

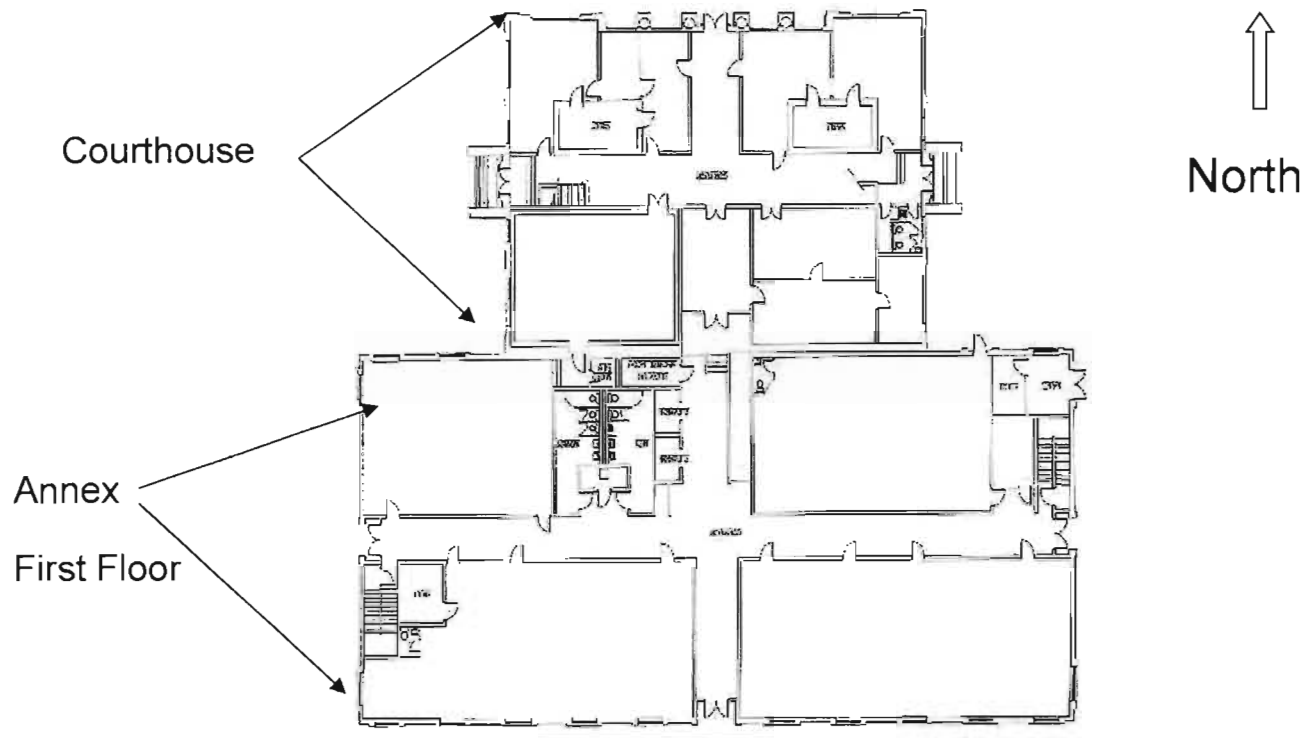


Today Workshop Goals

- Bring everyone up to date
- Briefly answer questions about other options
- Discuss the latest significant breakthrough with the City
- Get further direction from the Board

ANNEX and COURTHOUSE SQUARE FOOTAGE

- Courthouse Built in 1926
- Annex Added to Courthouse in 1982



ANNEX and COURTHOUSE SQUARE FOOTAGE

•Annex s.f.		36,399
•Courthouse s.f.		<u>13,294</u>
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	<u>12,133</u>	<u>10,745</u>	N/A	N/A
Total	36,399	32,280	13,294	11,230

Equal to 40% of GSB square footage



Flagler County Florida





Historic Lighthouse





*****Hessco Inc





Timeline Milestones

- 2007 – Vacation of Courthouse and Annex
- Nov 2007 – Strollo Feasibility Reuse Study
- Aug 2008 – Joint Workshop with Bunnell
- 2008/2009 - Formation of Courthouse Working Group
- Feb/Mar 2009 Study & Analysis – Structural/Testing Clear
- August 2009 Stabilization Repairs – Roof, Trusses, HVAC
- Jun 2010 - Board Workshop/Sheriff agreeing to Occupy Annex
- Jul 2010 - Board Approves Construction Plan Design Contract with Strollo Architects for Annex
- Feb 2012 – Bunnell has resources to redevelop Courthouse



Study & Analysis

- 1997 UCF Structural Crack Separation Analysis
 - 2005 Carter Goble – Flagler County Sheriffs
Office and Jail Space Need Assessment
 - 2007 Universal Services Conditions Survey of Building
-
- 2007 Strollo Feasibility/Reuse Study
 - 2009 Strollo Structural Assessment
 - 2009 Universal Engineering Lead, Mold & Asbestos

Note: The approximate costs of study and analysis since November 2007 \$ 35,346



2009 Stabilization Repairs

• Termite Treatment	\$ 28,143
• Design Costs	\$ 31,828
• Courthouse Structural Roof Repair	\$164,594
• Annex HVAC Replacement	\$156,543
• Roofing Walk Pad	\$ 2,550
• Demolition Costs	<u>\$ 5,000</u>
Total Repair Costs to Date	\$388,658



Board of County Commissioners



www.flaglercounty.org
386.313.4001
Fax 386.313.4101

June 17, 2010

Honorable Don Fleming, Sheriff
Flagler County Sheriff's Department
1001 Justice Lane
Bunnell, FL 32110

Dear Sheriff Fleming:

As you know, the Flagler County Board of County Commissioners has been discussing the redevelopment of the historic courthouse and annex building in order to meet the potential future space needs of the County, as well as fill this large vacant facility in downtown Bunnell.

During these discussions, the Board felt that the potential for moving your department to this facility would be an integral part of any decision making process. This is due to the fact that your department has the potential to be an anchor in the facility because of your large space requirements and because of your specific needs relative to law enforcement operations. The Board, therefore, asks that you provide us with your future office and other space needs so we may work with you to see if we can accommodate those needs within this facility. As the overhead expenses of the building continue, the sooner we receive your response to this inquiry, the sooner we may be able to seek outside funding, accommodate your needs, and plan for the use of the remainder of the facility. Also, as we are at the height of budget season, a timely response may allow us to look at any available funding for the start up of any project.

At the same workshop, the Board authorized County staff to hire an architect to begin the renovation design planning for the annex, specifically with you as a potential user in mind. We are currently allocating funds for this purpose and are hopeful that, by bringing in this architectural expertise, it will also move this project forward.

Please contact the County Administrator or me should you have any questions. We are hopeful that we can move forward working together with you on this project.

Sincerely,

George Hanns
George Hanns, Chairman

C: Flagler County Board of County Commissioners
Craig Coffey, County Administrator

1769 E. Moody Blvd. • Bldg. 2 • Bunnell, FL 32110

District 1 Alan Peterson	District 2 Melissa Holland	District 3 Barbara Revels	District 4 Bob Abbot	District 5 George Hanns
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Flagler County Sheriff's Office

Donald W. Fleming, Sheriff

1001 Justice Lane • Bunnell, Florida 32110

386.586.4800 www.mylcso.us

June 21, 2010

RECEIVED

The Honorable George Hanns, Chairman
Flagler County Board of County Commissioners
1769 W. Moody Blvd., Building 2
Bunnell, FL 32110

RE: Move to Old Courthouse

Dear Commissioner Hanns:

I appreciate the Board of County Commissioner's interest in assisting the Flagler County Sheriff's Office with our office and other space needs. We have been in the same space for many years and currently rent outside facilities in order to accommodate our needs. In addition, as the community grows, we have no room to meet the future space demands of law enforcement.

In response to your letter, the Flagler County Sheriff's Office would be willing to solely occupy all of the floors in the annex portion of the Bunnell historic courthouse facility, provided the county would be able to securely operate the front half of the building and upgrade the parking. Additionally, I would ask that the historic front half of the building have its own entrance and elevator, thereby being physically separated from the annex facility. If construction is accomplished in this manner, I would have no concerns as to who occupies the space in the historic courthouse, as long as it is not another law enforcement agency.

My only other request would be that all three floors of the annex be developed at one time so that Sheriff's Office personnel are not exposed to a constant state of construction and security is not compromised.

If this is acceptable to the Board, I would be willing to immediately begin working with the architect on the details relative to the Sheriff's Office being located at the facility.

Operations Center
1001 Justice Ln
Bunnell, FL 32110
Ph: 386.286.4800
Fax: 386.586.4800

Palm Coast
Substation
238 Palm Coast
Parkway N.E.
Palm Coast, FL
32137
Ph: 386.445.5025
Fax: 386.445.2394

Hammock
Substation
67 Matecumbe Rd
Palm Coast, FL
32137
Ph: 386.248.9487
Fax: 386.248.5987

Westside
Substation
5108 Matigony
Bldg.
Bunnell, FL 32110
Ph: 386.437.8287

JUN 22 REC'D
C: Bice
COUNTY ADMINISTRATOR
FLAGLER COUNTY, FLORIDA
C: Faith A.
Wanda M.
Conn Tucker
Nancy AmClick

Honor • Integrity • Excellence



2010/11 Construction Plan Design Phase

- Strollo Architects Hired
- Worked with Sheriffs Office team for over 8 months
- Design Cost \$140,000+/-



strollo
architects

1111 W. WASHINGTON ST., SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.STROLLOARCHITECTS.COM

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



FLAGLER COUNTY
ANNEX - NEW SHERIFFS OFFICE
RENOVATION TO COURTHOUSE

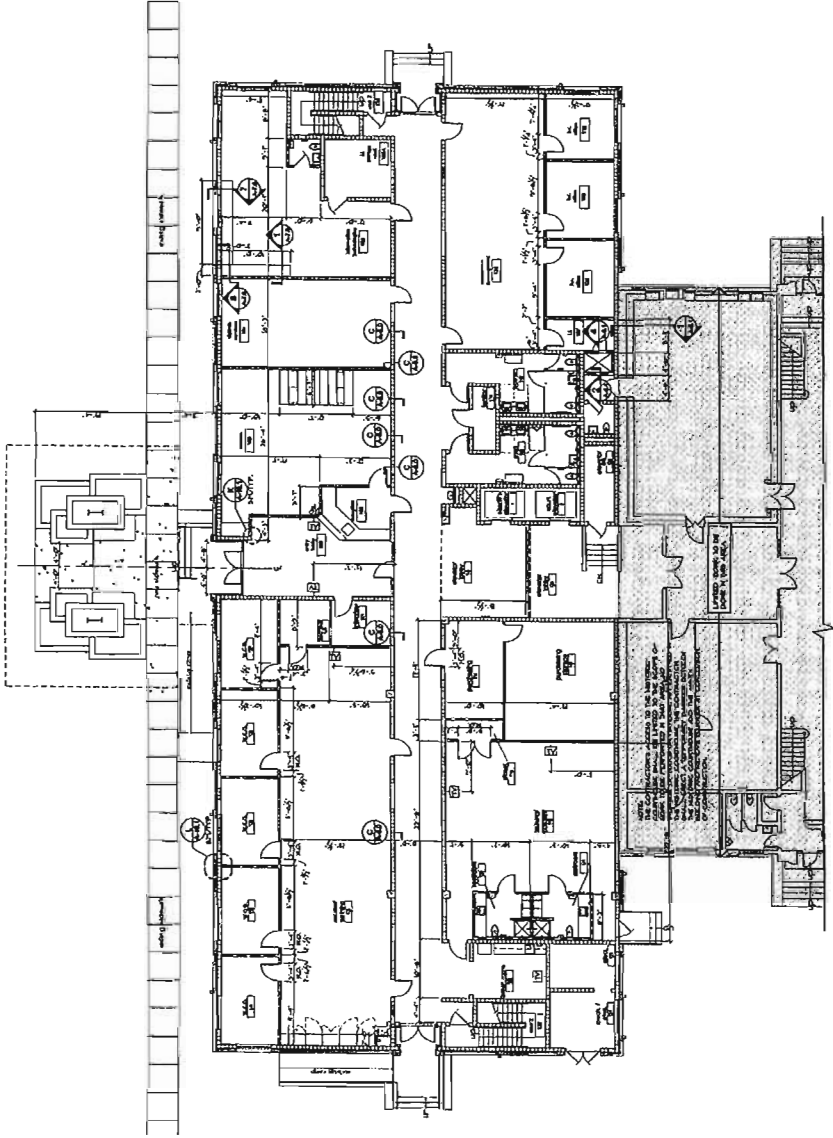
PROJECT NAME
SHEET NO.
FIRST FLOOR
DIMENSION PLAN

NOT FOR CONSTRUCTION

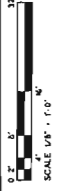
DATE: APR 22, 2011

CONSTRUCTION DOCUMENTS

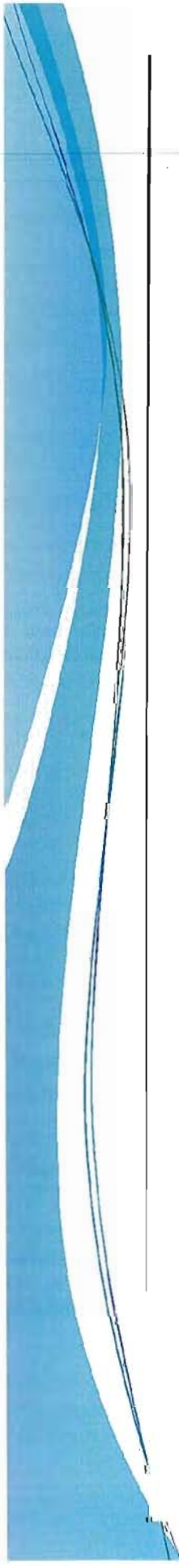
A-2.1



first floor dimension plan



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stollo architects
ARCHITECTS
118 W. WASHINGTON ST., SUITE 200, CHICAGO, IL 60601
312.467.1333 FAX 312.467.1334
www.stollo.com



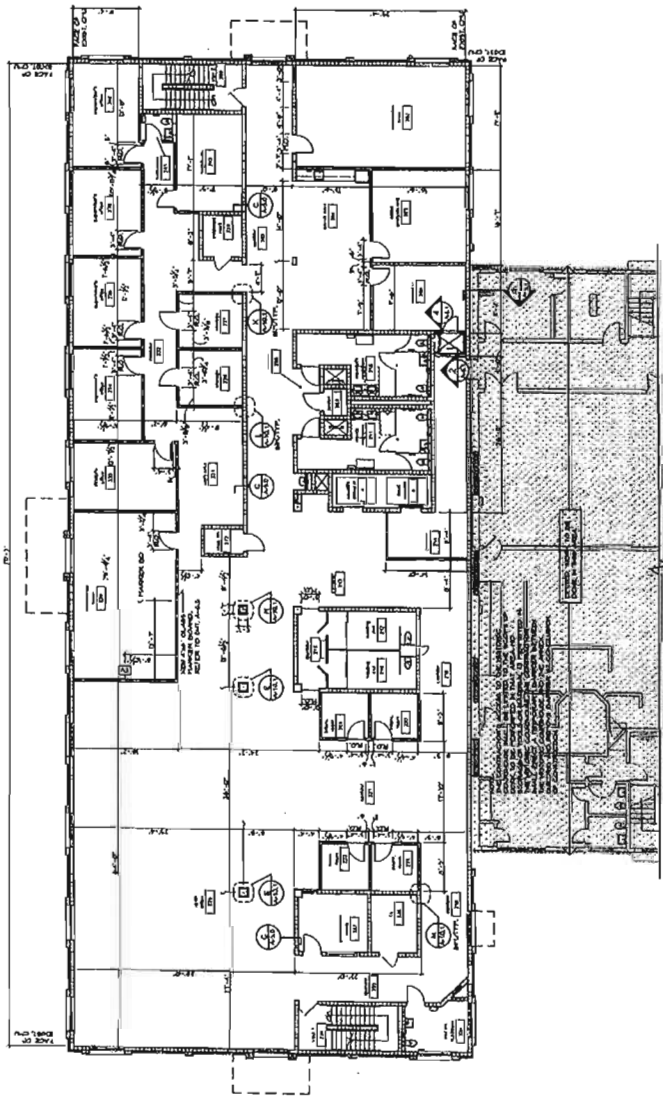
PROJECT NAME
FLAGLER COUNTY
RENOVATION TO COURTHOUSE
ANNEX - NEW SHERIFF'S OFFICE

DATE
second floor
dimension plan

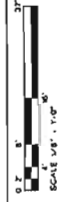
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DATE: APR 22, 2011
CONSTRUCTION DOCUMENTS

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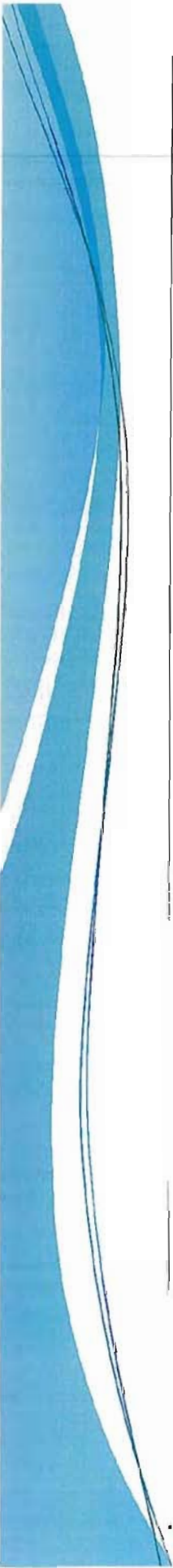


second floor dimension plan



GENERAL NOTES
1. CONSULT ALL RELATED ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODES (IMPC).

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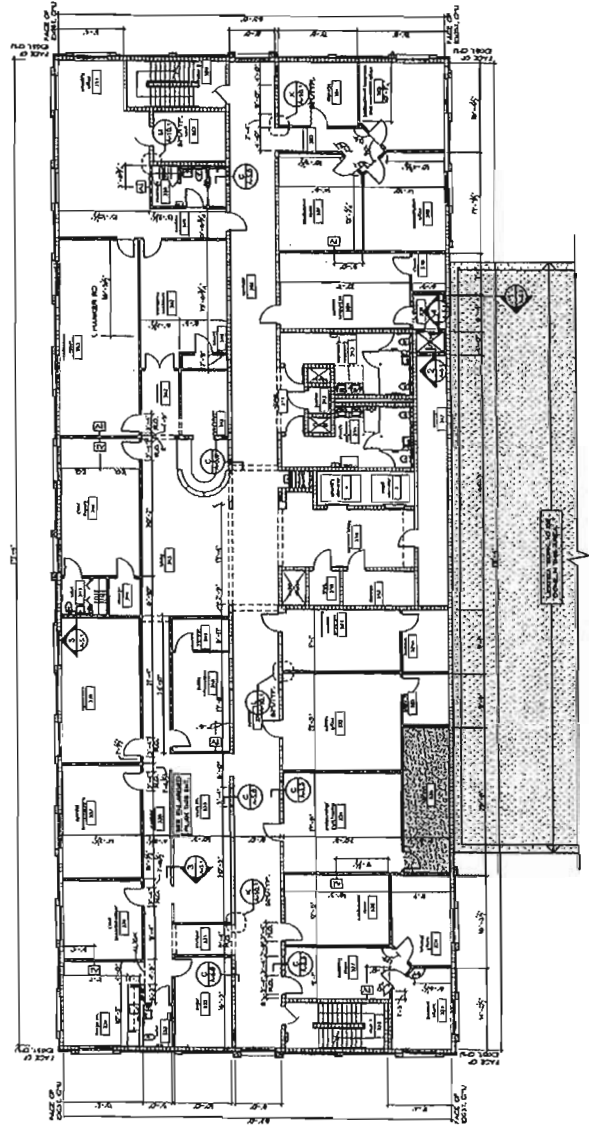
stroilo architects
 222 WEST 10TH ST. SUITE 300
 DENVER, CO 80202
 (303) 733-1133
 www.stroilo.com

GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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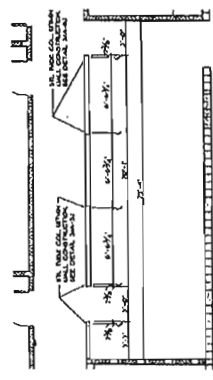
FLAGLER COUNTY
 RENOVIATION TO COURTHOUSE
 ANNEX - NEW SHERIFFS OFFICE

Project Name:
 Date:



1 third floor dimension plan

SCALE 1/8" = 1'-0"



2 partial third floor dimension plan rm. 339

SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

DATE: 08/02/2011

PROJECT: 08/02/2011

CONSTRUCTION DOCUMENTS

A-2.5

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Investments To Date

• Study and Analysis (since Nov 2007)	\$ 35,346
• Stabilization Repairs	\$388,658
• Architectural Construction Plan Design Costs	<u>\$140,000</u>
Total Investments-to-date	\$564,004

Note: Annual holding costs not included (\$75K per year)

Estimated Annex Construction Costs

Flagler County
Court House Annex Renovations To Sheriff's Office

Statement of Probable Construction Cost
(Based upon Construction Documents)
3-Stories - 36,399 Gross Sq. Ft.

Description	Cost
Selective Demolition	\$ 80,300
Mold Abatement	\$ 64,300
Cast-in-place Concrete	\$ 16,000
Unit Masonry	\$ 7,400
Cold-Formed Metal Framing	\$ 2,200
Metal Fabrications	\$ 1,300
Pipe and Tube Railings (Aluminum)	\$ 5,500
Miscellaneous Carpentry	\$ 8,600
Interior Architectural Woodwork	\$ 38,100
Building Insulation	\$ 6,400
Through-Penetration Fire stopping	\$ 2,000
Joint Sealants	\$ 5,000
Steel Doors and Frames	\$ 14,800
Flush Wood Doors	\$ 22,300
Access Doors and Frames	\$ 3,600
Glass Entrances and Storefronts	\$ 7,000
Door Hardware	\$ 31,700
Glazing	\$ 1,400
Plastic Glazing	\$ 550
Portland Cement Plaster	\$ 6,200
Gypsum Board Assemblies	\$ 756,000
Gypsum Board Shaft-wall Assemblies	\$ 5,600
Ceramic Tile	\$ 40,200
Epoxy Terrazzo Tile	\$ 45,900
Acoustical Panel Ceilings (3 Types)	\$ 101,300
Resilient Floor Tile (VCT & RUBBER)	\$ 14,500
Resilient Wall Base and Accessories	\$ 10,500
Carpet	\$ 103,300
Painting (Interior & Exterior)	\$ 80,500
Manufactured Exterior Specialties (Entry Canopy)	\$ 41,800
Toilet Compartments	\$ 23,200
Signs	\$ 6,300
Pylon Signs (Exterior)	\$ 18,700
Evidence Lockers	\$ 3,600
Fire-Protection Specialties	\$ 900
Toilet and Bath Accessories	\$ 31,400
Pleated Insulating Shades	\$ 11,500
Hydraulic Elevators Renovations	\$ 71,500
Subtotal	\$ 1,691,330
Plumbing	\$ 88,000
Fire Protection (without Fire Pump)	\$ 101,200
HVAC	\$ 286,000
Electrical Power	\$ 231,000
Emergency Generator (250 KW, Transf. Switch, Fuel Tank)	\$ 90,200
Lighting	\$ 184,800
Subtotal	\$ 981,200

Revised January 26 2012

Based Upon 2012 Pricing

Flagler County
Court House Annex Renovations To Sheriff's Office

Statement of Probable Construction Cost
(Based upon Construction Documents)
3-Stories - 36,399 Gross Sq. Ft.

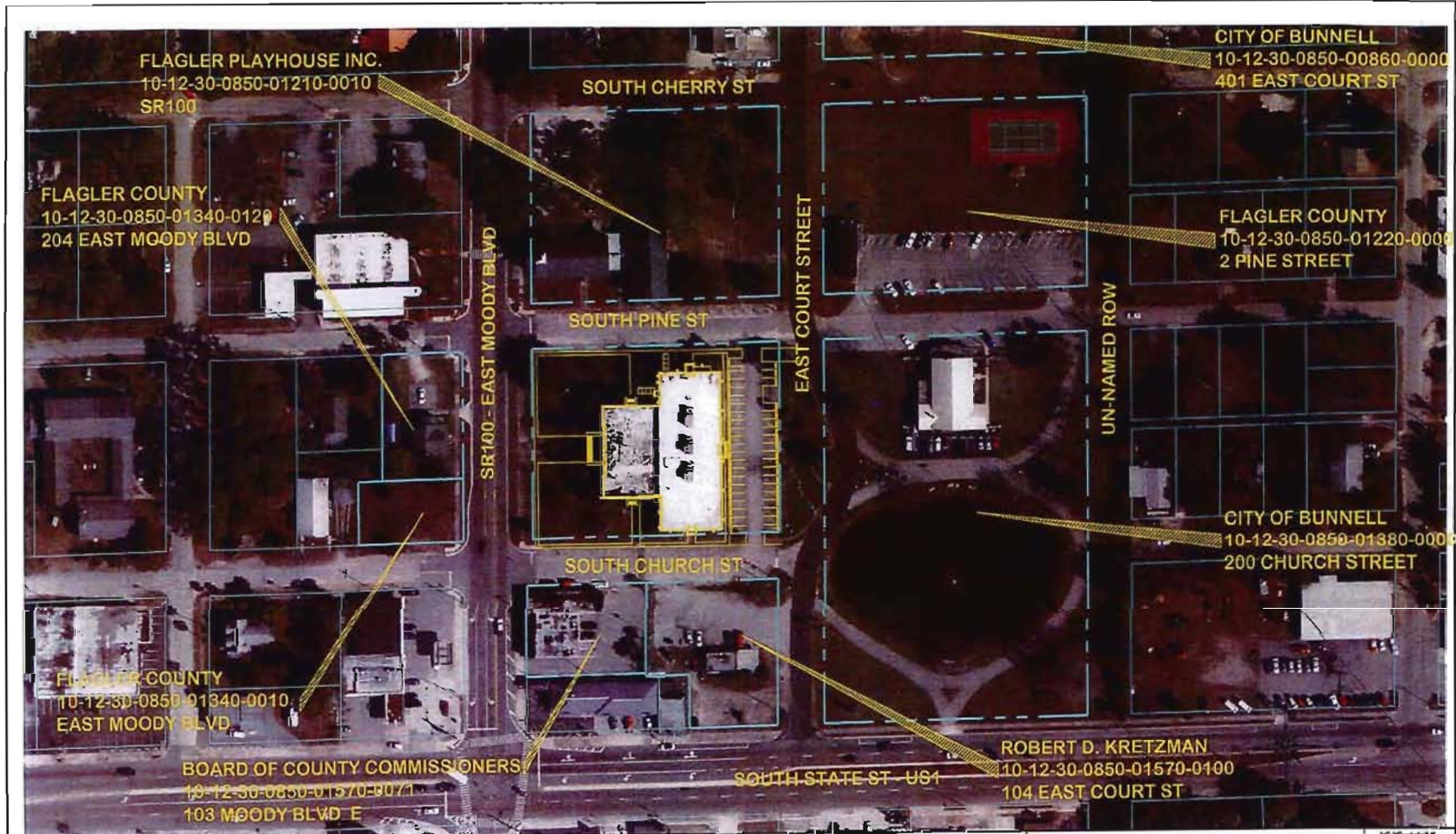
Systems (w/ Equipment)	
Door Access Control	\$ 43,000
CCTV	\$ 77,000
Data & Phones	\$ 203,500
Fire Alarm	\$ 47,000
Subtotal	\$ 370,500
Overall Subtotal	\$ 3,043,050
General Conditions 11%	\$ 334,736
Overhead and Profit 12%	\$ 405,134
Bond 2%	\$ 75,662
Subtotal	\$ 815,732
Total	\$ 3,858,782

* Note: No Parking and Landscaping Improvements included in the above pricing.

Total Estimate \$3,858,782

Revised January 26 2012

Based Upon 2012 Pricing



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

11'x17' ISSUES-100
 ISSUED 00/00/00

 SHEET 1 OF 1



PARKING REQUIRED—BUNNELL, LDC
 1000 + 300 SF USABLE FLOOR SPACE + 1 PER 10 EMPLOYEES + 1 PER GOVERNMENT VEHICLE

PARKING REQUIRED ANNEX (COUNTY SHERIFF)
 1st FLOOR GFA=1,088SF—UFA=8,204SF
 2nd FLOOR GFA=1,488SF—UFA=6,188SF
 3rd FLOOR GFA=1,918SF—UFA=9,197SF
 26,590 UFA ÷ 300 = 88 SPACES
 ADMIN EMPLOYEES 40 ÷ 3 = 13 SPACES
 SHERIFF VEHICLES 10 = 10 SPACES
 SUB TOTAL = 111 SPACES

PARKING REQUIRED—HISTORIC COURTHOUSE (GOV. GENERAL)
 1st FLOOR GFA=6,460SF—UFA=45,745F
 2nd FLOOR GFA=8,460SF—UFA=61,855F
 9742 UFA ÷ 300 = 32 SPACES
 ADMIN EMPLOYEES 40 ÷ 3 = 14 SPACES
 GOV. VEHICLES 10 = 10 SPACES
 SUB TOTAL = 56 SPACES

GRAND TOTAL = 175 SPACES

PROPOSED ACTUAL USE FOR ANNEX BUILDING
 PER SHERIFF'S OFFICE (PARKING AND EMPLOYEES) = 70 SPACES
 HISTORIC COURTHOUSE TOTAL = 56 SPACES
ACTUAL USE TOTAL = 129 SPACES

**DESIGNED AND EXISTING TOTAL = 118
 6HC=12+ SPACES**

REVISIONS			
NO	DATE	BY	DESCRIPTION

FLAGLER COUNTY ENGINEERING
 KIFAH H. ALKHATIB, P.E., COUNTY ENGINEER
 LICENSE NO. 62387
 1789 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.

PRELIMINARY SITE LAYOUT SKETCH

ISSUED 08/09/00

 SHEET 1 OF 1



Bunnell Breakthrough

CATHERINE D. ROBINSON
MAYOR
JENNY CRAIN-BRADY
VICE-MAYOR
ARMANDO MARTINEZ
CITY MANAGER
DIRECTOR OF PUBLIC SAFETY



COMMISSIONERS:

DAISY M. HENRY
JOHN ROGERS
ELBERT TUCKER

RECEIVED

FEB 29 REC'D
C: BOCC
COUNTY ADMINISTRATOR
FLAGLER COUNTY, FLORIDA

February 28, 2012

Attn: FCBOCC
1769 E Moody Blvd, Bldg 2, Suite 302
Bunnell, FL 32110-0787

Dear Chair Revels:

The City of Bunnell respectfully requests the use of the historic portion of the former courthouse property for city offices (Bunnell City Hall). Last night, at the Bunnell City Commission meeting, the City Commissioners unanimously voted in favor of the project and a financial plan to pay for design and construction of this property. The vote demonstrates the City of Bunnell's genuine commitment to occupy and contribute to the restoration of the Old Historic County Court House.

The City of Bunnell is now ready to partner with the county and begin the design phase. We now seek a workshop with the Board of County Commissioners and the Bunnell City Commission to discuss these issues in order to move forward.

Sincerely,

A handwritten signature in black ink that reads "Catherine Robinson". The signature is written in a cursive, flowing style.

Catherine Robinson
Mayor

cc: Bunnell City Commissioners
City Manager
Dan Davis



What has developed???

- Notice of sent to Bunnell asking them to pickup pace of relocation efforts – discussed paying rent
- County staff worked with Bunnell staff on financing issues, architect design/construction estimates, and similar issues.
- Bunnell secured \$1,500,000 from Intercoastal Bank for Historic Courthouse Space /Bunnell City Hall \$100K -Design \$1.4 Million Construction



Project Partnership with Bunnell

- **Similar to School Board**

- Interlocal spelling out relationship
- Condominium type space
- County gives it turn key with ongoing construction draws and input from City for reconstruction
- Shared Exterior Maintenance for commonly shared items

- **Differences from School Board**

- Separated Utilities except for trash potential
- No common building maintenance
- County Exterior Building maintenance excluding Roof, HVAC

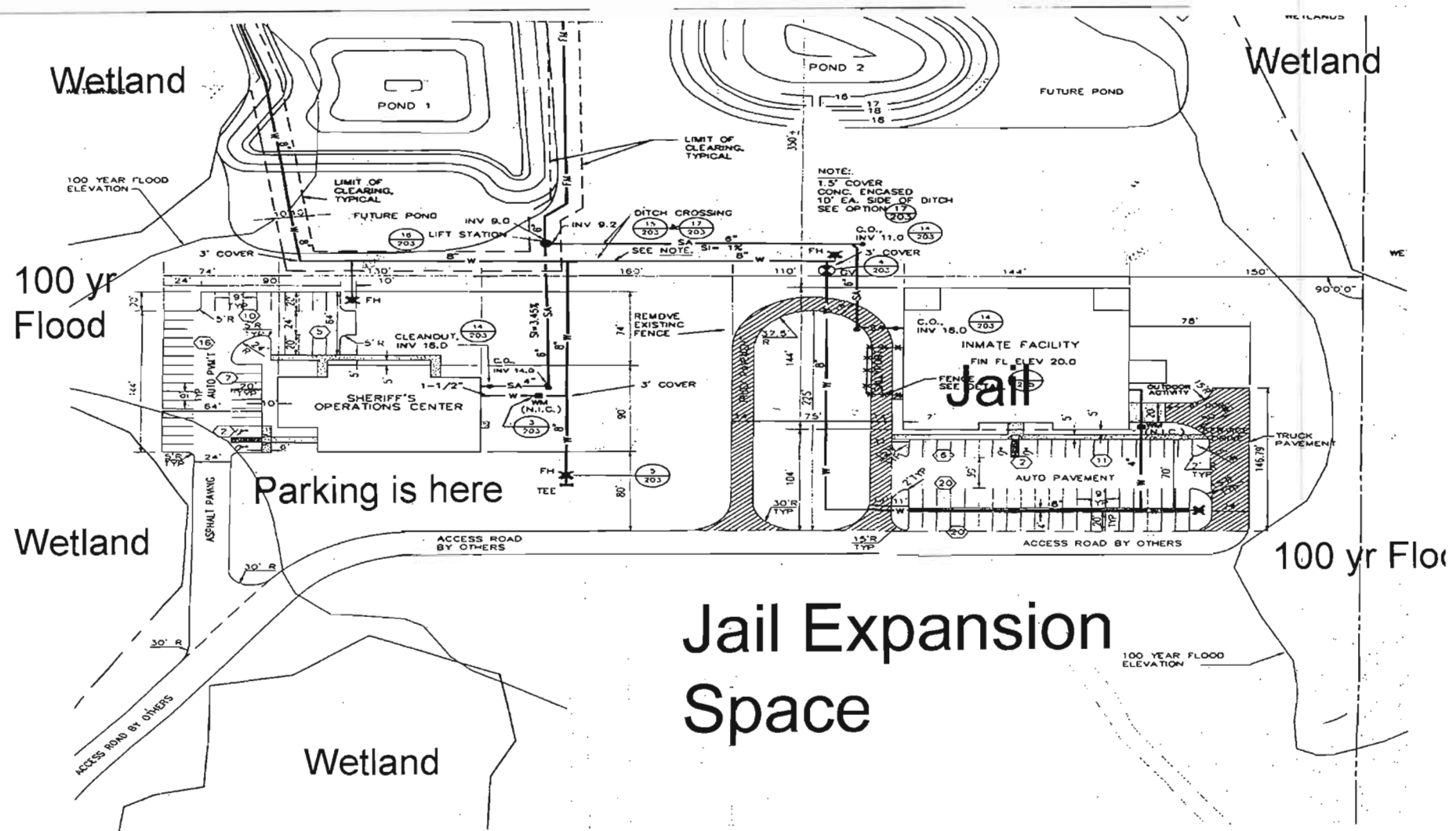


Cooperation Needed with Bunnell

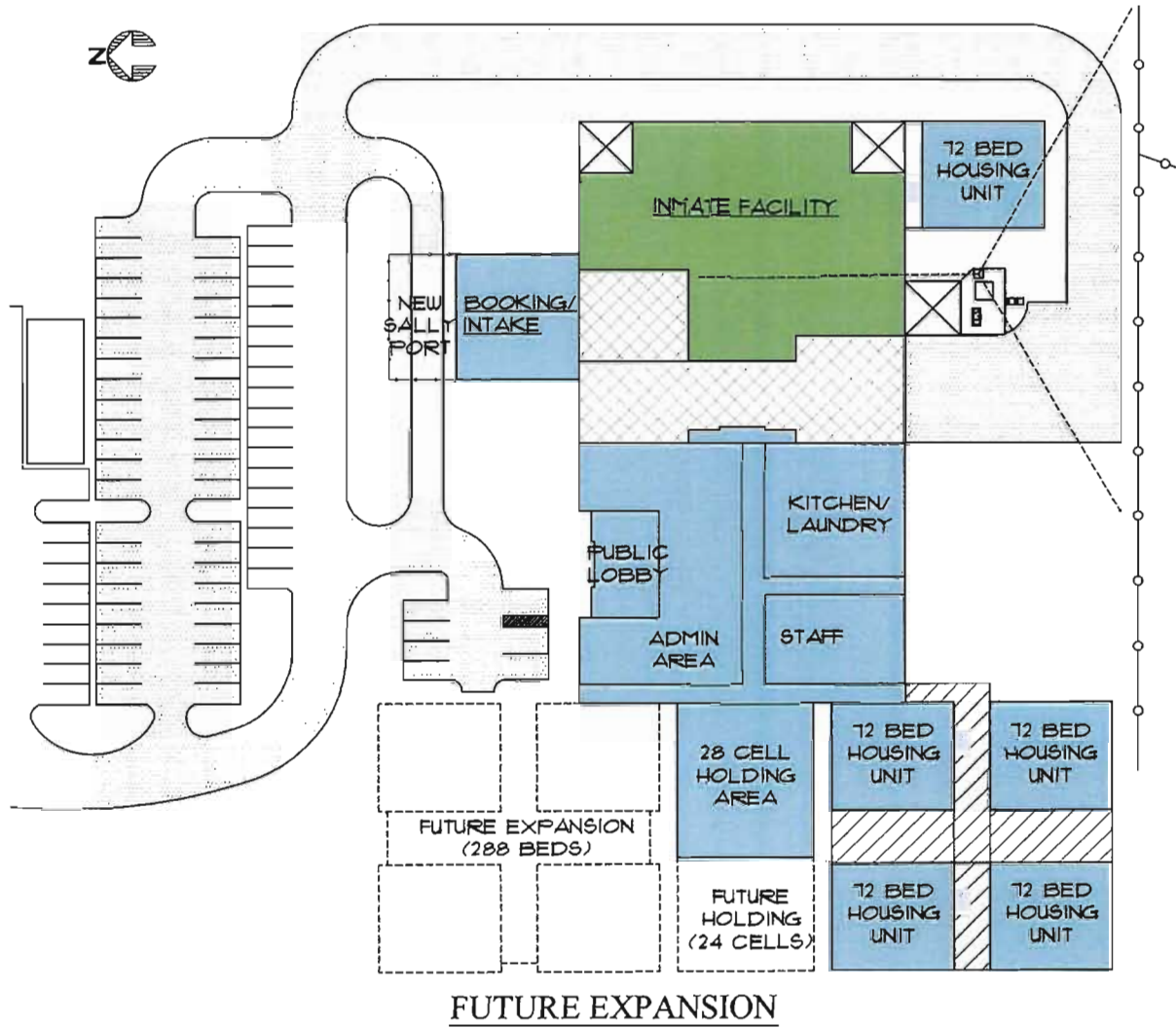
- Redevelopment of Streets for one way with parking and streetscape
- Potential Realignment of Court Street for additional parking
- Potential Use of Pond for some stormwater
- Offsite work/waiving of building fees

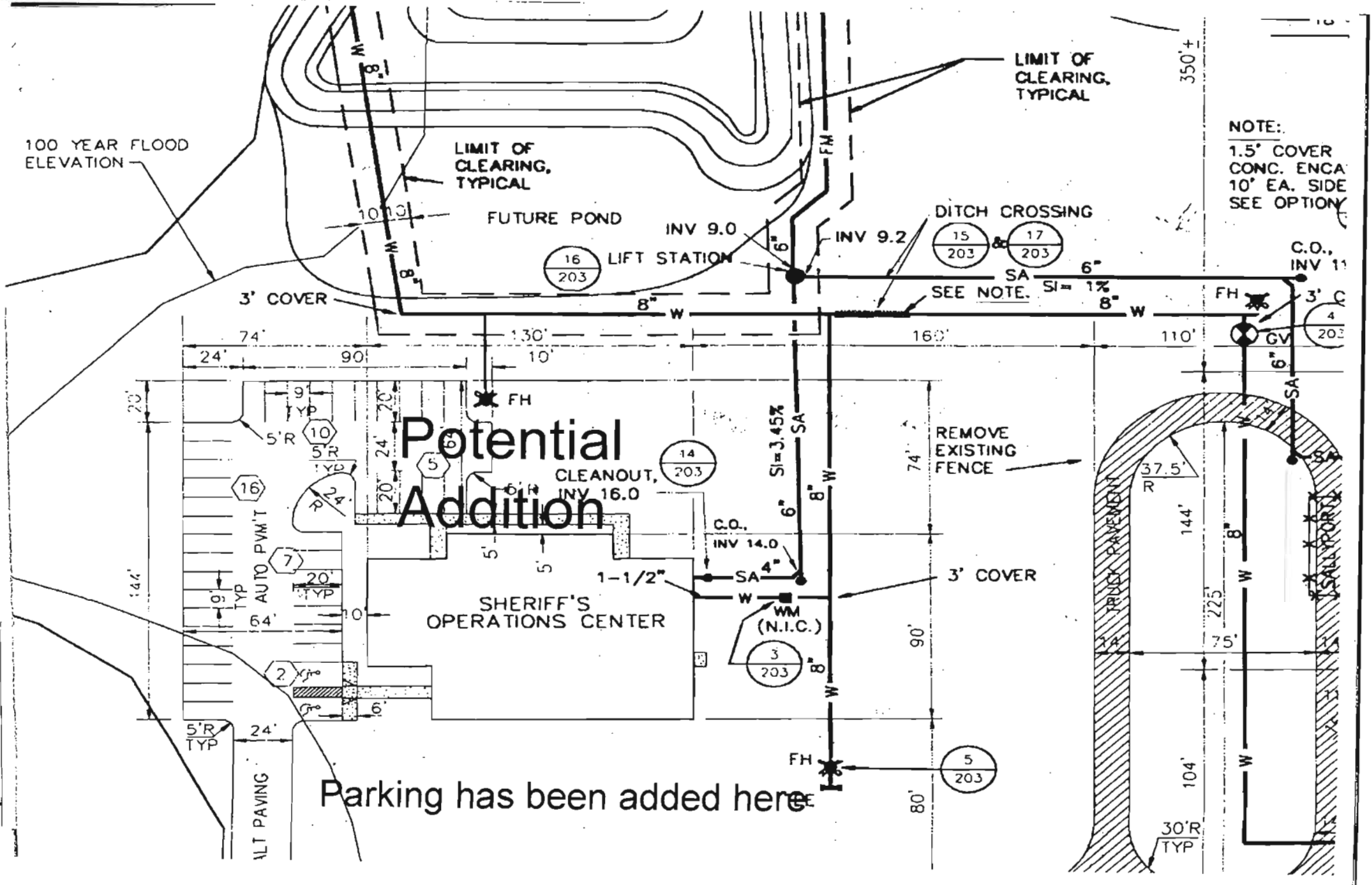


Other Options Discussed



Jail Expansion Space





Comparison to Other Options

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)	\$500,000	\$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	<u>\$375,0000</u>	<u>\$375,000</u>	<u>\$187,500</u>
Total Countywide	\$5,250,000	\$8,600,000	\$3,961,000



Recommendations Moving Forward



Recommendations Moving Forward

- Immediately hold Workshop with Bunnell as requested.
- Move forward with development of an interlocal agreement with Bunnell.
- Following interlocal agreement with Bunnell move forward with design and reconstruction of Historic Courthouse building for use as Bunnell City Hall.
- County Staff move forward with inhouse site design/permitting and further investigation of historic brick façade repairs needed (15K+/-)

A decorative graphic on the left side of the page, consisting of a vertical blue bar with a white, wavy, ribbon-like shape running through it, resembling a stylized wave or a path.

Questions Discussion Direction



Demolition 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	=	<u>\$44,400</u>
Total Cost Estimate	=	\$540,600

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	=	<u>\$78,000</u>
Total Cost Estimate	=	\$598,000

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	<u>\$81,400</u>
=	
Total Cost Estimate =	\$623,900



Annual Holding Costs

Ongoing Operational Costs

Vendor Name	Description	Amount
City of Bunnell	Water/Sewer	1,470.00
AT & T	Phone Service - Elevators	618.48
Coastal Elevator	Elevator Maintenance	720.00
Florida Power & Light	Electric - Courthouse	30,015.09
Florida Power & Light	Electric - Courthouse Parking Lot	1,056.42
General Liability Insurance	Property Insurance	32,934.00
Massey Services	Termite/Pest Control	325.00
RoundTree Landscaping	Grounds Maintenance	5,736.00
Space Coast	Fire Alarm	2,116.00
State of Florida	Annual Elevator License	100.00
TOTAL		75,090.99