Former Hospital Option

May 6, 2013

Today's Workshop Goals

- Consider/Explore another option for Sheriff Office Space
- Review the Site
- Consider the Agreement to allow County to conduct due diligence

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Not Today Workshop Goals

- Tell you we know all defects
- Everything is nailed down for costs
- Settle any conspiracy theories or satisfy any armchair quarterbacks

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Site Information

- Built in 1979 Occupied until 2002
- Over 55,000 s.f. Property Appraiser 60,000 s.f.
- Over 6 acres Property Appraiser 7.25 acres
- Previously considered by County in 2002
- Next to County Health Department Property

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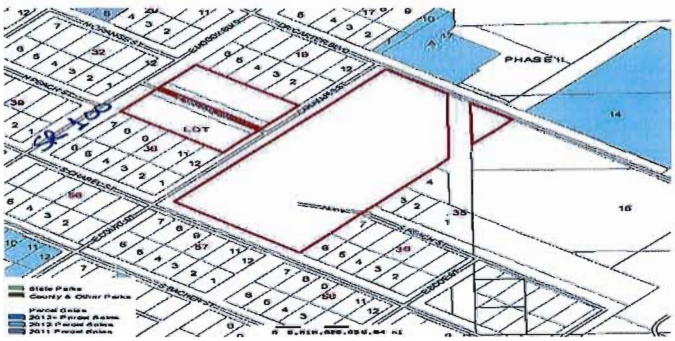
Aerial Photo

Platted Parcels



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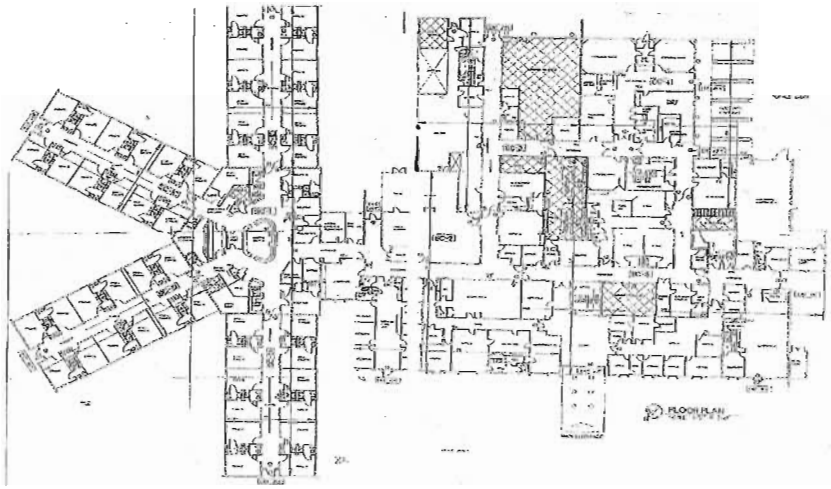
Floor Plan Main Building



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Positives

- One Story
- Ability to Phase
- Additional Square Footage
- Large site
- Good Location - SR 100
- Future Expansion
- Best Option Functionally/Long-Term

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Negatives

- Additional Square Footage
- Site/Building Purchase
- Unknown Issues
- Previous Architecture Plan Expenditures
- Delays to the City of Bunnell

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Building Condition 2002

- No general deficiencies other than noted
- Structural Issues xxi and xxii
- Asbestos Report
- Roof Inspection
- Condition is Different Today

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Purchase Price

- Appraisal at $1,450,000
- Seller Supplied Costs $1,650,000
- $20.5 per square foot for building shell/site
- Previous Estimate $2,000,000 in 2002 40% drop.
- If you are with the price you may want not approve today and provide staff direction.

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Deal Points

- No Penalty for not approving today or later in process due diligence period.
- Must approve today to move forward to due diligence
- 60 Day Due Diligence Period
- Can terminate for any flaw/defect we find unacceptable.
- 90 Day financing contingency for 5 years @ 4%-
- Cost of unique/ordinary defect by County Administrator

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Other Notes

- Planned Sales Tax Project – Not Property Tax
- Sheriff Flexible with all options
- Cannot Pick Owners - Former Owners
- Bring back to you with more information

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Comparison to Other Options 7/12

Construction Item	Historic Courthouse & Annex 36,400 s.f.	New Space at Sheriff's Office 2 Story 36,400 s.f.	New Space at Sheriff's Office 1 Story 18,200 s.f.
Office Space (1)	$3,858,782	$7,280,000	$3,276,000
Construction Plans (2)	$16,218	$195,000	$ 97,500
Brick Façade Work (3)	$100,000	$0	$0
Site Work – Parking	$300,000	$300,000	$150,000
Site Work - Landscaping	$50,000	$50,000	$25,000
Site Work – Stormwater	$50,000	$100,000	$75,000
Site Work - Fill	$100,00	$300,000	$150,000
Furniture	$375,0000	$375,000	$187,500
Total Countywide	**$4,750,000**	**$8,600,000**	**$3,961,000**

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Comparison to Other Options

Construction Item	Courthouse Annex Redo 36,400 s.f. 3-Story	Former Hospital Site Redo 28,000 s.f. 1- Story	Former Jail Site New Space 18,000 s.f. 2-Story
Property Purchase	$0	$1,230,000	$0
Due Diligence/Assessment	$15,000	$70,000	$25,000
Demolition	$0	$0	$100,000
Office Space	$3,858,782	$2,800,000	$3,600,000
Construction Plans	$16,218	$170,000	$ 150,000
Brick Façade Work	$100,000	$0	$0
Site Work – Parking	$300,000	$225,000	$225,000
Site Work - Landscaping	$50,000	$100,000	$100,000
Site Work – Stormwater	$50,000	$75,000	$100,000
Site Work - Fill	$100,00	$0	$50,000
Furniture	$375,0000	$200,000	$175,00
Contingency	$250,000	$130,000	$125,000
Total Countywide	**$5,000,000**	**$5,000,000**	**$4,650,000**

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Questions

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