

December 1, 2008  
Regular Meeting

**ITEM 13 – APPROVAL OF ADDITIONAL EVALUATION AT THE OLD COUNTY COURTHOUSE AND ANNEX FOR RESTORATION**

The following information was provided by Craig Coffey, County Administrator:

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS  
GENERAL BUSINESS / AGENDA ITEM # 13**

**SUBJECT:** Approval of Additional Evaluation at the Old County Courthouse and Annex for Restoration.

**DATE OF MEETING:** December 1, 2008

**OVERVIEW/SUMMARY:** On August 4, 2008, the Commission conducted a workshop to discuss the disposition of the old courthouse facility located at 200 E. Moody Boulevard, Bunnell, Florida. During the workshop, Strollo Architects made a presentation and provided a report on the possible future uses of the facility.

The County Commission and the City of Bunnell Commission held a joint meeting on August 11, 2008, resulting in the recommendation that efforts should be made to pursue saving the old courthouse facility. Further, the joint commission agreed to the formation of a committee with representatives of the Flagler County Historical Society, the City and the County. The Historic Courthouse Restoration Committee was tasked with bringing back recommendations to the commission on the status of the facility and the funding requirements necessary to move forward with some level of occupancy of the structure.

After several committee meetings, the recommended approach would be to move forward with Step One as outlined below, followed by Step Two which are the immediate steps towards stabilizing the courthouse and annex if the additional evaluation in Step One proves to be relatively positive.

<b><u>Step One - Additional Evaluation</u></b>	
Overall Engineering Structural Analysis	\$20,000
Lead Testing	\$ 2,500
Asbestos Analysis/Testing	\$ 8,500
Mold Analysis/Testing	\$ 8,000
Other Necessary Cost	<u>\$ 3,500</u>
<b>Total Estimated Cost Step One</b>	<b>\$42,500</b>

The results from the above mentioned evaluation would be assessed based on severity of any problems identified and cost estimates for remediation. If no major issues are present staff would then proceed with Step Two.

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**Step Two - Termite Treatment and Design for Courthouse Roof/ 1st Floor Annex HVAC**

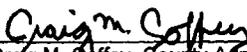
Termite Tenting Remediation	\$40,000
Design and Prepare Bid Documents for Roof Repair	\$18,000
Design and Prepare Bid Documents for 1st Floor HVAC Repair	\$11,000
Other Necessary Cost	\$ 3,500
<b>Total Estimated Cost Step Two</b>	<b>\$72,500</b>
<b>Total Estimated Cost for Steps One and Step Two</b>	<b>\$115,000</b>

Following Step Two, staff will return to the Board with detailed cost estimates for stabilizing/mothballing the facility and restoration of the first floor annex for occupancy as possible future phases.

**FUNDING INFORMATION:** Funding for this purpose was not included in the amended fiscal year 2008-09 budget. In order to move forward with this project, it is recommended that the estimated funding, in the amount of \$115,000 be transferred from the \$365,098 appropriated in the amended fiscal year 2008-09 budget for the purpose of jail expansion in account number 001-5000-587.98-57 (Reserves/Future Capital Outlay – Bldg.). Should the Board agree to move forward with this project, a budget transfer to accomplish this action will be prepared and presented to the Board for consideration.

**DEPT./CONTACT/PHONE #:** Engineering/Faith Alkhatib/313-4045

**RECOMMENDATIONS:** Request the Board approve the Historic Courthouse Restoration Committee's recommendation to further evaluate the Old County Courthouse and Annex and authorize staff to proceed with Steps One and Two to accomplish the committee recommendations. Pending conceptual approval by the Board, a budget transfer in the amount of \$115,000.00 will be prepared and presented to the Board for consideration at a future meeting.

  
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Craig M. Coffey, County Administrator

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Commissioner Peterson felt the BCC had taken a very long time to decide what to do with the old courthouse. Supported the expenditure, but stated the BCC needed to decide concurrently whether to save it or not.

Chair Holland noted the first thought was to see if the building was structurally sound and felt this should be approved.

Commissioner Hanns gave a history of things already done on this item since 2007 and noted the County put money into the addition with a new roof and air conditioning system. In October 2007, the BCC held a joint meeting with the City of Bunnell to discuss the future of the old courthouse and the outcome was since Bunnell did not have any money, it wanted the County to repair and then donate it the building. There was no decision made on that.

Commissioner Peterson inquired what the timetable was on this item.

Faith Alkhatib, Flagler County Engineer, stated after the approval of the item the County would then issue a contract with the existing consulting engineer for the first study. It would probably take six months to be brought back to the BCC.

Commissioner Peterson remarked six months was a long time.

Commissioner Revels asked if the figures from Step One and Two were estimates.

Ms. Alkhatib responded they were exact numbers from the existing consulting engineer and proposals from different environmental companies and some quotes to proceed whenever the BCC approved the funding. Stated staff would do its best to bring it back to the BCC as soon as possible.

Commissioner Revels stated she would like a very invasive tour of the property.

Chair Holland requested public comments.

Jack Carall, Palm Coast, inquired how much it cost the County to maintain the building per month since it had been closed. Felt the County was throwing tax money away and not getting anything back for it.

Mick Cuthbertson, City of Bunnell, stated the City Commission respectfully requested the approval of this item and was very interested in the restoration and preservation of this structure.

There were no further public comments.

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Chair Holland stated the BCC had looked at this from a business prospective and not just throwing money away. Noted it had come up with a plan to see the costs and a benefit needs analysis with regards to space for the annex building. Believed it currently cost the County \$10,000 per month to maintain the old courthouse.

**A motion was made by Commissioner Peterson to approve Item 13 as read. Seconded by Commissioner Hanns.**

**Chair Holland called the question. Motion carried unanimously.**