

## Roma Court Property Specific Concerns

1. Public Safety – The intermixing of retail customers with the Sheriff's office will create multiple challenges. The difficulties associated with the various uses of the entire site, compounded with law enforcement responding to emergencies and assisting during a declared emergency, or even critical fast responses will be the biggest single challenge. Also, problems would occur with the mixing of Sheriff's office visitors and the public, such as restaurant customers or chiropractic patients, or even the public's ability to monitor the Sheriff's office activities. On a publically owned site, the Sheriff has the ability to enact measures to control the hours, security, and other operational aspects.

2. Functional Usage – Part of the consolidation efforts was to move (special equipment storage 4,000 s.f. needed lower level), a communications tower, impound facility, (ground level storage) to one site. The functional use of consolidation will help the Sheriff's office be more efficient, realize economies of scale, improve internal communication, standardize operational processes and save money. Although your emails convey that none of the above mentioned would be a problem, I am not confident that many of these items could be accomplished. By ordinance, the City of Palm Coast prohibits barb wire, has screening issues with outside storage, heavily regulates signage, and may not allow a 150 ft. antenna; all items needed for the Sheriff's office consolidation. There would be other restrictions by the City as well as covenants by the owner, which in many cases would not provide the Sheriff's office the flexibility or independence needed to operate as necessary changes occurred through situations or over time. A second floor occupancy is also something collectively discussed and specifically described as a major negative during the evaluation process.

3. Layout of the Building – The U-shape of the building may be conducive to store fronts, but not necessarily conducive to a consolidated office. A squarer facility will prevent unusable space and avoid having to travel all around the U-shape or come in and out of individual storefronts. This is a similar problem the City of Palm Coast is currently encountering in its office space in the City Marketplace.

4. Security – It is unclear how the Sheriff's office will be able to provide for a secure area to operate on the site. As described above, this area is separate and apart from other areas, creating challenges in security. You have mentioned the area under the building as a potentially secured area, but this is also where the elevator is accessible for customers (especially those unable to navigate stairs), deliveries, and owners, let alone eliminating necessary parking spaces for all building tenants.

5. Emergencies and Building Construction - Newly constructed Sheriff's offices are required to meet 140 mph wind load, which is higher than typical construction. We have evaluated all other proposals for this standard and, to date, you have not provided the information that indicates it meets this higher standard. Similarly, a full backup

generator system would also be required (budgeted at \$180K) which would probably be located in the lower parking area of the complex, which I have been advised by other individuals familiar with the site, severely floods during heavy rains, which would be of utmost concerns during hurricanes and other natural occurrences when the Sheriff's office would be the busiest.

6. CAM Charges and Other Costs – Although these costs were stated as essentially the same, that is not really correct. While some items like landscaping will be similar, others will not. After checking with the Property Appraiser, the Roma Court property would be subject to both City of Palm Coast and Flagler County taxes, which would not apply to a County owned site. Additionally, the owner would provide insurance for the building and pass along those costs to the tenant(s). This insurance cost would likely be at a much higher rate than what the County pays for insurance of its facilities. This cost difference will be significant over time. Other costs (such as maintenance), the County would roll into its existing departments, where a private owner would have to charge those costs as well as add a profit margin back to the tenant. This would also include the cost of a property manager.

7. Future Public Costs – The terms and conditions for the ability to expand and/or modify the space for any future needs is completely unclear. If future expansion is cost prohibitive or if future additional space is unavailable for the Sheriff's office, they would be forced to, once again, be fragmented. According to the Property Appraiser's website, the property in your proposal is just over 4 acres. The former hospital complex is approximately 7 acres. In addition, the County Health Department is adjacent to the former hospital complex, offering an additional 4.4+ acres to an overall community campus of approximately 11.5 acres. After vacation of some additional right-of-way between the two properties, another acre of land could be added to the complex for a total of around 12.5 acres.

8. Distance to Other Important Facilities - As you might imagine, the Sheriff's staff works on many different levels with many different agencies. Specifically, the headquarters/operations of the Sheriff's interacts with most of these outside agencies, the majority of whom are located in Bunnell and include: The Courthouse/court system, the County correctional facility managed by the Sheriff, Sheriff's fleet maintenance, the County consolidated fueling facility, and other County Board of County Commissioners offices including the employee clinic utilized by Sheriff's employees. Instead of bringing the Sheriff closer to these facilities at the former hospital site, the Roma Court property will actually take them much farther away.

9. Public Benefit – The site in your proposal is well suited for the private sector and is already used in that capacity, as are the very busy nearby commercial properties. Contrary to the Roma Court site, the former hospital site is under-utilized and will create a tremendous boost to the economics of the neighborhood by adding security and redevelopment potential. Additionally, the former hospital site may provide space that

can be utilized long term for such things as the free clinic, Sheriff's outreach and other County space needs.

10. Building Finish Out – From those that have toured the facility, I understand the Roma Court space is essentially an open finished shell space and a former bar area and would require additional finish out/renovations for a typical Sheriff's office. Although this part would be a lot less than other projects the County considered, none-the-less it would be a significant expense for HVAC, electrical, framing, permitting, etc., and would add cost to the estimates you have provided.