



## Miami-Dade County Civil and Probate Courthouse MIAMI, FL

Project Type:	Municipal Facility
Agency Owner Name:	Miami-Dade County
Financial Close:	January 2020
Delivery Structure and Term:	34 year Availability-Based Design Build Finance Operate Maintain
Cost to Design and Construct:	\$333 million

**THE CHALLENGE:** Replace the functionally obsolete existing Miami-Dade County courthouse, built in 1924, which is more than 40 years beyond its originally designed useful life.

## CASE STUDY: MIAMI-DADE COUNTY CIVIL AND PROBATE COURTHOUSE

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**THE SOLUTION:** The new Miami-Dade County Civil and Probate Courthouse project will provide more than 600,000 square feet of space and services related to Civil and Probate Divisions of the Eleventh Judicial Circuit Court of Florida, the Clerk of Courts and other related court partners and agencies. The project will include construction of 46 jury courtrooms and shell space for an additional four jury courtrooms; secure parking; site development, including necessary utilities and utility improvements to support the facility; hardscape/landscape; and road and traffic control improvements. It will also pave the way for the use of the P3 model for other crucial public infrastructure demands across the county and state.

### THE OUTCOME:

**Design to construction completion timeline:** 4 years (January 2020 - January 2024)

**How was the project financed/paid for?** Senior Secured Private Placement Debt

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### PROJECT TEAM:

<b>Equity Provider:</b>	Plenary Americas
<b>Design-Build Contractor:</b>	Tutor Perini
<b>Lead Design Firm:</b>	N/A
<b>O&amp;M Contractor:</b>	Johnson Controls, Inc.
<b>Additional Key Team Member:</b>	N/A

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### POLITICAL CONTEXT:

**Recent Mayors:** Tomas Regalado 2009-2017, Francis Suarez 2017-present

**Was there a city election prior to the project's completion?** No

**Was a new mayor elected prior to the project's completion?** No

**Does the state have P3 enabling statute?** Yes

**Did the city have certified P3 procurement staff?** No

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### WHAT MAKES THIS A P3?



Risk Transfer



Long Term O&M



Private Financing



Performance Based



Public Ground Ownership



Public Purpose

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