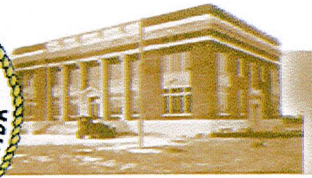

Assessment of the Flagler County Courthouse and Annex Building

Final Report Presentation

August 4, 2008

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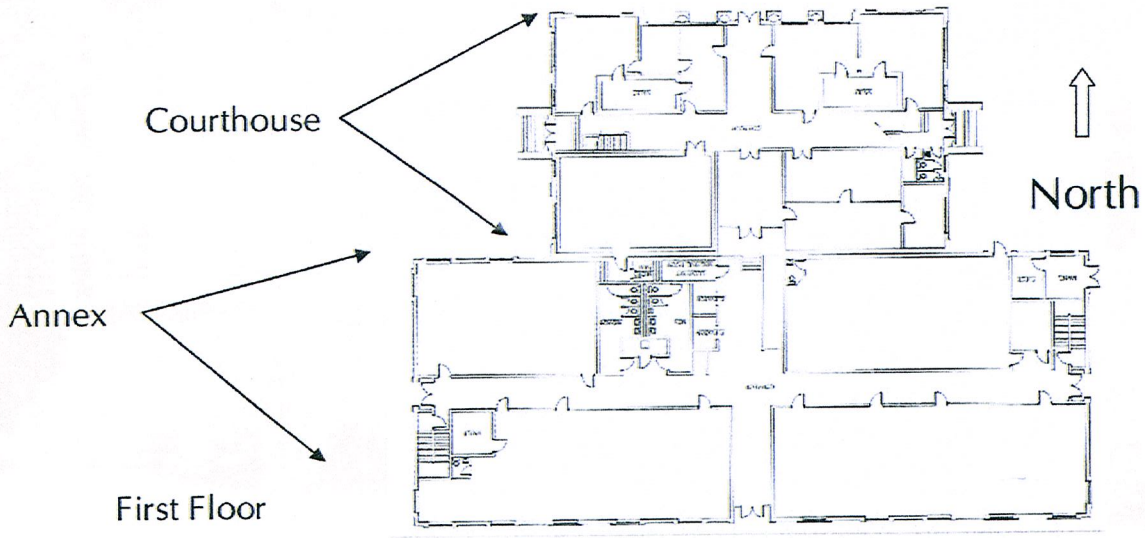
Introduction

In a general overview of the structures, the historic 1926 Original Courthouse facility remained the sole structure on the site until 1982 when a County Administrative Annex facility was physically attached at the length of the south wall of the Courthouse. The Courthouse consists of two floors totaling approximately 13,300 gross square feet and the Annex consists of three floors totaling approximately 36,400 gross square feet. The relationship and configuration of the Annex and Courthouse is shown in the following floor plan.



The following Table summarizes the gross and net square feet by floor for the Annex and Courthouse. Strollo is defining the net square feet as the remaining square feet available after eliminating wall space.

ANNEX AND COURTHOUSE SQUARE FEET

	Annex			Courthouse	
	Gross Sq. Ft.	Net Sq. Ft.		Gross Sq. Ft.	Net Sq. Ft.
First Floor	12,133	10,715		6,647	5,425
Second Floor	12,133	10,820		6,647	5,805
Third Floor	12,133	10,745		N/A	N/A
Total	**36,399**	**32,280**		**13,294**	**11,230**

Historical Preservation

- The National Register Nomination provides no more protection than the local ordinance provides for, but does emphasize and connect the nominated property to the larger network of nationally recognized projects. The National Register also imposes maintenance and reporting standards on the property insuring its perpetual care and legacy.
- In order to qualify for the National Register of Historic Places, Flagler County (or the City of Bunnell) will need to first enact a Local Preservation Ordinance. This ordinance can be place on one specific property but will normally lead to the designation of an area or district of historic significance within a boundary created by the agency holding jurisdiction over the ordinance. Next or secondly, the typical designation will detail whether the subject structure is formulative to the district or structure by providing evidence in the form of recorded facts that link a subject property to the heritage of a place because of the architectural significance of a structure, the relative historical significance of an event associated with the structure or property, or a presence and or actions of a historic figure or person that has had a significant historic impact on the heritage of the City, County, State, or the Country. All of these predications must be able to be supported by documentation.
- Finally, and depending on the project, the successful National Register nomination will also qualify the subject for ranking in federal or local tax incentives or other national and state grant programs. These funding sources are critical in the acquisition, development, rehabilitation and maintenance of significant historic structures across the United States. For information purposes, the State of Florida through the Office of the Secretary of State, Division of Historic Resources, leads the United States nationally in programs that protect the heritage, cultural and preservation of historic assets through advocacy and funding.

The typical fees for a National Register nomination on the order of magnitude for a project like the Courthouse are approximately $6,500-$10,000 inclusive of expenses and professional services.

Possible Options

Rehabilitation for Continued General Public Use

This scenario reflects the scope of work items and rehabilitation cost to occupy the Annex and Courthouse for public use. We are defining public use as a mixture of government (city/county) use and community use by clubs and organizations. The scope of work involved would meet all current Florida Building Codes and make both facilities safe and ready to function as an office building. Costs include updating both facilities to today's standard for environmental comfort and providing the capabilities for current communication needs.

The Annex, as stated previously, has life remaining, but is in need of maintenance, code corrections and general renovations to bring it up to today's office standards. The Courthouse, due to lack of maintenance, very poor building envelope, structural problems, code and roof issues, has a much larger list of corrections to bring it up to today's standards. The following Table identifies a probable construction budget of $3,005,000 for general public use of the Annex and Courthouse.

Possible Options

REHABILITATION FOR CONTINUED GENERAL PUBLIC USE				
Annex			Courthouse	
Scope	Cost		Scope	Cost
Int. Renovation	$766,500		Int./Ext. Renovation	$246,520
Elec./Plumb./Mech.	$283,500		Elec./Plumb./Mech.	$98,608
Fire Sprinkler	$60,398		Fire Sprinkler	$67,793
Contingency @ 15%	$166,560		Window & Doors	$123,260
Fees/Soft Costs @ 20%	$255,392		Paint & Flooring	$73,956
Total	$1,532,350		Structural Repairs	$359,000
			Roof	$98,000
Gross Sq. Ft. 36,399			Contingency @ 15%	$160,071
			Fees/Soft Costs @ 20%	$245,442
			Total	$1,472,650
			Gross Sq. Ft. 13,294	
Approximately $42/sq. ft.			Approximately $111/sq. ft.	

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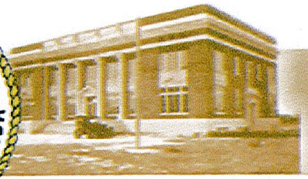

Possible Options

Rehabilitation for Historical Building Purposes

Soft or Functional Historical Preservation: *This scenario reflects the scope of work items and cost for a soft or functional historical preservation in both facilities.* A soft or functional historic preservation allows a building to be renovated and used day-to-day without the requirement to renovate using original historical construction materials. Modern materials may be used in place of original materials so the facility gives the appearance of a historical preservation, but at a lower cost.

In this scenario, the Annex includes new windows and doors, in addition to general renovation; updating electrical, mechanical, and plumbing. The Courthouse due to its deteriorated condition and its historical elements will require a greater amount of additional exterior and interior renovation than that established for general public use. The following Table identifies a probable construction budget of $4,367,506 for a soft/functional historical restoration of the Annex and Courthouse.

Possible Options

REHABILITATION FOR HISTORICAL PURPOSES - SOFT/FUNCTIONAL				
Annex			Courthouse	
Scope	Cost		Scope	Cost
Int./Ext. Renovation	$766,500		Int./Ext. Renovation	$1,029,230
Elec./Plumb./Mech.	$283,500		Elec./Plumb./Mech.	$98,608
Fire Sprinkler	$60,398		Fire Sprinkler	$67,793
Window & Doors	$150,995		Window & Doors	$123,260
Ext. Clean/Paint/Land.	$90,597		Ext./Clean/Paint/Land.	$36,978
Contingency @ 15%	$202,799		Structural/Roof Repairs	$457,000
Fees/Soft Costs @ 20%	$310,958		Contingency @ 15%	$271,930
Total	$1,865,747		Fees/Soft Costs @ 20%	$416,960
			Total	$2,501,759
Gross Sq. Ft. 36,399			Gross Sq. Ft. 13,294	
Approximately $51/ sq. ft.			Approximately $188/ sq. ft.	

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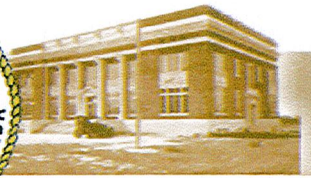

Possible Options

Rehabilitation for Historical Building Purposes

Secretary of Interior Standard Preservation: This scenario reflects the scope of work items and cost to bring both facilities up to a Secretary of the Interior Standard Rehabilitation. This Scenario is the highest level of rehabilitation and dictates a renovation predicated on the establishment of a specific period or time in the life of a building. The renovation to the Courthouse at this level of preservation is not significantly higher than the soft/functional renovation scope of work, due to the magnitude of deterioration required to correct. The following Table identifies a probable construction budget of $4,600,906 for a Secretary of Interior Standard Preservation of the Annex and Courthouse.

Possible Options

REHABILITATION FOR HISTORICAL - SECRETARY OF INTERIOR STANDARD				
Annex			Courthouse	
Scope	Cost		Scope	Cost
Int./Ext. Renovation	$850,500		Int./Ext. Renovation	$656,181
Elec./Plumb./Mech.	$283,500		Elec./Plumb./Mech.	$338,965
Fire Sprinkler	$75,498		Fire Sprinkler	$67,793
Window & Doors	$160,000		Window & Doors	$140,000
Ext. Clean/Paint/Land.	$90,597		Ext./Clean/Paint/Land.	$108,956
Contingency @ 15%	$219,014		Structural/Roof Repairs	$562,000
Fees/Soft Cost @ 20%	$335,822		Contingency @ 15%	$281,084
Total	$2,014,931		Fees/Soft Cost @ 20%	$430,996
Gross Sq. Ft. 36,399			Total	$2,585,975
			Gross Sq. Ft. 13,294	
Approximately $55/sq. ft.			Approximately $195/sq. ft.	

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Possible Options

Rehabilitation of the Building for Lease

- Strollo considers the renovation of the Annex for probable lease to be very similar in cost to the Rehabilitation for Continued General Public Use. During assessment of the Annex, we considered the majority of the interior partitions to be unsuitable for further use, thus our approach for lease space would be, demolish all interior partitions and approach the Annex as a typical commercial office space where the shell, mechanical, electrical and etc. are available, but each tenant is responsible for constructing their individual space and connecting to supplied mechanical, electrical, communications, etc. As shown on the first floor plan, first page of this report, the Annex would have four basic lease quadrants on each of the three floors. These areas would be available for lease on each floor and the level of finish for each space would be up to the individual tenants.

- For the Courthouse, the majority of interior spaces would remain due to the physical/ structural nature of the Courthouse, plus the need for historical preservation. The Courthouse would be renovated for lease space at a cost similar to soft/functional restoration, but keeping with the intent of a historical preservation restoration. The following Table identifies a probable construction budget of $4,170,077 for rehabilitation of the Annex and Courthouse.

Possible Options

REHABILITATION OF THE FACILITY FOR LEASE				
Annex			Courthouse	
Scope	Cost		Scope	Cost
Int. Renovation	$600,000		Int./Ext. Renovation	$955,000
Elec./Plumb./Mech.	$283,500		Elec./Plumb./Mech.	$98,500
Fire Sprinkler	$75,498		Fire Sprinkler	$67,700
Windows & Doors	$160,000		Window & Doors	$123,000
Exterior Cleaning	$90,597		Paint & Flooring	$74,000
Contingency @ 15%	$181,439		Ext./Clean/Paint/Land.	$37,000
Fees/Soft Costs @ 20%	$278,207		Structural/Roof Repairs	$457,000
Total	$1,669,241		Contingency @ 15%	$271,830
			Fees/Soft Costs @ 20%	$416,806
Gross Sq. Ft. 36,399			Total	$2,500,836
			Gross Sq. Ft. 13,294	
Approximately $46/sq. ft.			Approximately $188/ sq. ft.	

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Possible Options

Demolition of the Annex and the Courthouse

The scope of work shall include:

- Coordinate with service providers and disconnect all services.
- Demolition of structure and disposal of all debris, material, and equipment in a permitted landfill in accordance with applicable local and State laws. All raised curbing, structural supports, equipment pads, storage tanks, block or concrete foundation walls, retaining or support walls that extend or protrude below grade will be removed.
- Upon completion of demolition, topsoil or clean fill dirt will be provided to fill voids as a result of the demolition.
- Final restoration shall consist of sodding. The final restored site will be free of voids and pockets and in a condition that is suitable for mowing.

Estimated Demolition Cost =	$542,500
Project Soft Costs and Contingency =	$81,400
Total Cost Estimate =	$623,900

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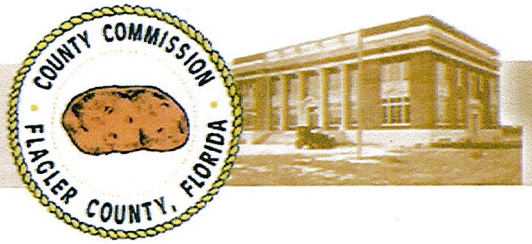

Possible Options

Demolition of the Annex and Keep the Courthouse

In the following scenario where the Annex is removed or demolished from the Courthouse, the Courthouse south wall, both exterior and interior will need repair/restoration corrections. Costs for design and repair/restoration for this façade treatment must be added to one of the previous Courthouse renovation scenarios.

The scope of work shall include:

• Demolition of the Courthouse in accordance with the scope for demolition of the Annex and Courthouse as described above	=	$421,200
• Repair of exterior and interior of northern elevation	=	$75,000
Project Soft Costs and Contingency	=	$44,400
Total Cost Estimate	=	$540,600

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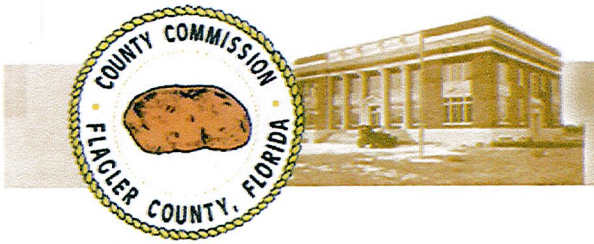

Possible Options

Demolition of the Courthouse and Keep the Annex

If the Courthouse is demolished there will be a void created in the north elevation of the Annex due to the removal of the exterior wall of the existing Courthouse. This scenario will require design and engineering time to re-close the building envelope and create a new north elevation on the Annex. This scenario will likely require the creation of a major entrance and multiple windows and the costs must be added to one of the previous cost scenarios.

The scope of work shall include:

• Demolition of the Courthouse in accordance with the scope for demolition of the Annex and Courthouse as described above	=	$120,000
• Repair of exterior and interior of northern elevation	=	$400,000
Project Soft Costs and Contingency	=	$78,000
Total Cost Estimate	=	$598,000

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Possible Options

Mothball Facility and Convey to the City of Bunnell

Further consideration maybe made to mothballing and giving the facility to the City of Bunnell. As previously stated, the initial cost to minimally mothball the structure is estimated to cost $150,000. With the conveying of the facility, the County may stipulate their desire to have the Courthouse established and maintained as a significant historical structure.

Summary of Options

SUMMARY OF PROPOSED OPTIONS			
Possible Options	Annex Cost	Courthouse Cost	Total Cost
Rehabalitation for Continued General Public Use	$1,532,350	$ 1,472,650	$3,005,000
Rehabilitation for Historical Purposes - Soft/Functional Restoration	$1,865,747	$ 2,501,759	$4,367,506
Rehabilitation for Historical Purposes - Secretary of Interior Standard Preservation	$2,014,931	$ 2,585,975	$4,600,906
Rehabilitation of the Facility for Lease	$1,669,241	$ 2,500,836	$4,170,077
Demolition of the Annex and the Courthouse			$ 623,900
Demolition of the Annex and Keep the Courthouse			$ 540,600
Demolition of the Courthouse and Keep the Annex			$ 598,000
Land and structure value			$ 2,000,000
Mothball Facility (3 years)			$ 300,000

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Courthouse North Elevation

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Annex East Elevation

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Courthouse Interior

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