Flagler County Courthouse Charrette

Assessment and Recommendations

January 23, 2008
1:30
Flagler County Government Services Building
Board Chambers

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Agenda

- Introductions
- Findings from Building Analysis
- Preservation Status
- Adaptive Reuse
- Gather Input from the Community Present

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Introduction

- Introductions

  (County, Strollo, Community in Attendance)

- Explain Today's Process

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Findings From Building Analysis

Findings From Building Analysis

Annex

Old Courthouse

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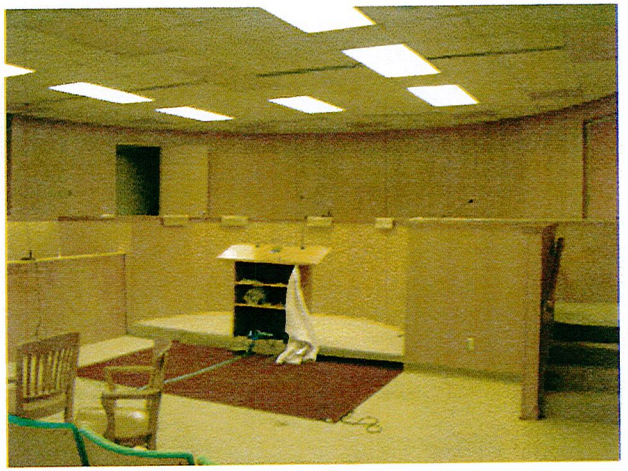
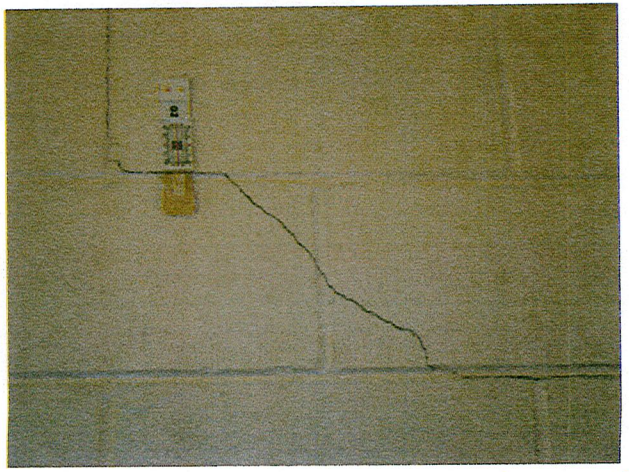
Findings From Building Analysis

Annex





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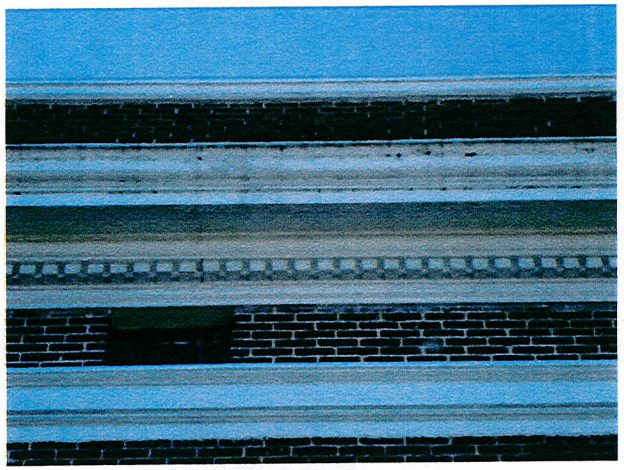
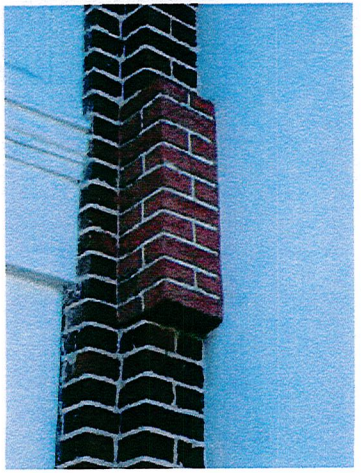
Findings From Building Analysis

Old Courthouse





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Findings From Building Analysis

Old Courthouse

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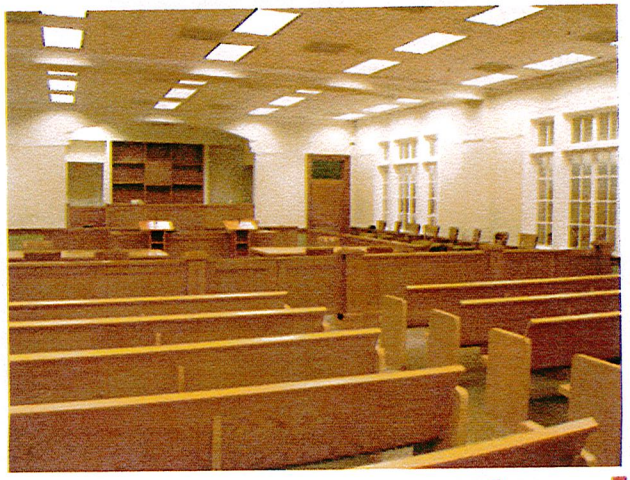
Findings From Building Analysis

Old Courthouse



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Findings from Existing Studies

- February 1, 1996, crack monitors were installed to observe cracks in the walls of the Annex
  - ✓ June 2, 1997, no changes in cracks observed
  - ✓ January 16, 2007, no changes in cracks observed
  - ✓ Currently, no changes in cracks observed

Findings from Existing Studies

- January 16, 2007, subsurface soil condition and building assessment of the Old Courthouse was performed
  - ✓ Based upon results of soil borings, subsurface conditions are not currently causing settlement
  - ✓ Study determined no changes in wall cracks
  - ✓ Roof and roof structure have extensive damage
  - ✓ Post tension cable system may have problems
  - ✓ Many building elements do not meet Florida Building Code

Findings from Recent Observations

- Annex building roof was replaced in 2007
- One of three 40 ton A/C package units on the roof of the Annex was replaced in 2007
- Annex was last occupied this past September 2007
- Annex has had minor improvements or modification since its construction.

Findings From Building Analysis

Identified Issues

- An Environmental Assessment of the Annex and Old Courthouse should be performed
- Old Courthouse has roof structural concerns
- Old Courthouse needs a detailed structural study of the post tensioning cable system
- Old Courthouse needs a detailed analysis of the building envelope for termites and water damage
- Use of Annex requires structural analysis because of connection and proximity to the Old Courthouse

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Summary

If required, the Annex could be occupied as a public governmental facility with minimal improvements. It is a 1982 facility with minimal improvements.

Old Courthouse must have further engineering studies conducted and major work performed prior to occupancy.

Preservation Status

Historic Status and Potential for Placement on the National Register of Historic Places

- Need to enact a Local Preservation Ordnance
- Challenge – Annex design has a lack of preservation sensitivity (obliterates one full facade)
- Challenge – Annex design lacks Old Courthouse details and characteristics
- Challenge – Old Courthouse interior has been significantly modified from original

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Preservation Status

Qualifying for the National Register of Historic Places

- Enact a Local Preservation Ordinance
- Provide evidence of historical heritage
- Project is qualified for ranking in Federal or local tax incentives or other national and state grant programs

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Preservation Status

Secretary of Interior Standard

- Establishes a level of renovation specific to a period or time in life of a building (1926)
- Strip all finishes and spatial partitions not considered or documented as original
- Exterior and Interior restored to original construction using every means achievable
- Reconstruction of historic elements (windows, doors, woodwork, plaster, period details and etc.)

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Preservation Status

Immediate Move Into the Annex

Annex

Scope	Cost
Int. Renovation	$?
Elec./Plumb./Mech.	$?
Fire Sprinkler	$?
Contingency @ 15%	$?
Fees/Soft Costs @ 15%	
Total	$?

Old Courthouse

Scope	Cost
Int./Ext. Renovation	$?
Elec./Plumb./Mech.	$?
Fire Sprinkler	$ 67,793
Window & Doors	$?
Paint & Flooring	$?
Structural Repairs	$539,000
Roof	$ 98,000
Contingency @ 15%	$?
Fees/Soft Costs @ 15%	$?
Total	$?

* Costs represent 2008 dollars

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Preservation Status

Soft/Functional Historical Preservation

Annex

Scope	Cost
Int./Ext. Renovation	$454,619
Elec./Plumb./Mech.	$279,994
Fire Sprinkler	$ 75,498
Window & Doors	$160,000
Renovate Restrooms	$ 25,000
Paint & Flooring	$241,593
Exterior Clean/Paint Landscape	$170,696
Contingency @ 15%	$211.115
Total	$1,618,545

Old Courthouse

Scope	Cost
Int./Ext. Renovation	$388,269
Elec./Plumb./Mech.	$338,965
Fire Sprinkler	$ 67,793
Window & Doors	$140,000
Renovate Restrooms	$ 45,000
Paint & Flooring	$241,593
Ext./Clean/Paint/Land.	$147,912
Structural Repairs	$539,000
Roof	$ 98,000
Contingency @ 15%	$281,084
Total	$2,154,979

* Costs represent 2008 dollars

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Preservation Status

Secretary of Interior Standard Preservation

Annex

Scope	Cost
Int./Ext. Renovation	$?
Elec./Plumb./Mech.	$?
Fire Sprinkler	$?
Window & Doors	$?
Renovate Restrooms	$?
Paint & Flooring	$?
Exterior Clean/Paint	
Landscape	$?
Contingency @ 15%	$?
Total	$?

* Costs represent 2008 dollars

Old Courthouse

Scope	Cost
Int./Ext. Renovation	$?
Elec./Plumb./Mech.	$?
Fire Sprinkler	$?
Window & Doors	$?
Renovate Restrooms	$?
Paint & Flooring	$?
Ext./Clean/Paint/Land.	$?
Structural Repairs	$?
Roof	$?
Contingency @ 15%	$?
Total	$?

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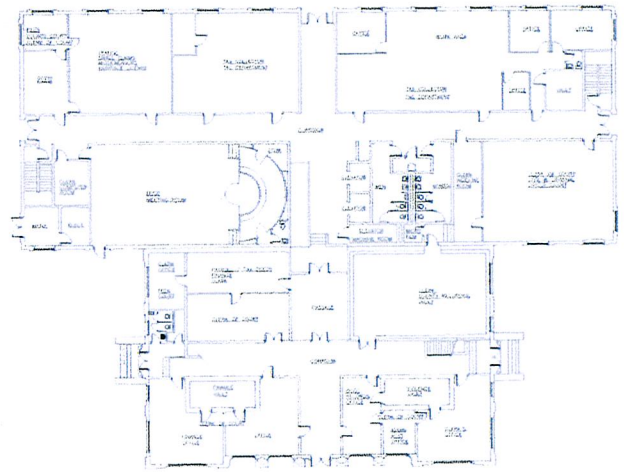
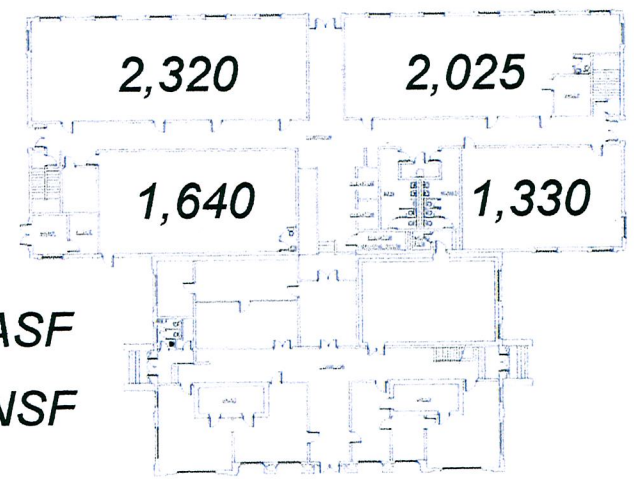
Preservation Status

Approach to Public or Lease Space

This and the following slide show the existing floor plans and the potential for creating new spaces in the Annex and Old Courthouse.





7,625 ASF

10,825 NSF

3,730 ASF

6,485 NSF

First Floor

Total 1st Floor = 11,355 ASF or 17,310 NSF

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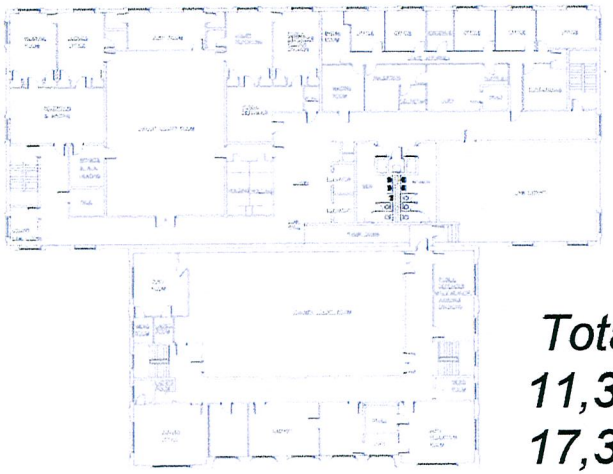
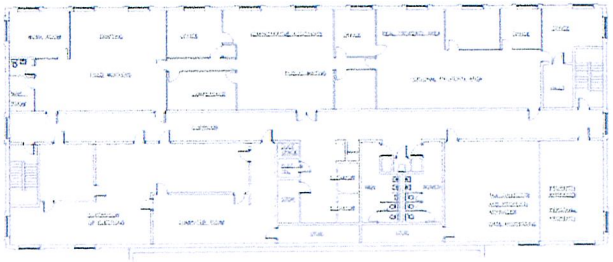
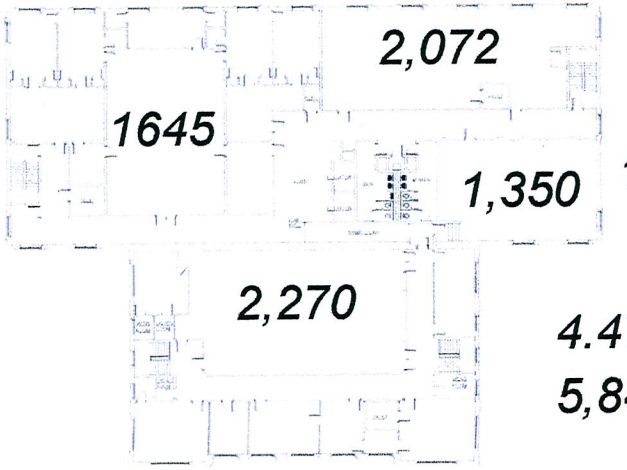
Preservation Status



Total 2nd Floor =
11,355 ASF or
17,310 NSF



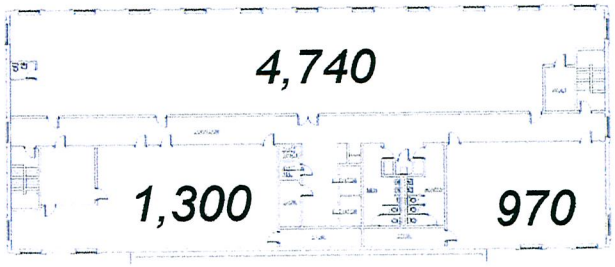
Total 3rd Floor =
11,355 ASF or
17,310 NSF



7,835 ASF
10,820 NSF

4.470 ASF
5,840 NSF

Second Floor



Third Floor

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Preservation Status

Summary

Historical Preservation Costs

- Soft Preservation $?
- Secretary of Interior Standard $?

Assignable Available Space

- 1st Floor = ?
- 2nd Floor = ?
- 3rd Floor = ?

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What was on the Questionnaire

1. If the Annex and Old Courthouse are remodeled, would you be interested in leasing space in the facility?
2. If interested, how interested are your?
3. How much space would you need or be interested in?
4. What would you be willing to pay per square feet?
5. Please tell us your needs or requirements for leased space.

Adaptive Reuse

Annex and Old Courthouse Annual Maintenance & Operational Cost

2007	Actual	$184,290
2008	Projected	$196,896

or

$4.63/sq. ft. for 2008

- Average cost increase per year was 6.84% over the past four years

Annex and Old Courthouse Capital Project Maintenance Cost

Three year capital project maintenance cost was $235,187.

This was an average of $78,396 per year, or $1.84 per sq. ft. per year.

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Total Operational & Maintenance Cost Per Sq. Ft.

Maintenance & Operation Cost	=	$4.63
Capital Project Maintenance Costs	=	$1.84
Total	=	$6.47

Immediate Move Into the Annex

- Maintenance & Operational Cost = $4.63/sq. ft.
- Capital Project Maintenance Costs = $1.84/sq. ft.
- Restoration Cost to move in = $?

Financing the Restoration Cost over a 20 year period @ 4.0% interest produces an annual payment of $? or a cost/sq. ft. of = $? /sq. ft.

<u>Annual FY 2008 Cost Obligation = $? /sq. ft.</u>

Soft/Functional Historical Preservation

- Maintenance & Operational Cost = $4.63/sq. ft.
- Capital Project Maintenance Costs = $1.84/sq. ft.
- Restoration Cost to move in = $?

Financing the Restoration Cost over a 20 year period @ 4.0% interest produces an annual payment of $? or a cost/sq. ft. of = $? /sq. ft.

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Secretary of Interior Standard Preservation

- Maintenance & Operational Cost = $4.63/sq. ft.
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Summary

Comments from the Community