Sheriff's Operations Center

FLAGLER COUNTY
FLORIDA

8/1/13

Today's Workshop Goals

- Review the Due Diligence for the Former Hospital Property
- Explore various options for Sheriff's Operations Center
- Make a decision on one of the Options and/or provide additional Guidance/Direction

Review the Due Diligence For the Former Hospital

Sheriff's Operations Center Options

Starting Notes

- Planned Sales Tax Project – Not Property Tax
- Sheriff Flexible with all options
- All are estimates until designed and bid out
- As economy improves costs will increase
- Anything is possible with enough money and time

Criteria for Sheriff's Site

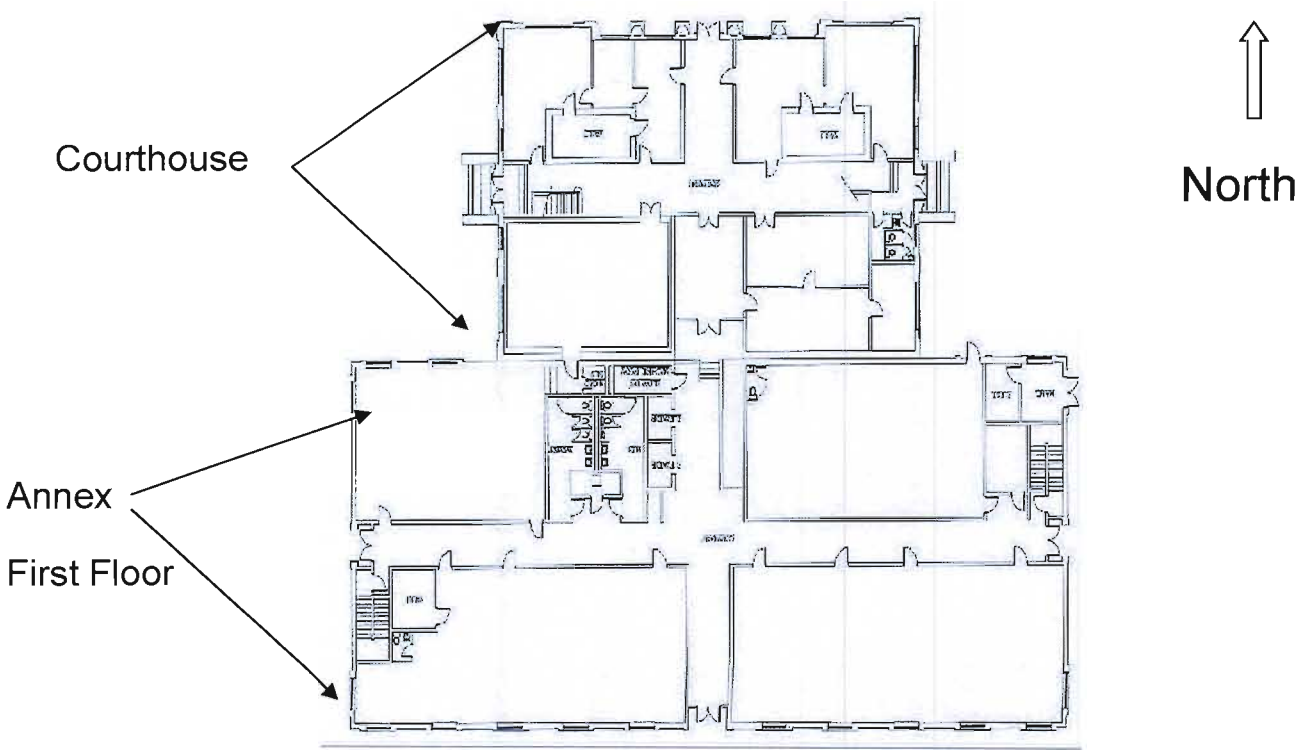
- Cost Efficiency – Best Overall Value for Taxpayers
- Located in Bunnell County Seat Per State Law F.S. 30.10
- East of Railroad - Response and Fuel Consideration
- Good Access and Location - Safety Conflicts
- Initial 25,000 Square Feet; 100 Parking Spaces
- Future 50,000 Square Feet; 200 Parking Spaces
- Special Equipment Storage On Site
- Impoundment Facility On Site
- Secure Sheriffs Area On Site
- Minimal Environmental Impacts
- Community Benefits – Community Policing/Tie-ins/Clean-up & Redevelopment/Other Uses

Existing Sheriff's Operations Center

Courthouse Annex 3- Story - 36,000 Redevelopment

ANNEX and COURTHOUSE SQUARE FOOTAGE

- Courthouse Built in1926
- Annex Added to Courthouse in1982

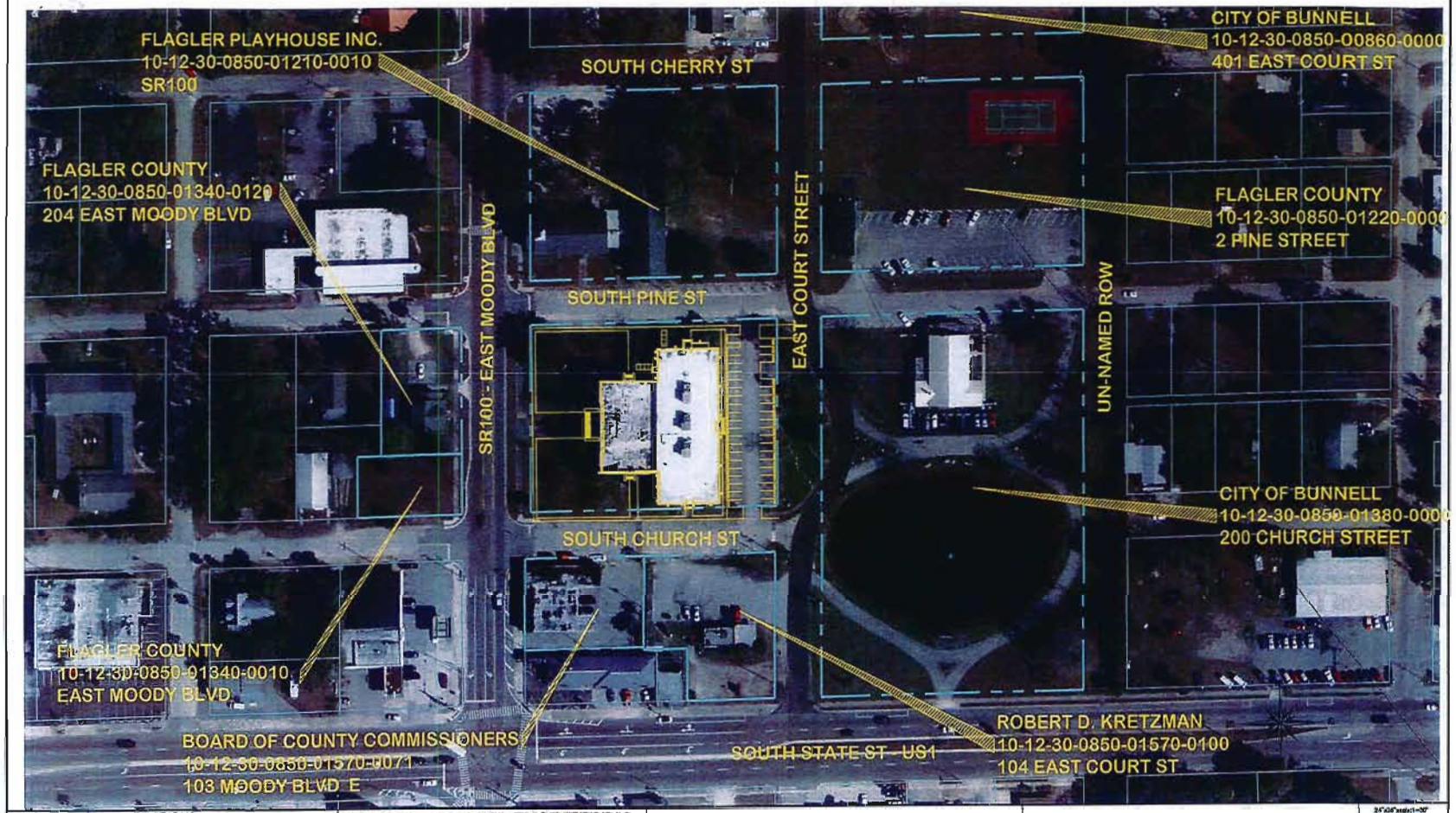


ANNEX and COURTHOUSE SQUARE FOOTAGE

•Annex s.f.	36,399
•Courthouse s.f.	13,294
Total s.f.	49,693

	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**

Annex Aerial/Property Map



REVISIONS			
NO	DATE	BY	DESCRIPTION

FLAGLER COUNTY ENGINEERING
KIFAH H. ALKHATIB, P.E.,COUNTY ENGINEER
LICENSE NO. 62387
1769 EAST MOODY BOULEVARD, BLDG 2, STE. 309
BUNNELL, FLORIDA 32110
TEL. 386.313.4006 FAX 386.313.4106

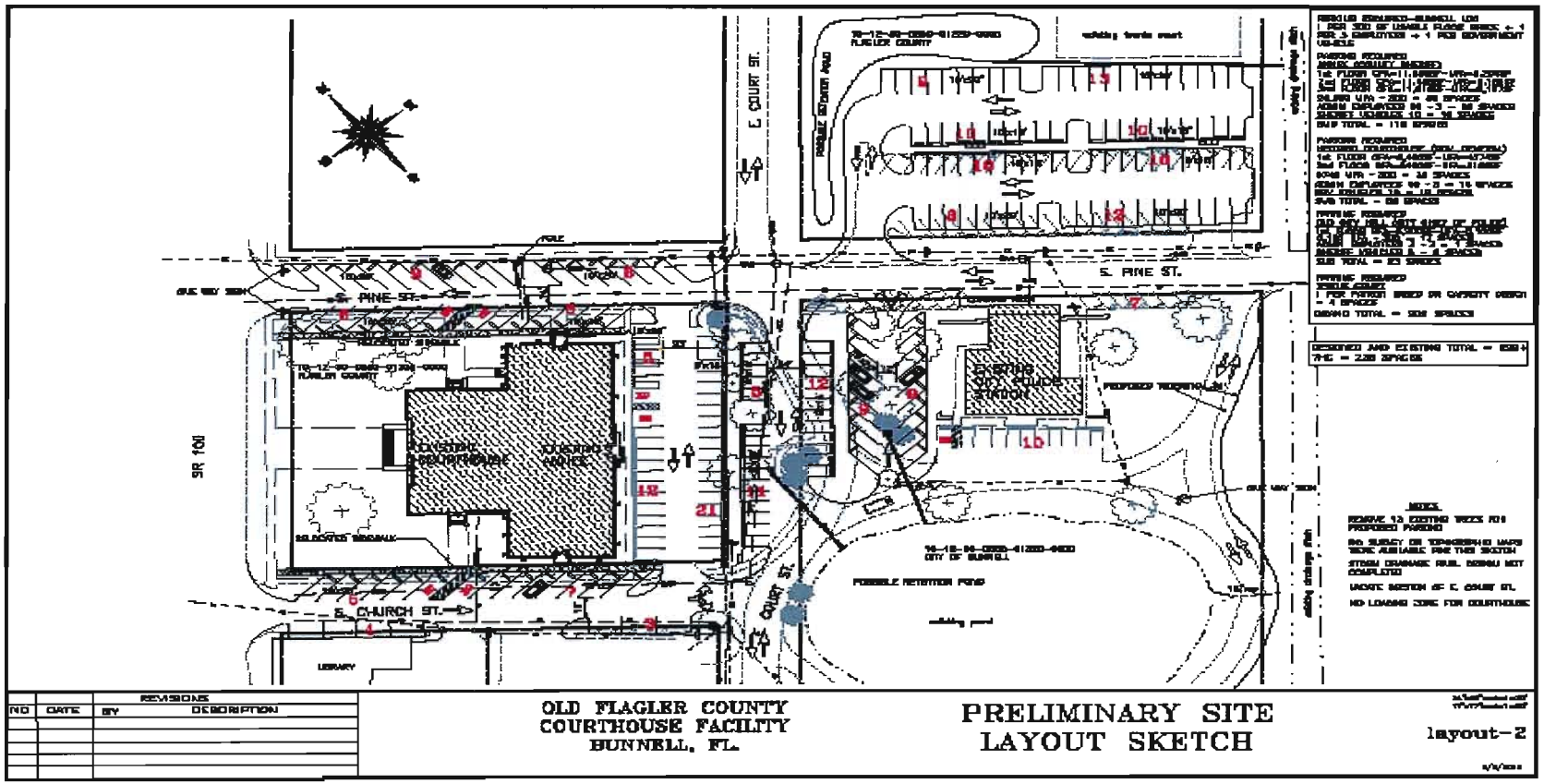
OLD FLAGLER COUNTY
COURTHOUSE FACILITY
201 E. MOODY BLVD.
BUNNELL, FL.

ADJACENT PROPERTY
OWNERS

24"x36" scale:1=20' 11"x17" scale:1=100'
ISSUED 00/00/00

SHEET 1 OF 1

Annex Site Plan



Annex Positives

- Cost - Sunk Costs $400K+ Lowest Cost
- More Initial SF
- Initial and Future Parking Spaces 236 Total
- Downtown -Good Location - SR 100
- No Property Purchase
- No know Environmental Issues Wetland/Other
- Construction Plans Completed
- Community Benefits – Redevelopment, Community Policing, Tie-ins

Annex Negatives

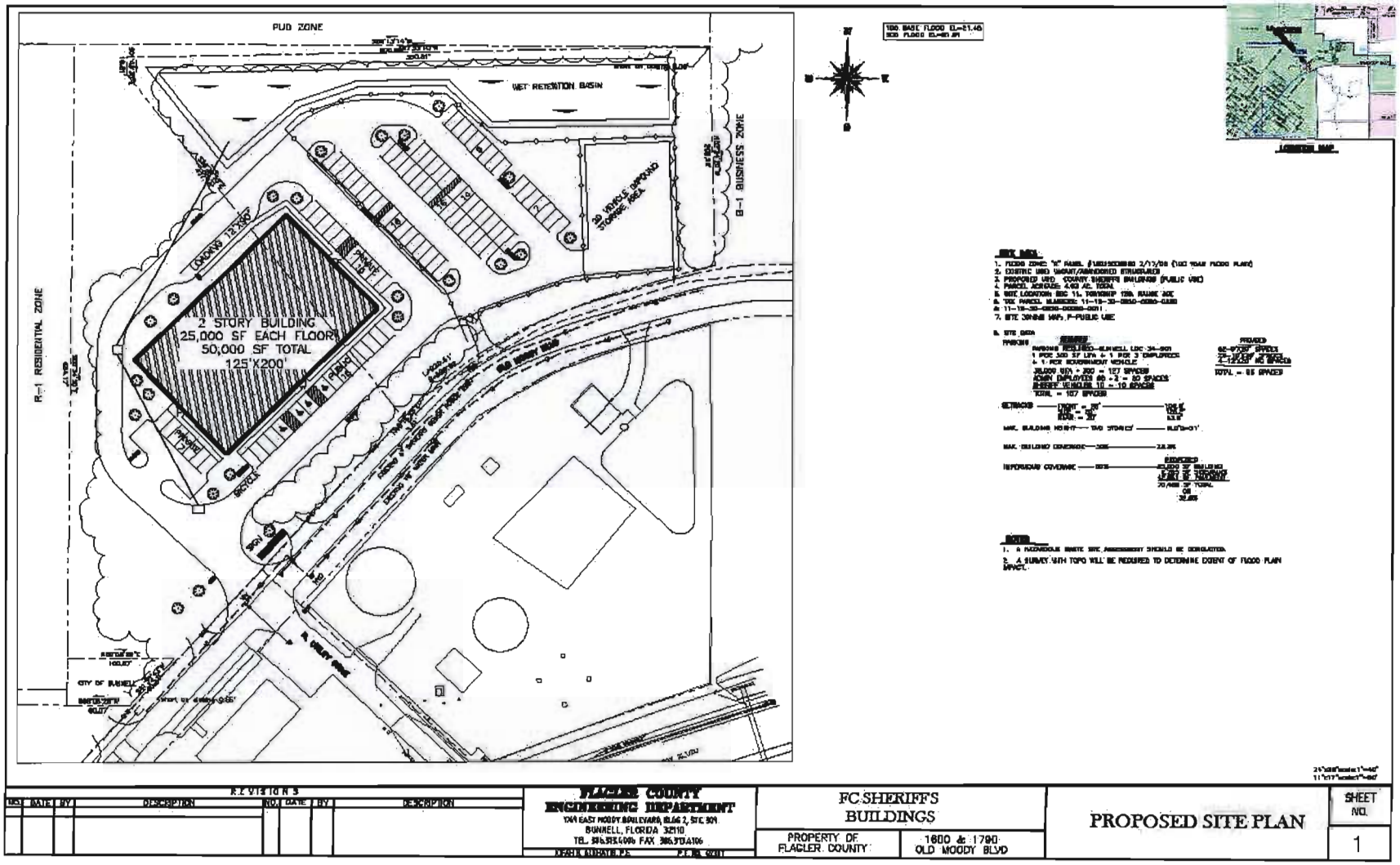
- No Future Expansion to 50,000 s.f.
- Multi-Story – Operational Issues
- No Special Equipment Storage
- No Vehicle Impoundment Facility
- No Secure Outside Sheriff Area
- More Difficult Construction
- Shared Site- With City of Bunnell
- Not New Building

Annex Option Summary

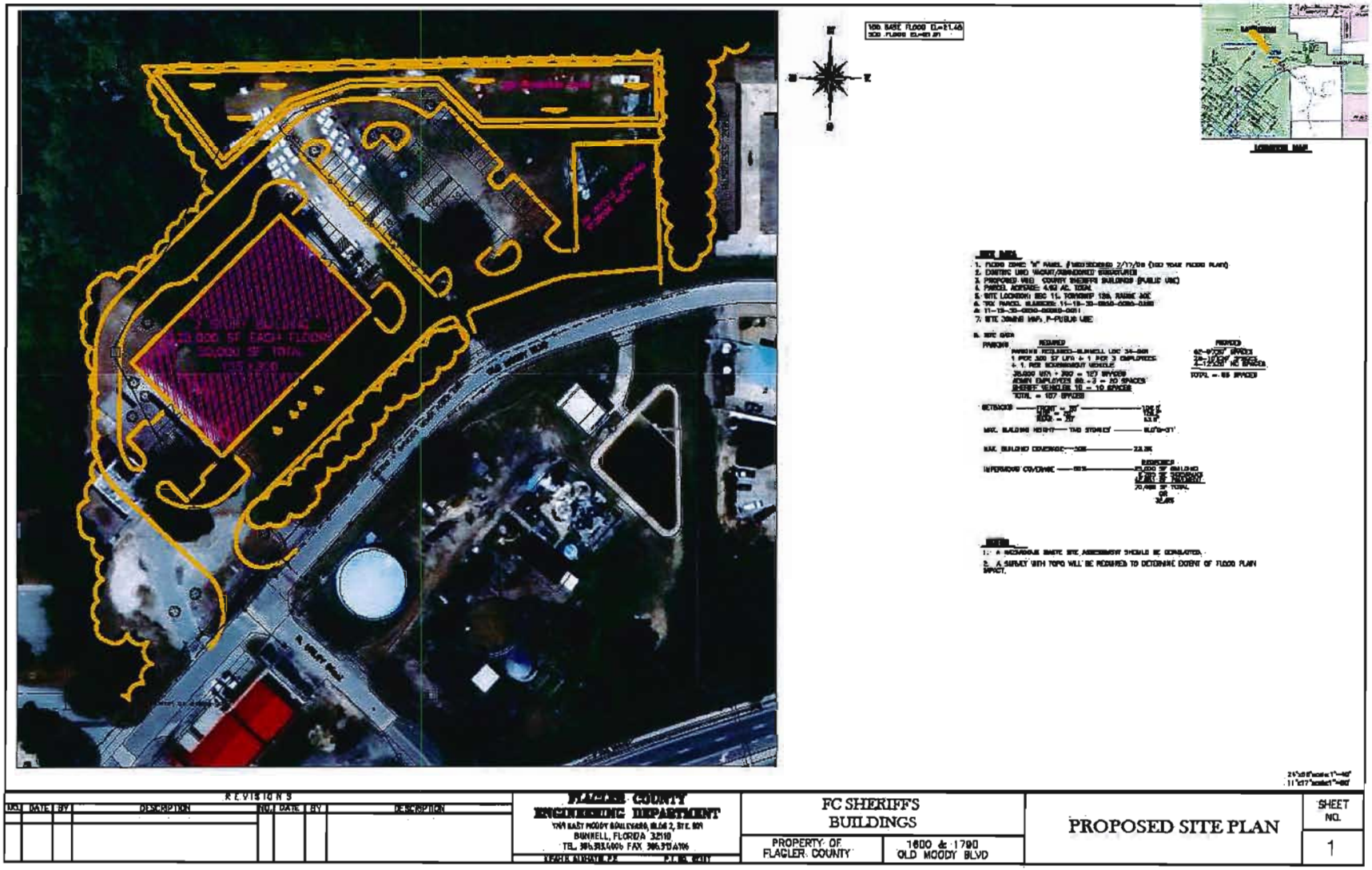
- 157 Parking Spaces Max
- Rehab 36,000 s.f. Gross 3 Story
- Estimated Costs $5,700,000 Lowest Cost
- Multiple Criteria Deficiencies for Sheriffs Function and Operation

Old Jail/
FDOT Yard
Option
2-Story - 25,000s.f.
New Construction
Rehab Site

Old Jail/FDOT Yard Option



Old Jail/FDOT Yard Option



Old Jail/FDOT Yard Positives

- New Construction
- Initial Parking for 100 spaces
- Fairly Good Location – Near SR 100
- No Property Purchase
- Community Benefits – Cleanup-Redevelopment Site and Tie-ins
- Future Expansion up to 50,000 s.f.
- Vehicle Impoundment Facility

Old Jail/FDOT Yard Negatives

- Future Parking Expansion not to 200 (157)
- Multi-Story – Operational Issues
- No Special Equipment Storage
- Environmental Issues and Other Unknowns
- Cost – More affordable, better alternatives

Old Jail/FDOT Yard Summary

- 157 Parking Spaces Max
- New 25,000 s.f. Gross 2 Story
- Estimated Costs $6,530,000
- Multiple Criteria Deficiencies for Sheriffs Function and Operation

Government Service Building (GSB) Campus Options

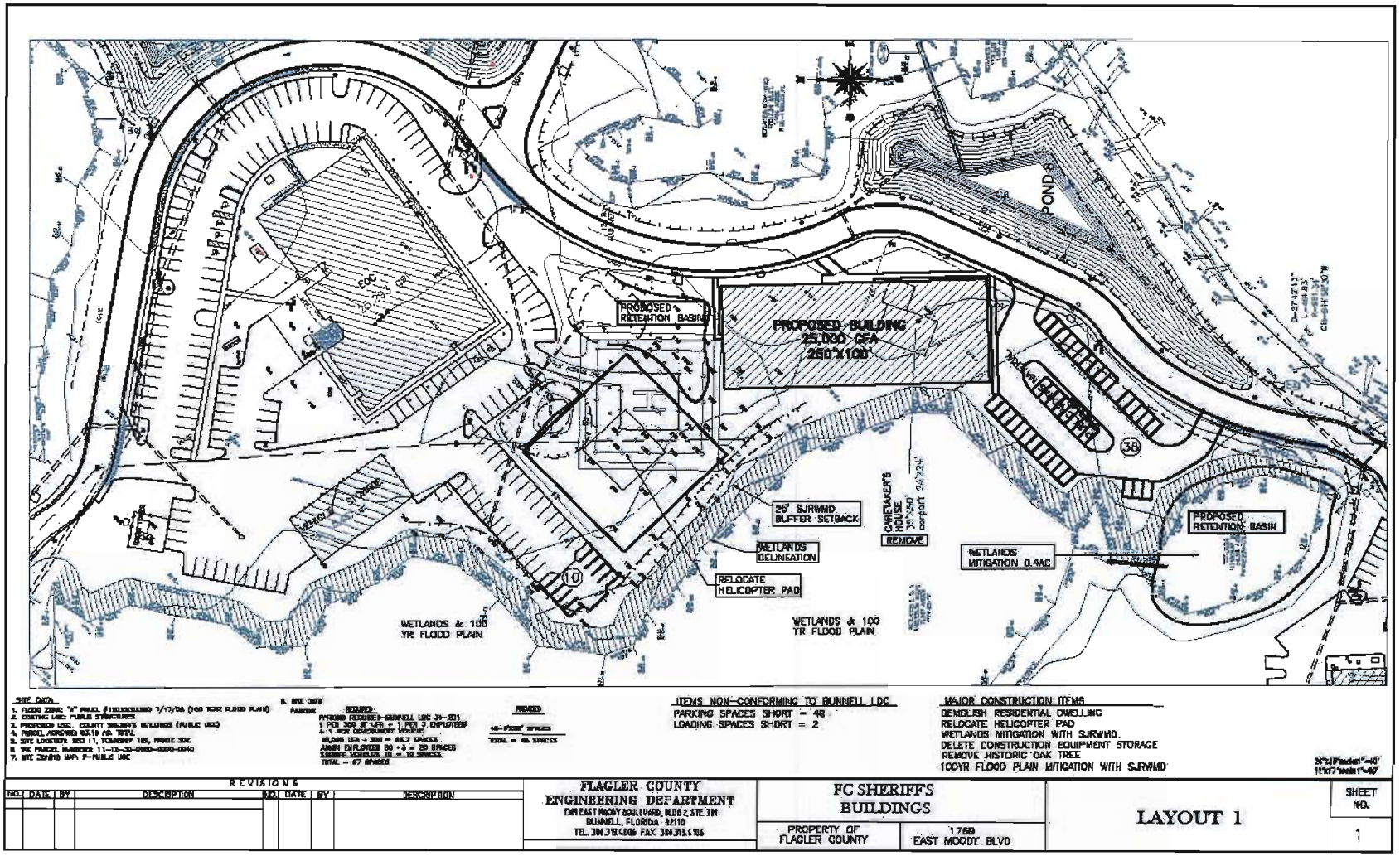
GSB Campus Option 1#

South of EOC

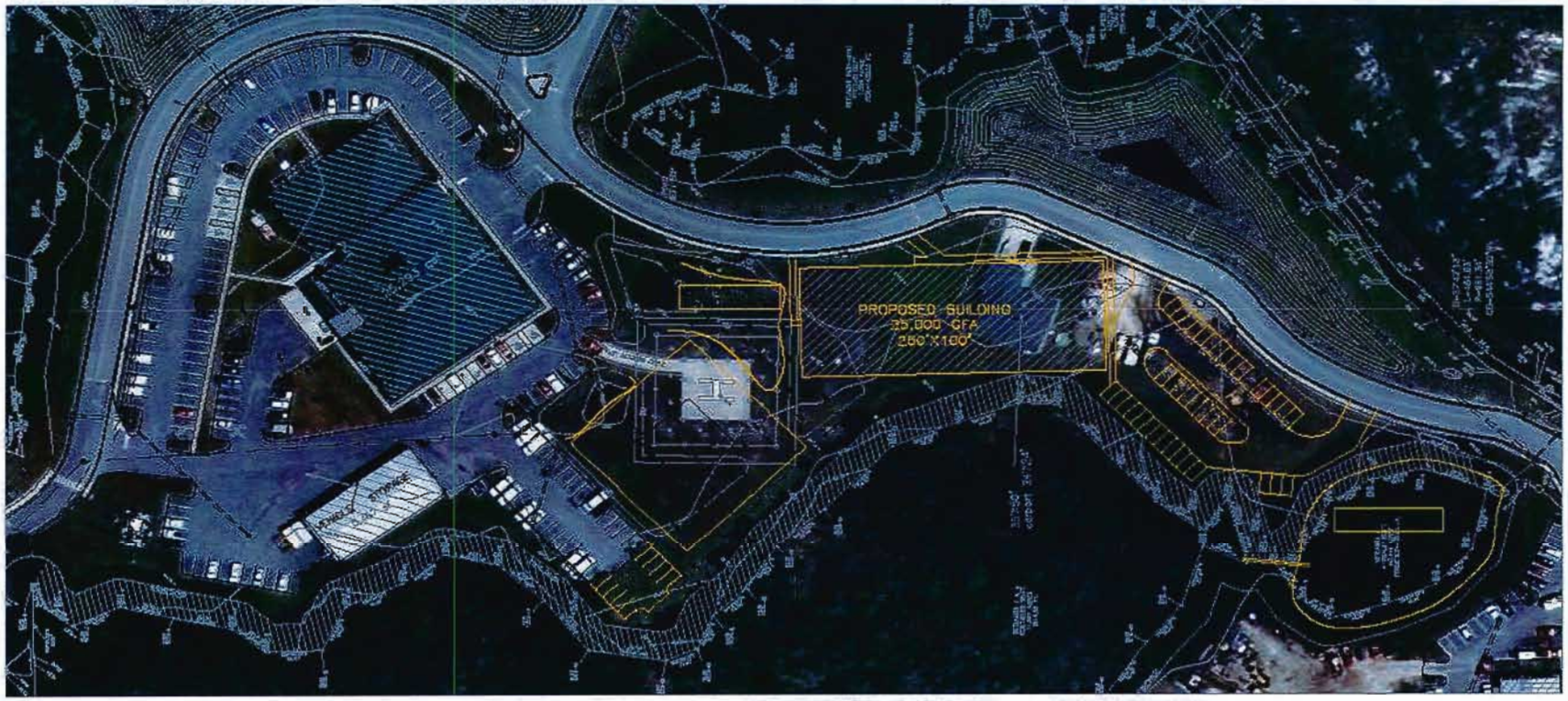
2 Story-25,000 s.f.

New Construction

GSB 1# South of EOC



GSB 1# South of EOC



SITE DATA

1. FLOOD ZONE: "X" PANEL [illegible] 7/17/18 (100 YEAR FLOOD PLAIN)
2. EXISTING USE: PUBLIC STRUCTURES
3. PROPOSED USE: COUNTY ENGINEERS BUILDINGS (PUBLIC USE)
4. PARCEL ACREAGE: 10.10 AC. TOTAL
5. SITE LOCATION: SEC 11, TOWNSHIP 15S, RANGE 30E
6. TAX PARCEL NUMBERS: 11-12-30-0000-0000-0040
7. SITE ZONING MAP: P-PUBLIC USE

A. SITE DATA

PARKING

REQUIRED

PARKING REQUIRED-BUNNELL LDC 34-251
1 PER 250 SF GFA + 1 PER 3 EMPLOYEES
+ 1 PER SCHOOLBUSSES VEHICLE
BUILDING AREA ÷ 300 = 88.2 SPACES
ADMIN EMPLOYEES 60 ÷ 3 = 20 SPACES
SCHOOL VEHICLES 10 = 10 SPACES
TOTAL = 87 SPACES

PROVIDED

48-STALL SPACES

TOTAL = 48 SPACES

ITEMS NON-CONFORMING TO BUNNELL LDC

PARKING SPACES SHORT = 49
LOADING SPACES SHORT = 2

MAJOR CONSTRUCTION ITEMS

DEMOLISH RESIDENTIAL DWELLING.
RELOCATE HELICOPTER PAD
WETLANDS MITIGATION WITH SJRWMD
DELETE CONSTRUCTION EQUIPMENT STORAGE
REMOVE HISTORIC OAK TREE
100YR FLOOD PLAIN MITIGATION WITH SJRWMD

REVISIONS

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

FLAGLER COUNTY
ENGINEERING DEPARTMENT
1769 EAST MOODY BOULEVARD, BLDG 2, STE. 111
BUNNELL, FLORIDA 32110
TEL. 386.313.4008 FAX 386.313.4105

FC SHERIFFS
BUILDINGS

PROPERTY OF
FLAGLER COUNTY

1769
EAST MOODY BLVD

LAYOUT 1

SHEET
NO.
1

GSB OPTION 1# Positives

- New Construction
- No Property Purchase
- Community Benefits – Tie-ins

GSB OPTION 1# Negatives

- No Initial Parking to 100 spaces*
- Not expandable to 50,000 square footage*
- No Future Parking to 200 spaces*
- Multi-Story – Operational Issues
- No Special Equipment Storage
- No Vehicle Impoundment Facility
- No Secure Outside Sheriff Area
- Environmental and Safety Conflict Issues
- Cost – More affordable, better alternatives
- Limits Future Expansion for other GSB

GSB OPTION 1# Summary

- New 25,000 s.f. Gross - 2 Story
- 49 Parking Spaces - More when 2-story
- Estimated Costs $6,280,000
- Not expandable without major costs
- Multiple Criteria Deficiencies for Sheriffs Function and Operation

GSB Campus
Option 2#
South of GSB
2 Story-25,000 s.f.
New Construction

GSB #2 South of GSB

SITE DATA

1. FLOOD ZONE: "X" PANEL [illegible] 7/17/89 (100 YEAR FLOOD PLAIN)
2. EXISTING USED: PUBLIC STRUCTURES
3. PROPOSED USE: COUNTY SHERIFF BUILDING (PUBLIC USE)
4. PARCEL AGREAGE: 83.19 AC. TOTAL
5. SITE LOCATION: SEC 11, TOWNSHIP 12S, RANGE 30E
6. TAX PARCEL NUMBER: 11-12-30-0000-0010-0010
7. SITE ZONING MAP: P-PUBLIC USE

B. SITE DATA

PARCEL	REQUIRED	PROVIDED
	PARKING REQUIRED-BUNNELL LDC 94-281 1 PER 250 SF LFA + 1 PER 2 EMPLOYEES + 1 PER GOVERNMENT VEHICLE 25,000 LFA ÷ 250 = 68.7 SPACES ADMIN EMPLOYEES 80 ÷ 2 = 40 SPACES GOVERNMENT VEHICLES 10 = 10 SPACES TOTAL = 87 SPACES	87-9'X20' SPACES TOTAL = 87 SPACES

ITEMS NON-CONFORMING TO BUNNELL LDC
PARKING SPACES SHORT = 10
LOADING SPACES SHORT = 2

MAJOR CONSTRUCTION ITEMS
WETLANDS MITIGATION WITH SJRWMD
100YR FLOOD PLAIN MITIGATION WITH SJRWMD

24"X36"scale 1"=40'
11"X17"scale1"=80'

REVISIONS							
NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

FLAGLER COUNTY
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1769 EAST MOODY BOULEVARD, BLDG 2, STE. 204
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TEL. 386.313.4065 FAX 386.313.4106
KEITH K. KOBLITZ, P.E. PE NO. 47387

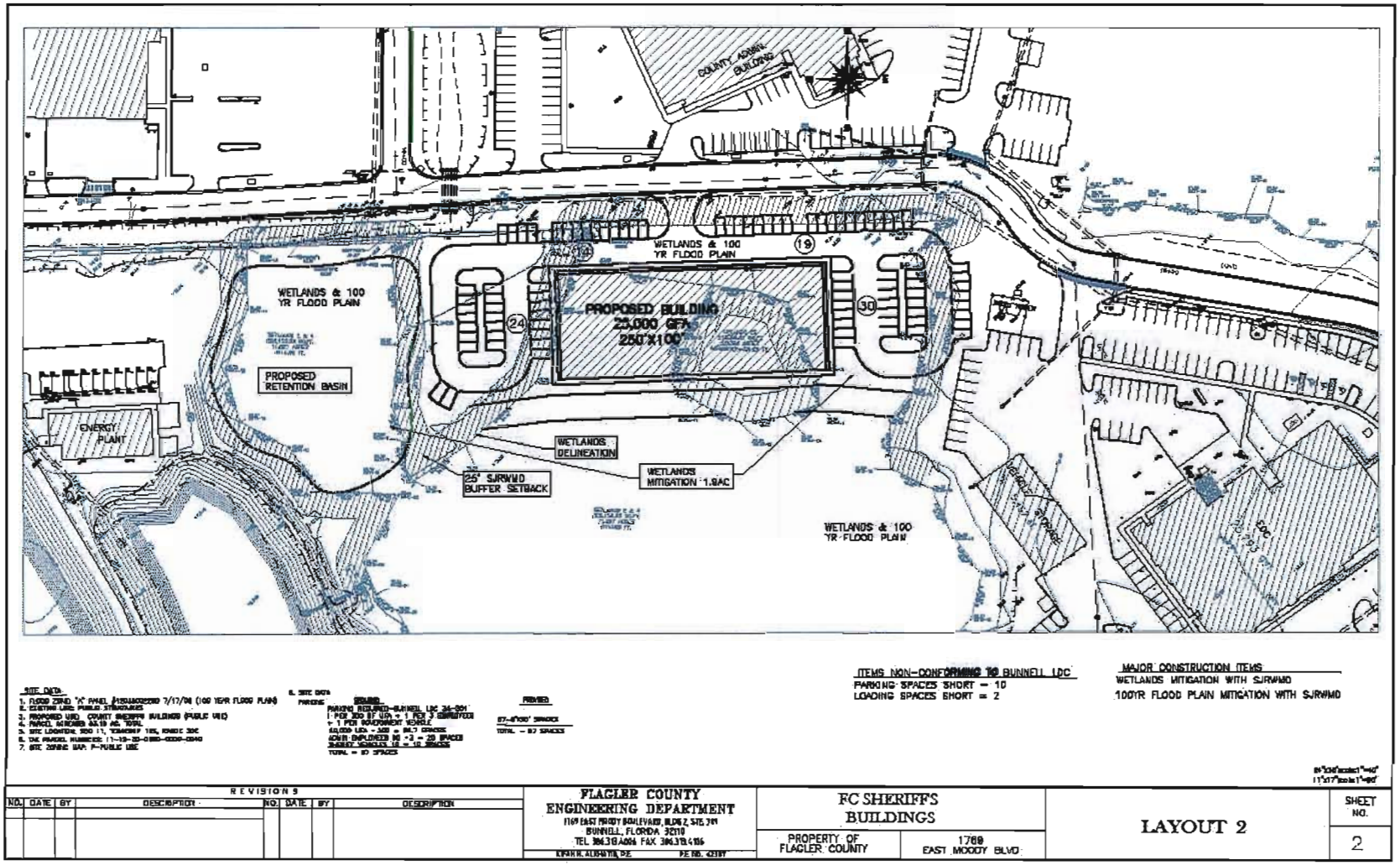
FC SHERIFFS BUILDINGS

PROPERTY OF FLAGLER COUNTY | 1769 EAST MOODY BLVD

LAYOUT 2

SHEET NO. 2

GSB 2# South of the GSB



GSB OPTION 2# Positives

- New Construction 25,000
- No Property Purchase
- Initial Parking up to 100 spaces
- Community Benefits – Tie-ins

GSB OPTION 2# Negatives

- Not expandable to 50,000 square footage*
- No Future Parking to 200 spaces *
- Multi-Story – Operational Issues
- No Special Equipment Storage
- No Vehicle Impoundment Facility
- Secure Outside Sheriff Area - Difficult
- Environmental and Safety Conflict Issues
- Cost – More affordable, better alternatives
- Limits Future Expansion for other GSB

GSB OPTION 2# Summary

- New 25,000 s.f. Gross - 2 Story
- Initial Parking Spaces -100 spaces
- Estimated Costs $6,455,000
- Not expandable without major costs
- Multiple Criteria Deficiencies for Sheriffs Function and Operation

GSB Campus
Option 3#
Wing of
New Courthouse
2 story - 29,000 s.f.
New Construction

GSB 3# Wing of Courthouse

REVISIONS							
NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

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FC SHERIFFS BUILDINGS

PROPERTY OF FLAGLER COUNTY | 1769 EAST MOODY BLVD

LAYOUT 3

SHEET NO. 3

GSB OPTION 3# Positives

- New Construction 29,000 s.f.
- No Property Purchase
- Initial and Future Parking in place
- Community Benefits – Tie-ins

GSB OPTION 3# Negatives

- Not expandable to 50,000 square footage
- Multi-Story – Operational Issues
- No Special Equipment Storage
- No Vehicle Impoundment Facility
- Secure Outside Sheriff Area - Difficult
- Environmental and Safety Conflict Issues
- More Expensive Construction
- Cost – More affordable, better alternatives
- Limits Future Expansion for Court System

GSB OPTION 3# Summary

- New 29,000 s.f. Gross - 2 Story
- Initial and Future Parking in Place 200+
- Estimated Costs $7,180,000
- Not expandable without major costs
- Multiple Criteria Deficiencies for Sheriffs Function and Operation
- Does not include any new parking – piping of ditch or front area

EOC Option
GSB 4#

Emergency Operations Center

Space Allocation

- -Common Areas & Restrooms
  5,545 SqFt 23% (excludes loading area)
- -Training & Meeting Rooms
  4,280 SqFt 18%
- - Mechanical & Electrical
  921 Sqft 4% (excludes generator area)
- - Health Clinic & Health Dept.
  1,310 SqFt 5%
- - Emergency Services
  1,326 SqFt 6%
- - Fire Rescue
  2,245 SqFt 9%
- - 911 Communications
  2,145 SqFt 9%
- - Information Technology
  1,533 SqFt 6%
- - Emergency Operations Center
  4,589 SqFt 19%

As of July 2013

EOC Positives

- No Property Purchase
- Existing Quality Construction
- Single Story –Fewer Operational Issues

EOC Negatives

- Not expandable to 50,000 square footage
- No Special Equipment Storage
- No Vehicle Impoundment Facility
- Secure Outside Sheriff Area - Difficult
- Environmental and Safety Conflict Issues
- More Expensive Construction
- Cost – More affordable, better alternatives

EOC Negatives

- Recently Built As EOC/Office – 7 years ago for $7 Million
- Displacement of Existing Staff
- Not adequate space for Sheriff/Displacement
- Limits Future Expansion for other GSB

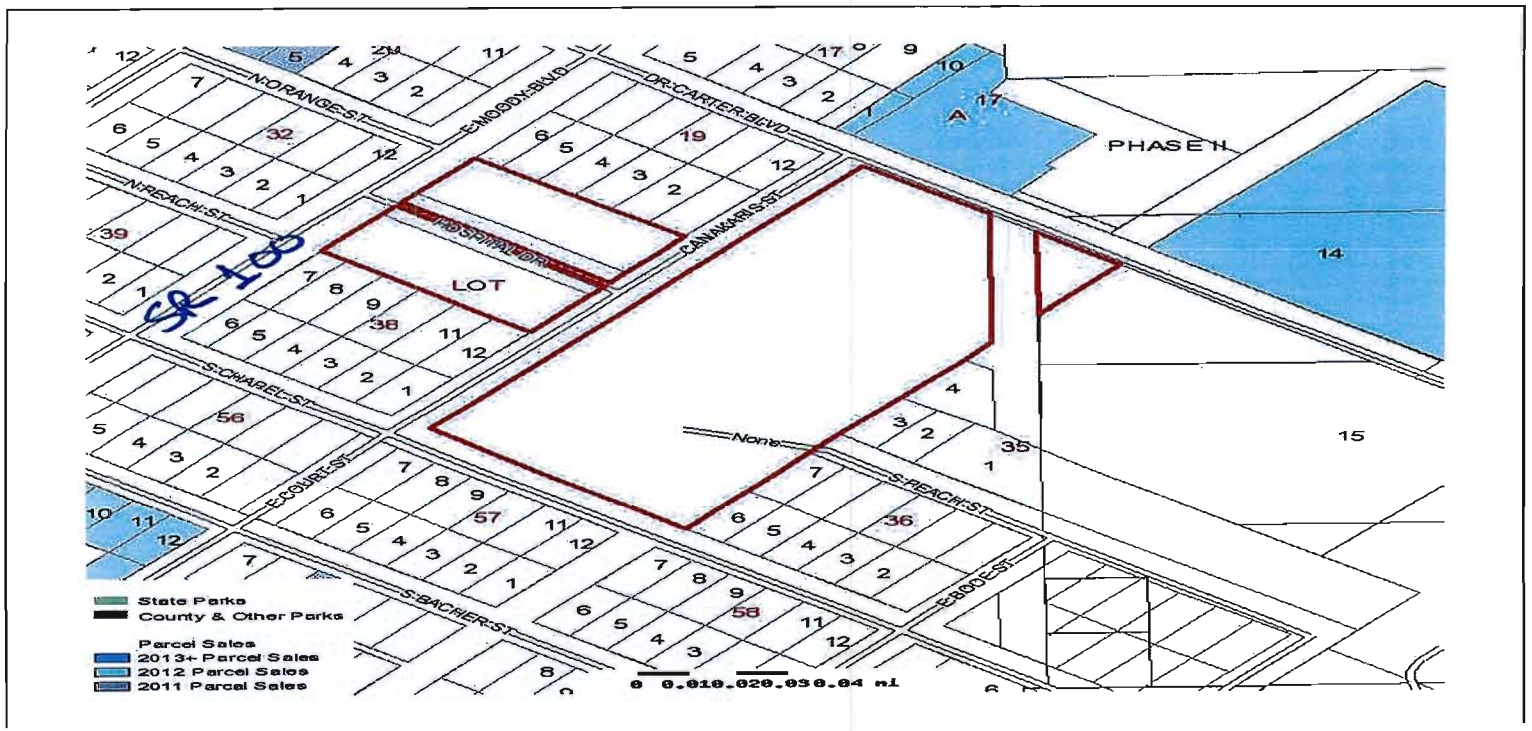
EOC Option Summary

- Staff Recommendation Against this Option based on variety of issues
- Short Term Consideration
- Unable to Fully Evaluate without understand long term direction for displaced functions.

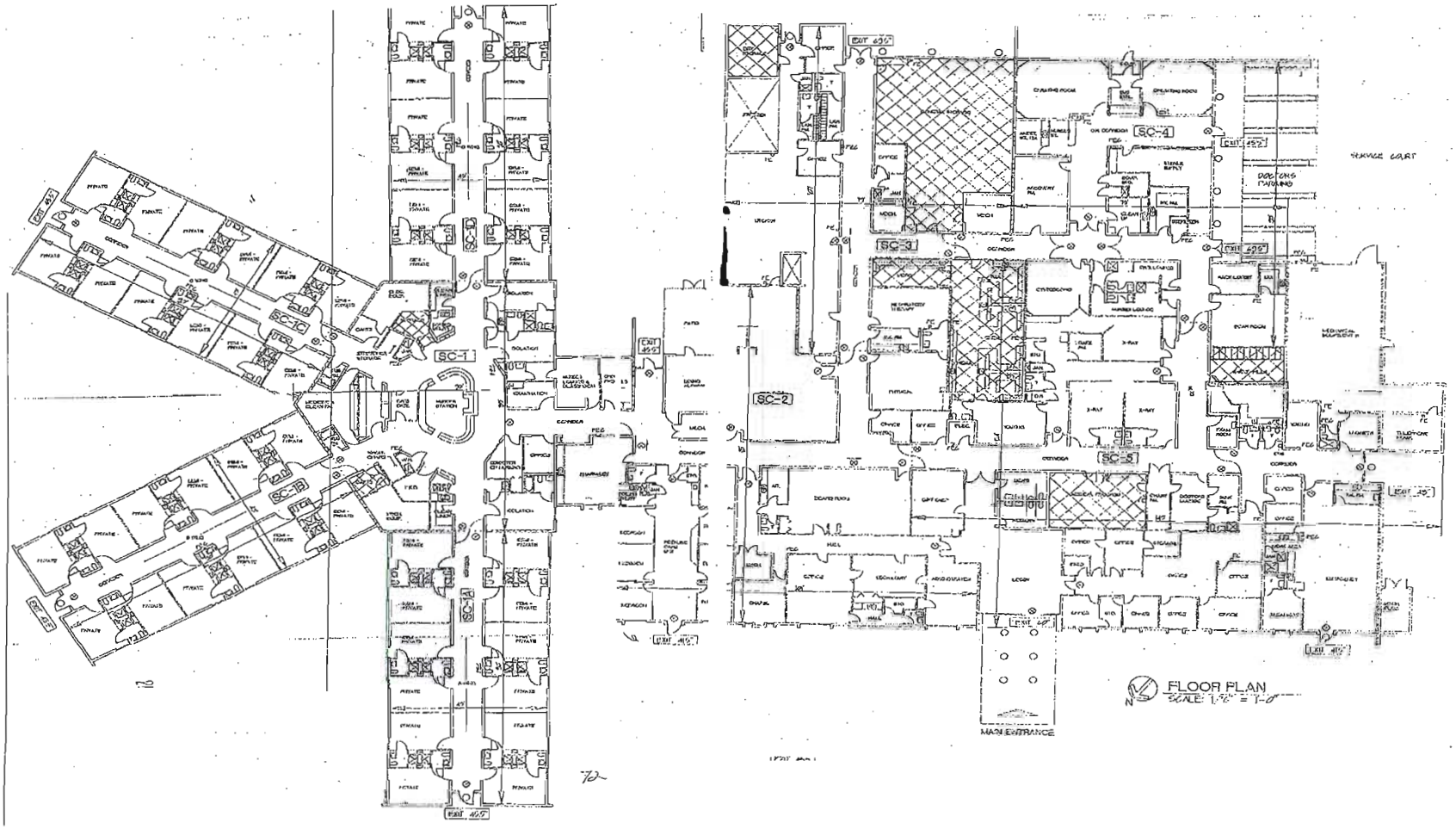
Former Hospital
Redevelop
1 Story
26,000s.f. +

Aerial Photo

Platted Parcels



Floor Plan Main Building



Old Hospital Positives

- Cost – 2nd Lowest Cost
- Initial and Future Parking for 200 spaces
- Downtown -Good Location - SR 100
- No known outstanding external Environmental Issues Wetland/Other
- Initial and Future Expansion to 50,000 s.f.
- Community Benefits – Redevelopment, Community Policing, Tie-ins, Other
- Single Story – Fewer Operational Issues

Old Hospital Positives

- Special Equipment Storage
- Vehicle Impoundment Facility
- Secure Outside Sheriff Area

Old Hospital Negatives

- Property Purchase
- Shared Site – Could share with other uses
- Some Internal Environmental Issues – Correctable
- Structural Issues -Correctable

Old Hospital Option Summary

- 200+ Parking Spaces
- Rehab 26,000 s.f. Gross initial - 1 Story
- Future supports 50K +
- Estimated Costs $6,075,000 2nd Lowest
- No Criteria Deficiencies for Sheriffs Function and Operation

Cost Comparison ($$)

Construction Items	Courthouse Annex	Old Jail	Old Hospital	Old Hospital Demo	GSB 1 South of EOC	GSB 2 South of Circular Road	GSB 3 East Courthouse Wing
Property Purchase *	$ -	$ -	$ 750,000	$ 1,230,000	$ -	$ -	$ -
Building Including Generator	$ 4,000,000	$ 4,555,000	$ 3,525,000	$ 4,555,000	$ 4,555,000	$ 4,555,000	$ 5,980,000
Site Work	$ 400,000	$ 500,000	$ 300,000	$ 300,000	$ 500,000	$ 500,000	$ 100,000
Architect, CEI, Staff, Permits	$ 250,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000
Demolition	$ -	$ 350,000	$ -	$ 700,000	$ 25,000	$ -	$ -
Brick Façade Work	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
Structural Upgrades **	$ 300,000	$ -	$ 450,000	$ -	$ -	$ -	$ -
Transporation Impact Fees***	$ -	$ 15,000	$ -	$ -	$ 25,000	$ 25,000	$ 25,000
Water Sewer Impact Fees	$ -	$ 10,000	$ -	$ -	$ 25,000	$ 25,000	$ 25,000
Wetland/Floodplain Mitigation	$ -	$ 50,000	$ -	$ -	$ 100,000	$ 300,000	$ -
Furnishing Allowance	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Contingency	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000
Total	**$ 5,700,000**	**$ 6,530,000**	**$ 6,075,000**	**$ 7,835,000**	**$ 6,280,000**	**$ 6,455,000**	**$ 7,180,000**

*** Prorated $1,230,000 for Sheriffs Operations Portion of 61.6% or 35,000 s.f. of 56,800 s.f. (Not included +4,500 s.f out building)**

**** Brings structure to 141 mph windload** **Exact amount unknown at this time for the Annex currently being investigated**

***** May not apply, scheduled to return October 2014.** **GSB 3 Does not include -piping of ditch or front area parking**

Criteria Comparison (Non $)

Other Factors	Courthouse Annex	Old Jail	Old Hospital	Old Hospital Demo	GSB 1#	GSB 2#	GSB 3#
Estimated Cost	$5.7M	$6.53M	$6.075M	$7.835M	$6.28M	$6.455M	$7.180M
In Bunnell and East of RR	X	X	X	X	X	X	X
Good access and location	X	X	X	X	X	X	X
Initial 25,000 sq. ft.	X	X	X	X	X	X	X
Future 50,000 sq. ft.		X	X	X			
Initial 100 parking spaces	X	X	X	X		X	X
Future 200 parking spaces			X	X			X
Special equipment Storage			X	X			
Vehicle Impound Facility		X	X	X			
Secure Sheriff's Area			X	X			
Min. environmental impacts			X	X			X
Community benefits -Policing	X	X	X	X			
Community Benefits -Redevelop	X	X	X	X			
Community Benefits Tie-in	X	X	X	X	X	X	X

Questions
Direction

Special Meeting
to Follow