

# City of Palm Coast, Florida Agenda Item

Agenda Date: June 27, 2023

<b>Department</b>	CONSTRUCTION MANAGEMENT & ENGINEERING	<b>Amount</b>
<b>Division</b>	ENGINEERING	<b>Account</b>
<b>Subject</b>	PRESENTATION - FACILITY ASSESSMENT OF EXISTING FIRE STATION 22	
<b>Presenter: Eric Gebo, Architect, James Hirst, Director of Parks &amp; Recreation, and Consultant</b>		
<b>Background:</b>		
<b>Council Priority:</b>		
<b>C. Safe and Reliable Services</b>		
<b>3. Seek opportunities for the Community Center to help relieve parking</b>		
<p>Repurpose Fire Station 22, to preserve historical value and expand visitor awareness of Palm Coast. City Staff advertised the project (RFSQ-SWE-22-60) to provide professional design services for the replacement of Fire Station 22. The contract was awarded to Schenkel Schultz Architecture. Included in the scope of work was for the design professional to perform an assessment of the existing Fire Station 22 and provide a report on the facility identifying deficiencies, possible future uses, methods of remediation, and an estimate of probable cost.</p> <p>This presentation is to review the results of the report.</p>		
<b>Recommended Action:</b>		
<b>FOR PRESENTATION AND DIRECTION</b>		



# **City of Palm Coast Fire Station 22**

Facility Assessment

# Existing Fire Station 22

## Facility Assessment

RFSQ-SWE-22-60 Architectural and Engineering Services for the Design of New Fire Stations, Fire Station Expansion and Bay Door Replacement

- Council Approved Design Professional Services Agreement –February 14, 2023
- Schenkel Schultz Architecture was awarded the Contract
  - Provide Design Services
    - Replacement Fire Station 22
    - New Fire Station 26
    - Expansion to Fire Station 23
    - Fire Station 25 Bay Door Replacement
    - Assessment of Existing Fire Station 22
- Assessment initiated – April 14, 2023
- Assessment received – May 19, 2023



# Existing Fire Station 22

## Facility Assessment

- Built in 1977
- 2,991 sf
- Does not serve the current needs of the Fire Department
- Previous improvements were stop gap measures
- Customized Apparatus was required



# Existing Fire Station 22 Facility Assessment

- Site Conditions
  - .99 acres
  - Land Use and Zoning
    - PSP – Public Semipublic District
    - FLUM Designation - Institutional
    - Palm Coast Overlay Corridor
  - Surrounding Land Use and Zoning
    - North - Developed, COM2 - Commercial
    - East – Undeveloped, P&G
    - Southwest – Community Center – PSP
  - Existing lift station



# Existing Fire Station 22 Facility Assessment

- Site Conditions
  - Tree Preservation
    - One historic oak on site
    - East parcel – canopy & subcanopy of various species



# Existing Fire Station 22 Facility Assessment

- Site Conditions
  - Surface Water
    - No surface water on developed site
    - Surface water on undeveloped site
    - FDEP and SJRWMD Permitting



# Existing Fire Station 22 Facility Assessment

- Site Conditions
  - Flood Zone
    - The site is not impacted by a Special Flood Hazard Area





# Existing Fire Station 22

## Facility Assessment

- Building Conditions
  - Plumbing
    - 40 – 50 year typical useful life
    - 10 – 20 years useful life remaining



# Existing Fire Station 22

## Facility Assessment

- Building Conditions
  - Air conditioning system
    - Installed in 2016
    - 8 – 12 year lifespan for systems in saltwater conditions
    - System should be replaced in the near future



# Existing Fire Station 22

## Facility Assessment

- Building Conditions
  - Electrical system
    - Original electrical service – 45 years old
    - Generator installed in 2003
    - Should be salvaged for reuse



# Existing Fire Station 22

## Facility Assessment

- Building Conditions
  - Lighting
    - Original 1976 fluorescents
    - Fixtures in poor condition
    - No occupancy sensors
    - Replace with LED fixtures



# Existing Fire Station 22

## Facility Assessment

- Building Conditions
  - Wiring
    - Original 1976 installation
    - System in poor condition
    - Damaged replacement devices
    - Grounding system may not meet Code
    - Additional outlets are needed



# Existing Fire Station 22

## Facility Assessment

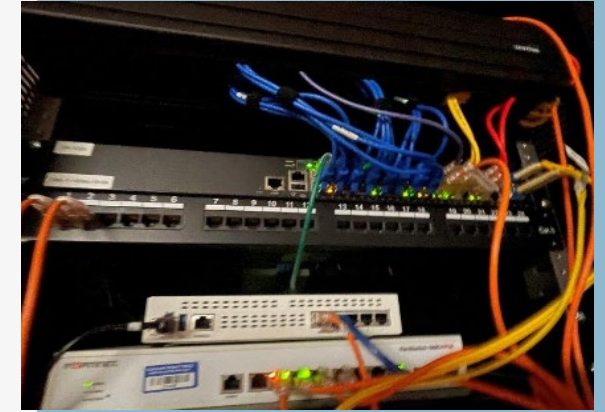
- Building Conditions
  - Fire Alarm System
    - No Fire Alarm System
    - Stand alone smoke detectors



# Existing Fire Station 22

## Facility Assessment

- Building Conditions
  - Information Technology
    - Recent installation
    - Functioning
    - Upgrade cabling to CAT 6



# Existing Fire Station 22

## Facility Assessment

- Building Conditions
  - Structural
    - Exterior walls load bearing CMU
    - Wood truss roof framing
    - Settlement cracking
    - Load cracking
    - Possible Termite Damage above sleeping quarters





# Existing Fire Station 22

## Facility Assessment

- Building Conditions
  - Architectural - Exterior
    - Exterior walls require localized repairs
    - Doors and windows are functional but inefficient
    - Roof and roof systems require replacement



# Existing Fire Station 22

## Facility Assessment

- Building Conditions
  - Architectural - Interior
    - Interior finishes in generally good condition
    - Update for future use



# Existing Fire Station 22

## Facility Assessment

### Code Review

- Existing Construction Type
  - Combustible – Type IV Construction
  - Can only be used for occupancies that allow for this type of construction
  - Institutional, Hospital Occupancies, High Hazard Occupancies not allowed with significant changes to the building
- Change of Use with moderate modifications
  - Business
  - Assembly
  - Mercantile



# Existing Fire Station 22

## Facility Assessment

Maintenance / Repairs / Upgrades independent of Use

- Plumbing
  - Replace modified piping
- HVAC
  - Replace entire HVAC System
  - Replace all HVAC distribution components
  - Condition vehicle bay dependent upon use
- Electrical
  - Replace panels, lights, switches, outlets and devices
  - Install lightning protection system



# Existing Fire Station 22

## Facility Assessment

Maintenance / Repairs / Upgrades independent of Use

- Architectural
  - Exterior paint
  - Window / storefront replacement
  - Roof
  - Interior Paint
- Technology
  - Upgrade low voltage cabling
- Fire Alarm
  - Install Fire Alarm System
- Accessibility Upgrades



# Existing Fire Station 22

## Facility Assessment

Potential Modifications based on Use

- Fire Suppression System
  - Assembly Use may require a fire sprinkler system based on Occupant Load
- Fire Separation
  - Installation of rate partitions based on Use and Occupant Load



# Existing Fire Station 22 Facility Assessment

Estimate of Probable Cost

- Rough Order of Magnitude Cost Estimate
  - Approximately \$1,100,00.00



DESCRIPTION	\$/SF		TOTAL
<b>Direct Costs</b>			
General Requirements	\$ 10.50		31,416
Demolition	\$ 10.38		31,041
Cast in place concrete	\$ 6.71		20,078
Rough Carpentry	\$ 1.37		4,100
Thermal & Moisture Protection	\$ 5.71		17,066
Roofing	\$ 20.83		62,310
Doors, Frames & Hardware	\$ 4.55		13,600
Windows & Glazing	\$ 22.53		67,384
Drywall	\$ 14.35		42,918
Stucco	\$ 5.78		17,296
Tile	\$ 4.02		12,035
Acoustical Ceilings	\$ 1.71		5,125
Painting	\$ 5.45		16,300
Window Treatments	\$ 0.59		1,750
Fire Sprinklers	\$ 5.00		14,955
Plumbing	\$ 5.18		15,485
HVAC	\$ 32.36		96,780
Electrical	\$ 51.33		153,522
Site earthwork, Utilities & Paving	\$ 24.02		71,831
Landscaping & Irrigation	\$ 1.56		4,675
<b>TOTAL DIRECT COSTS</b>	\$ 233.92		699,667
<b>Indirect Costs</b>			
General Conditions	\$ 50.27	21.49%	150,346
Preconstruction		2.00%	21,983
A/E Design & C/A Fees	\$ -		0
BIM Services	\$ 0.37	0.10%	1,099
IT Software	\$ 0.77	0.21%	2,308
Design Contingency	\$ 23.39	10.00%	69,967
Escalation Contingency	\$ 11.70	5.00%	34,983
General Liability Insurance	\$ 2.57	0.70%	7,694
Builder's Risk Insurance	\$ 0.75	0.20%	2,242
Permits	\$ -	0.00%	0
P&P Bond	\$ 2.99	0.81%	8,944
<b>SUBTOTAL</b>	\$ 334.08		999,234
Construction Contingency	\$ 16.70	5.00%	49,962
Owner Contingency	\$ -	0.00%	0
Subtotal	\$ 350.78		1,049,195
Fee	\$ 16.70	5.00%	49,962
<b>Conceptual Budget</b>	\$ 367.49		<b>1,099,157</b>

# Existing Fire Station 22 Facility Assessment

Timeline Relative to New Fire Station 22





# Existing Fire Station 22 Community Center Parking

## Pillars of Priority



### STRONG RESILIENT ECONOMY

Support the expansion and smart growth of both population and businesses to ensure success locally as well as regionally.

Maintaining financial strengths within the City and promote fiscal responsibility to ensure future stability.



### SAFE & RELIABLE SERVICES

A safe community for all is the catalyst to ensure that residents and regional visitors enjoy quality amenities year-round.

Recruiting and retaining a quality, talented workforce to maintain uninterrupted services to the citizens.



### CIVIC ENGAGEMENT

Build a cooperative and trusting relationship between the City and the community.

Promote the opportunity for communication between the decision makers and the public and create a credible channel through which accurate and timely information from the City can be disseminated.

Increase the public's understanding and support of the City's goals and strategies.



### SUSTAINABLE ENVIRONMENT & INFRASTRUCTURE

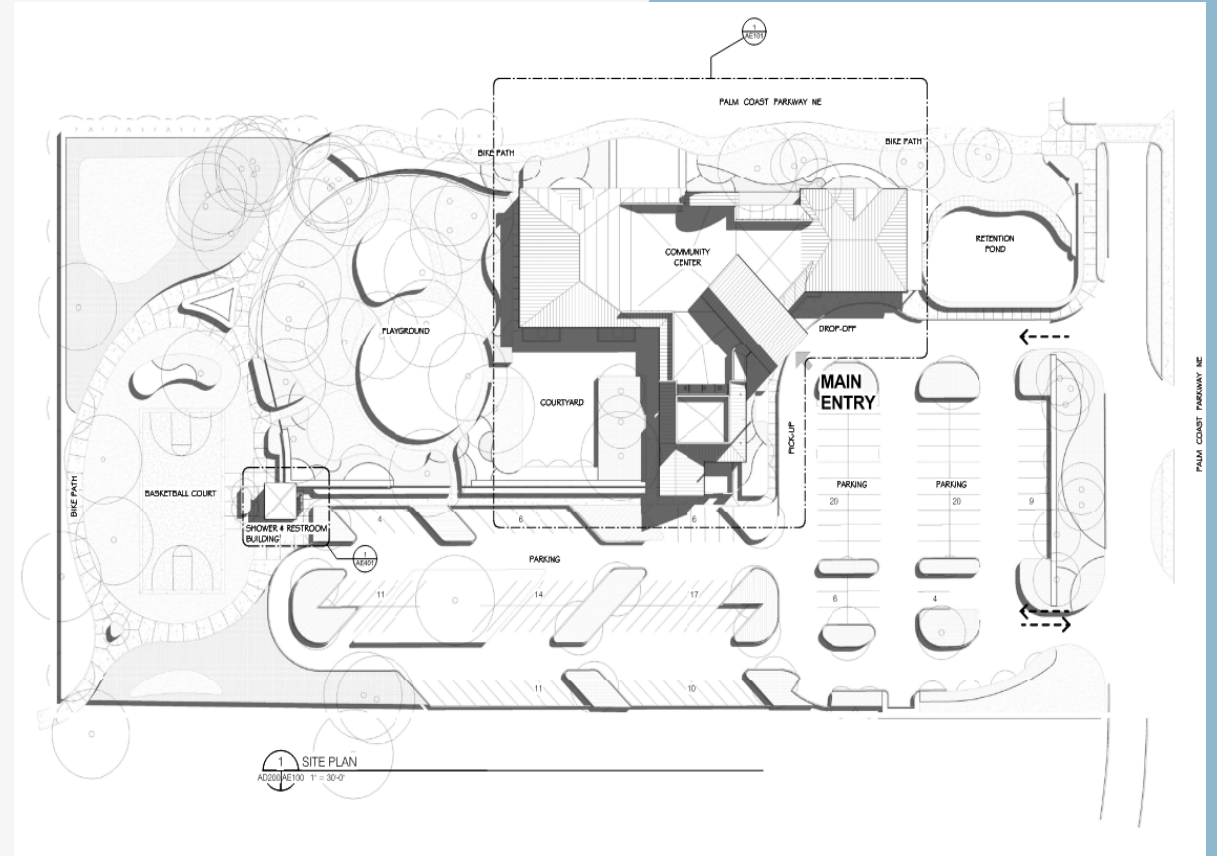
Build and effectively manage sustainable infrastructure that promotes clean water, integrated streets, and emphasizes green infrastructure.

To anticipate the need for additional services and infrastructure to provide opportunities for mixed use development with goods, services, and employment while creating a sustainable framework of visual appeal by caring for our land, water, air, and wildlife.



# Existing Fire Station 22 Community Center Parking

- Existing Community Center Parking
  - No ability for on-site expansion
  - Site design meets Palm Coast LDC Chapter 11



# Existing Fire Station 22

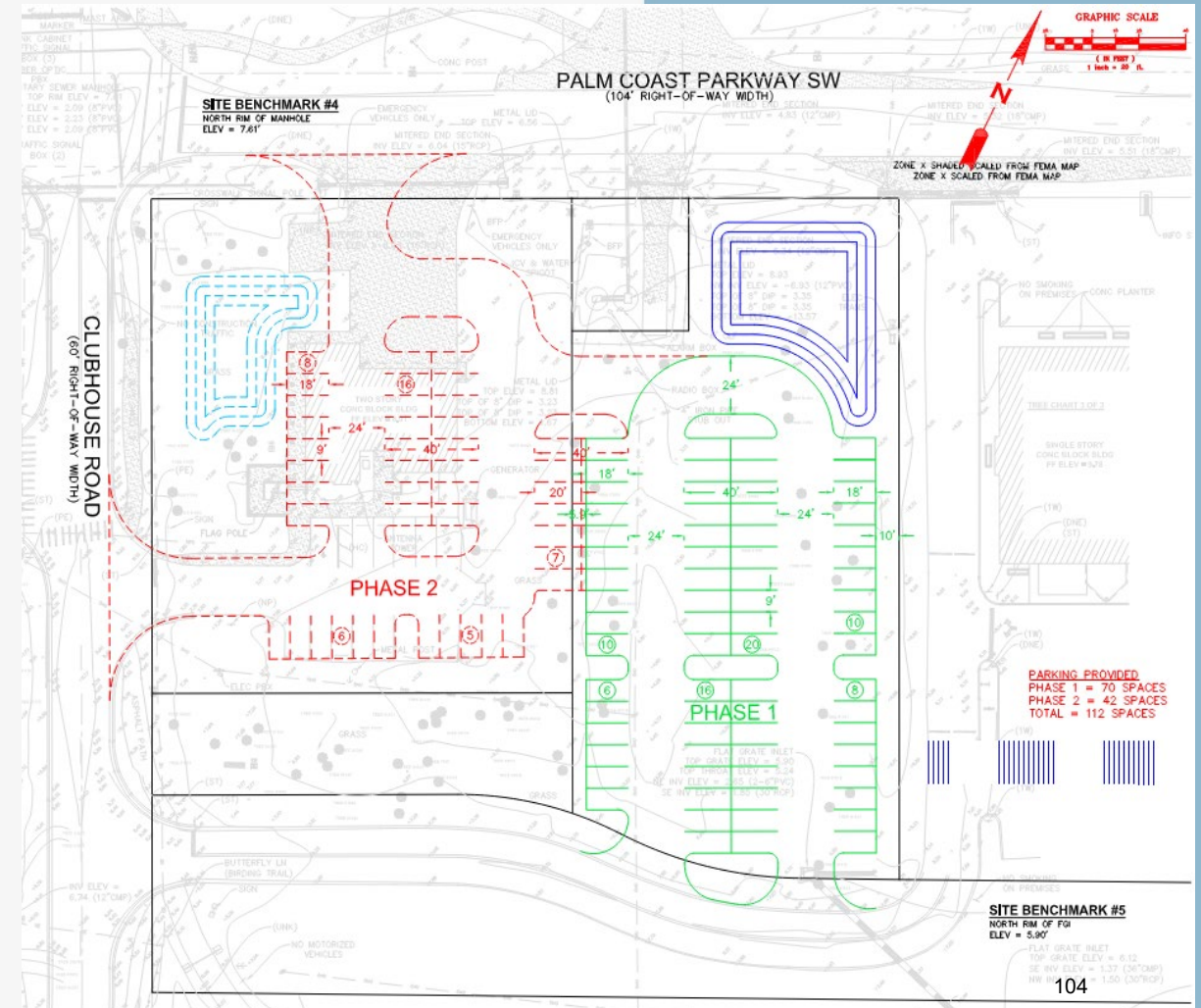
## Community Center Parking

- Potential Community Center Parking
  - Existing parking inadequate
  - Accessible connection with Community Center site
  - Ability to expand into the adjacent site to the East
  - LDC requires 193 spaces
  - 109 spaces provided
  - Minimum of 250 spaces required based on historical attendance data



# Existing Fire Station 22 Community Center Parking

- Potential Community Center Parking
  - 15 Existing parking spaces
  - Adjacency to Fire Station 22
  - Phase 1 spaces        70
  - Phase 2 spaces        42



# Existing Fire Station 22

## Council Actions

- Option 1
  - Rehabilitate the existing Facility for alternate use
  - Estimated Cost - \$1,100,000.00
- Option 2
  - Remove existing building and develop adjacent parcel for additional Community Center parking
  - Cost TBD

