



Flagler County Board of County Commissioners Workshop Agenda

Monday, January 24, 2022 • 1:00 p.m.

Government Services Complex, 1769 E. Moody Blvd., Bldg 2, Board Chambers, Bunnell, FL 32110

1. Call to Order
2. Pledge to the Flag and Moment of Silence
3. Welcome: Flagler County Board Chair
4. Flagler Executive Airport Update
5. New Library Joint Use Facility Discussion
6. Public Comment
7. Adjournment

While this is a workshop only and no decisions are expected to be made by any of the governmental bodies, if a person decides to appeal any matter that may be discussed for a future proceeding, a record of the workshop may be needed and, for such purposes, the person may need to ensure that a verbatim record of the workshop is made.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the (386) 313-4001 at least 48 hours prior to the meeting.



Bunnell Library Project Update

January 24, 2022



Project History

- 2018 – County selected Rhodes & Brito Architecture following RFP process
- 2018 – 2020 – Delay in project due to funding challenges
- 2020 – County purchased land near Church on Commerce Parkway using Library Passport Revenue
- 2021 – Contracted with Rhodes and Brito for Master Planning Phase
- September 2021 – County received notification that they have ranked #1 in the State for the 6th year for the Library Construction Grant
- October 2021 – Completed Master Plan
- November 2021 – Received Master Plan and Cost Estimates
 - Original design included two options – 23K and 32K sq. ft.
 - Costly and did not fully address community needs
- December 2021 – Authorized additional funds to design – joint-use facility.

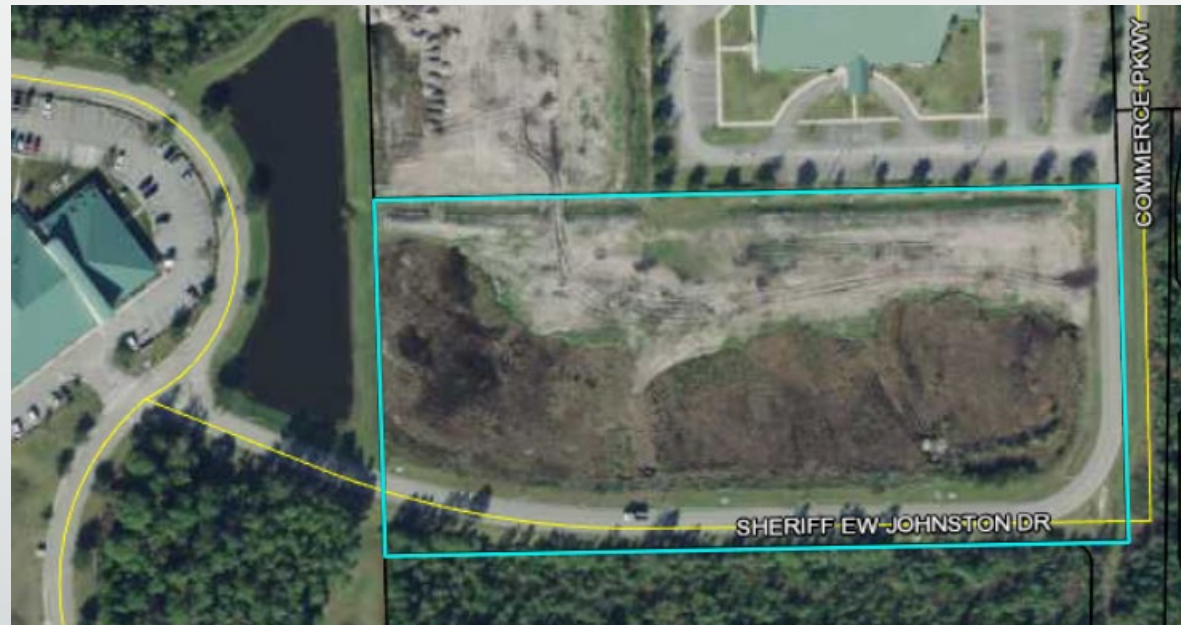


Revised Project Scope

- Design of a new Joint-Use Facility (32,000 square feet)
 - Bunnell Branch Library and Administrative Offices
 - Health and Human Services
 - Conference Center/Community Room

Building Footprint

- Library/Pre-Function: 22,800 GSF
- Community Room: 4,500 GSF
- HHS Office: 4,000 GSF
- Covered Porch: 1,637 GSF



Conceptual Site Plan

SITE ANALYSIS

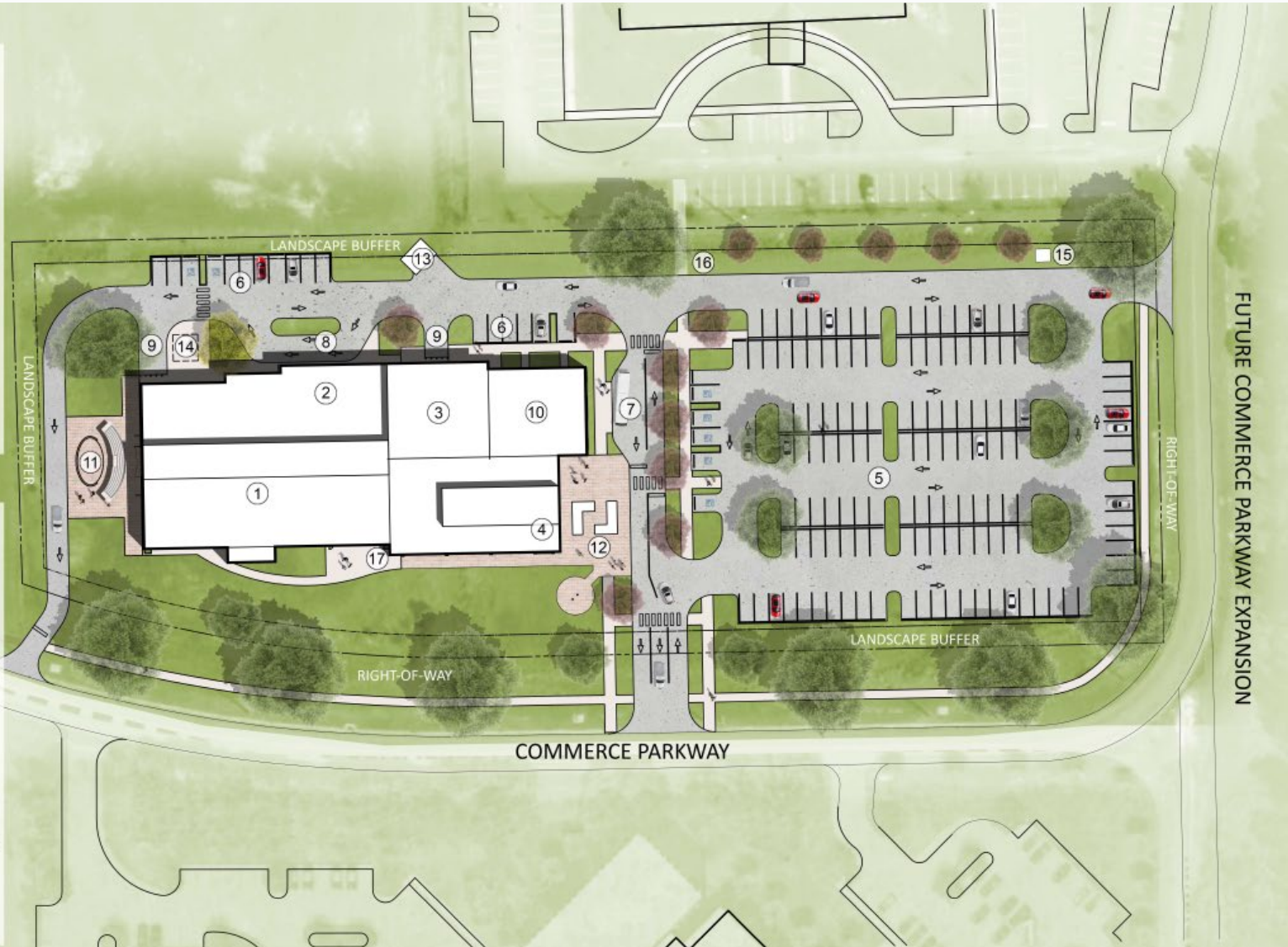
BUILDING FOOTPRINT
LIBRARY/PRE-FUNCTION: 22,800 GSF
COMMUNITY CENTER: 4,500 GSF
HHS OFFICE: 4,000 GSF
COVERED PORCH [50%]: 1,637 GSF
TOTAL: 32,937 GSF

PARKING ANALYSIS
PUBLIC PARKING: 139 SPACES
STAFF PARKING: 22 SPACES
TOTAL: 161 SPACES

SITE ACREAGE
7.17 ACRE

LEGEND

1. LIBRARY
2. ADMINISTRATIVE AREA
3. COMMUNITY CENTER
4. COVERED PUBLIC ENTRY PORCH
5. PUBLIC PARKING
6. STAFF PARKING
7. VISITOR DROP-OFF LOOP
8. DRIVE-THROUGH WINDOW
9. SHIPPING / RECEIVING AREA
10. HHS OFFICE
11. PERFORMANCE COURTYARD
12. PUBLIC ENTRY PLAZA
13. TRASH ENCLOSURE
14. FUTURE GENERATOR ENCLOSURE
15. LIFT STATION
16. ADJACENT PROPERTY ACCESS
17. PUBLIC BICYCLE PARKING



Conceptual Front Elevations



FLAGLER
COUNTY
FLORIDA



rhodes + brito
ARCHITECTS

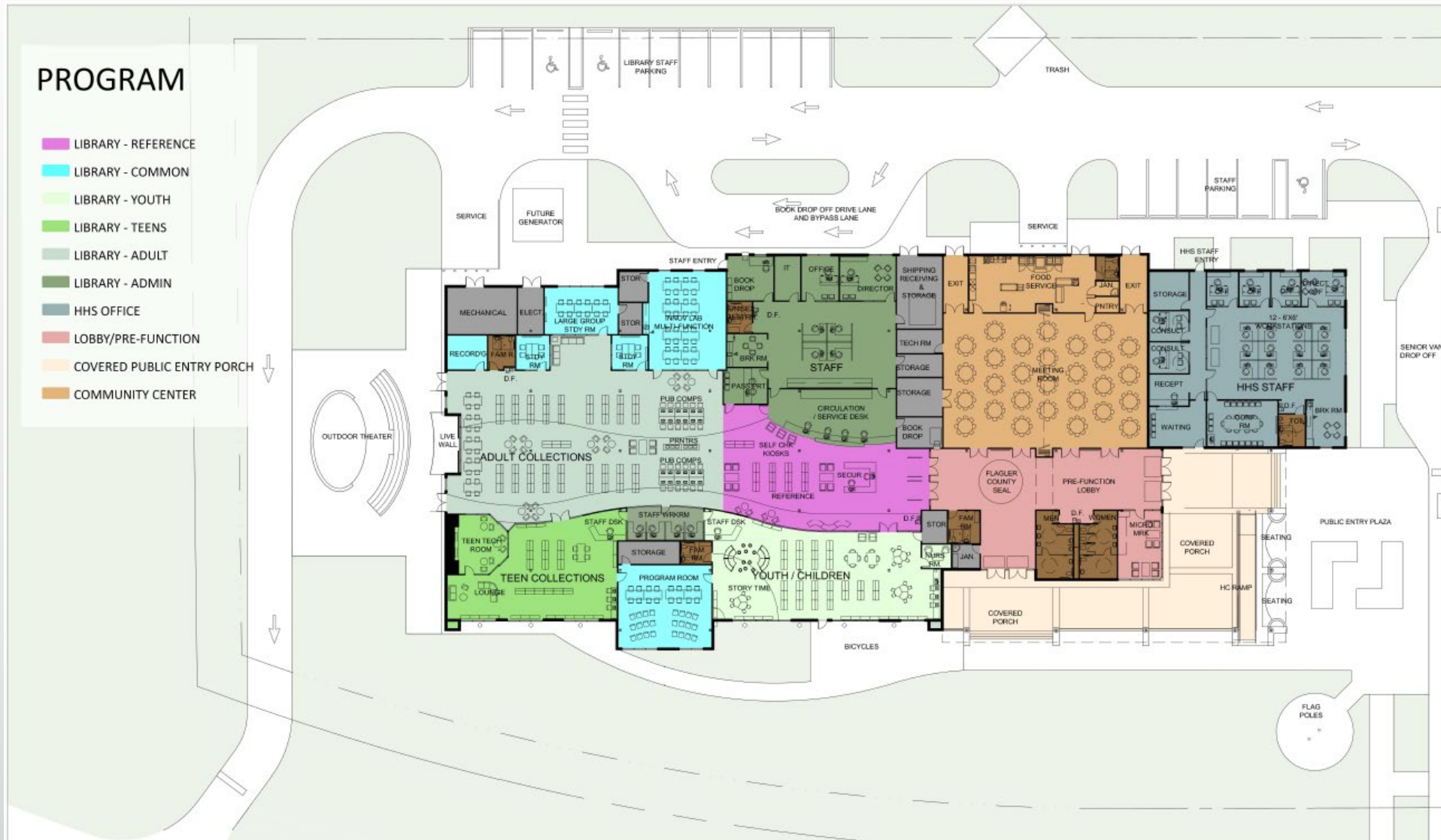
Conceptual Front Elevations



Conceptual Front Elevations



Conceptual Floor Plan



Conceptual Floor Plan – Library Portion



Conceptual Floor Plan – Library Details

- Youth/Children Collections with Story Time Area
- Teen Collections with Teen Technology Room
- Shared Program Room between Youth/Children and Teen
- Adult Collections
- Public Computer Stations (24)
- Study Rooms (2 – Small Group and 1 – Large Group)
- Recording and Podcast Room
- Large Innovation Lab and Multi-Function Room
- Outdoor Theater



Conceptual Technology Features



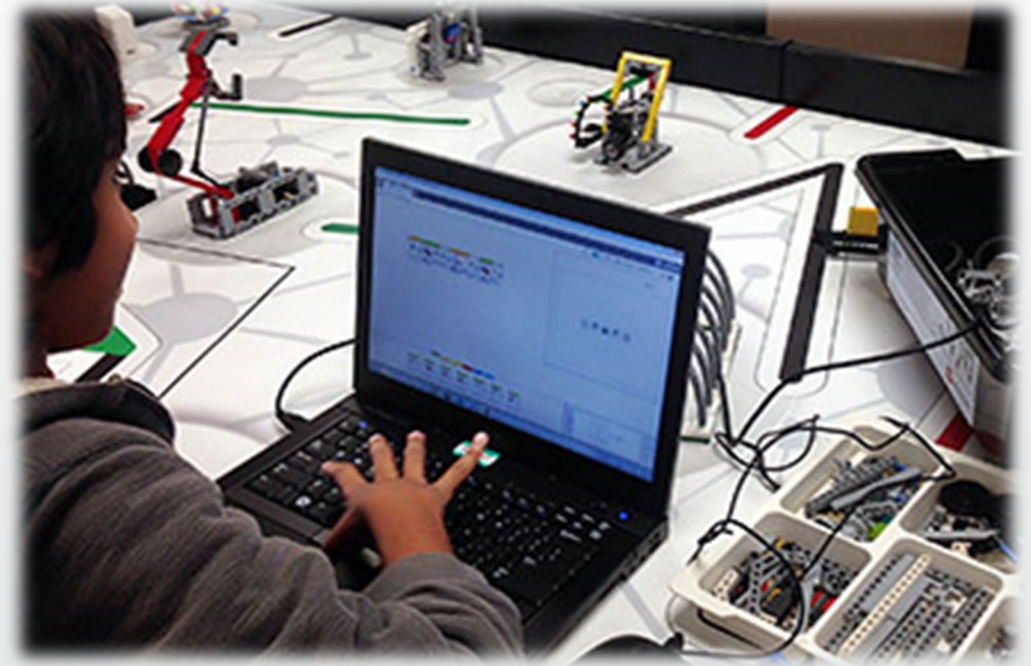
Use of Virtual Reality

Conceptual Technology Features



Use of Podcast and Recording

Conceptual Technology Features



Innovation Studio and Robotics

Conceptual Floor Plan – Conference Room & HHS



Conceptual Floor Plan – Conference Room & HHS Details

- Large Meeting Room (250 – 325 person occupancy) with Divider Wall
- Commercial Grade Warming Kitchen
- Pre-Function Lobby Space with Micro-Market
- Large Public Restrooms
- Wraparound Covered Porch with ADA Ramp and Dual Entrances
- Health and Human Services Professional Office Space with Private Entrance
 - Lobby & Reception Area
 - Private Offices (4) and Open Workspace (12 Cubicles)
 - Consultation Rooms (2) and Conference Room
 - Staff Breakroom



Outcomes

Pros	Cons
Room for Growth & Senior Programs	Construction Cost
\$50K+ Savings in Rent/Year	Additional Staffing
Congregate Meal Site	Operating Expense
Community Room/Conference Center	
Disaster Recovery Center	
Overflow for Sheltering Employees	
Potential for Additional Revenue (Rental Space)	
Additional Voting Precinct	
Inoculation Space/COVID response	
Various Government Meetings/Workshops	
Community Room can accommodate more than one function	
Free Parking Space within Govt Complex - (Transportation to move to Belle Terre)	

Cost Estimate

Expense	Cost
Contractor Costs – Construction	\$ 8,127,214
Contractor Costs – Site Work	\$ 3,065,384
Soft Costs – Permits, Testing, Inspections, Architecture, Engineering, etc.	\$ 1,853,225
Soft Costs – Furniture, Fixtures and Equipment	\$ 940,178
Contingency – Construction, Design and Escalation Costs	\$ 2,014,193
Total	\$16,000,194



Potential Cost Estimate Savings

- Use of a Construction Management At Risk (CMAR)
 - During design phase to improve cost control
 - Lower financial risk with Guaranteed Maximum Price (GMP) contract
- Owner Direct Purchasing
 - Tax savings
- Some Site Work Done In-House
- Additional Library Passport Revenue can be used to offset some FF&E



Potential Funding Options

FY22 Project Budget	ARPA Funding	Land Proceeds	State Aid Library Grant	Future Infrastructure Bill	Community Development Block Grant
\$400K Passport Revenue \$5.6M GF	Replace Lost Revenue	Sale of Property Behind PC Library	\$500K	Support for Libraries & Health Services	Support for Health & Human Services
\$6M	\$10M	TBD	TBD	TBD	TBD

Estimated Timeline & Milestones



Action Items

- Consideration of Advertising for Construction Management At Risk (CMAR)
- Consideration of Approval for Full Design of Project (Rhodes & Brito)
- Consideration of Approval of ARPA Fund Reallocation for 2nd Tranche

