



# SANTA ROSA COUNTY BOARD OF COMMISSIONERS

Santa Rosa Administrative Offices  
6495 Caroline Street, Suite M  
Milton, Florida 32570-4592



JAYER WILLIAMSON, District 1  
ROBERT A. "BOB" COLE, District 2  
W. D. "DON" SALTER, District 3  
ROB WILLIAMSON, District 4  
R. LANE LYNCHARD, District

TONY GOMILLION, County Administrator  
ROY V. ANDREWS, County Attorney  
JAYNE BELL, OMB Director

## MEMORANDUM

**TO:** Board of Commissioners

**FROM:** Tony Gomillion, County Administrator

**DATE:** February 22, 2016

**SUBJECT:** Administrative Item 1- HOK follow-up

### DISCUSSION

Discussion of the additional information form HOK on the downtown courthouse site development and decision regarding projects future.

### BACKGROUND

As a result of the February 1, 2016 presentation by HOK and the additional information supplied by the City of Milton, HOK was tasked to determine the potential of avoiding the wetlands and the impact that would have on the permitting of the project. HOK will provide the two alternatives as a result of the study and will answer questions related to the environmental, permitting, and other topics related to the overall project development.

### ACTIONS TO CONSIDERED

1. Determine if the downtown location has Board support to move forward to final design and construction.
2. If downtown site is approved to move forward, discuss and direct staff on the next steps for implementation.



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*Prepared for*  
*Board of County Commissioners of Santa Rosa County, FL*  
*February 22, 2015*

*Presented By:*



 Hatch Mott  
MacDonald

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# ***OUTLINE***

***Courthouse Program Overview***

***Site Plan Criteria***

***Parking Analysis***

***Conceptual Parking Options***

***Cost Analysis***



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# ***COURTHOUSE PROGRAM OVERVIEW***



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- USE 2012 SPACE PROGRAM - WITHOUT BUILT IN DEPT GROWTH
    - DEPARTMENTS GET SMALLER
    - FLEXIBILITY OF KEY SPACES INCLUDED
    - SPACE STANDARDS - STATE, BEST PRACTICE & EXPERIENCE
  - BUILDING SIZE - **135,000 GSF** (USING 2012 SPACE PROGRAM)
  - 3 LEVEL BUILDING
  - THE FOLLOWING DEPARTMENTS ARE INCLUDED:
    - 7 COURTROOMS - 8 JUDGES
    - COURT ADMIN & FAMILY LAW
    - CLERK OF THE COURT
    - STATE ATTORNEY
    - PUBLIC DEFENDER
    - GUARDIAN AD LITEM
    - SHERIFF
  - COURTROOM HOLDING REDUCED TO (5) COURTROOMS



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## EXISTING VS NEW PROGRAM FOR COURTHOUSE

		<b>2012 PROGRAM</b>	
EXISTING COURTHOUSE	45,000	NEW COURTHOUSE	98,000
<i>6 COURTS</i>		<i>7 COURTS</i>	
<i>6 JUDGES</i>		<i>8 JUDGES</i>	
<i>1 MAG</i>		<i>2 MAG</i>	
<i>CLERK</i>		<i>CLERK</i>	
<i>COURT ADMIN</i>		<i>COURT ADMIN</i>	
<i>SHERIFF</i>		<i>SHERIFF</i>	
<i>LAW LIBRARY</i>		<i>LAW LIBRARY</i>	
STATE ATTORNEY	17,500	STATE ATTORNEY	18,900
PUBLIC DEFENDER	8,800	PUBLIC DEFENDER	7,700
GUARDIAN AD LITEM	1,800	GUARDIAN AD LITEM	4,200
JURY ASSEMBLY	0	JURY ASSEMBLY	6,200
		<b>TOTAL</b>	<b>135,000</b>



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# ***SITE PLAN CRITERIA***

- 3 LEVEL BUILDING
- USE 2012 SPACE PROGRAM -
  - *WITHOUT THE BUILT IN DEPARTMENTAL GROWTH*
- ALL DEPARTMENT UNDER ONE ROOF INCLUDING SA, PD & GAL
- BUILDING TOTAL IS 135,000 GSF
  - *7 COURTROOMS - 8 JUDGES*
  - *DEPARTMENTS GET SMALLER*
- DO NOT USE PARCEL #1
- DO NOT USE PARCEL #4



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## DOWNTOWN LAND PARCELS



<b>PARCEL 1</b>	<b>NOT USED</b>
<b>PARCEL 2</b>	0.18 ACRES
<b>PARCEL 3</b>	0.54 ACRES
<b>PARCEL 4</b>	<b>NOT USED</b>
<b>PARCEL 5</b>	0.67 ACRES WETLAND
<b>PARCEL 6</b>	WETLAND
<b>PARCEL 7</b>	0.46 ACRES
<b>PARCEL 8</b>	WETLAND



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# ***PARKING ANALYSIS***



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**CITY OF MILTON PARKING CODE:**

1 SPACE PER EACH 2 EMPLOYEES

1 SPACE PER 500 GSF BUILDING

**THREE STORY OPTION:**

249 EMPLOYEES =  $249/2 = 125$  SPACES FOR EMPLOYEES

135,000 GSF =  $135,000/500 = 270$  SPACES

**TOTAL NEEDED = 395 SPACES**

CITY CURRENTLY HAS 256 PUBLIC PARKING SPACES DOWNTOWN.

WE CAN APPLY THE 256 TO THE CODE REQUIREMENTS.  
THE SPACES ARE CONSIDERED SHARED USE.

CONCEPTS ARE A MIXTURE OF STREET PARKING AND LOTS.



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# ***CONCEPTUAL PARKING OPTIONS***



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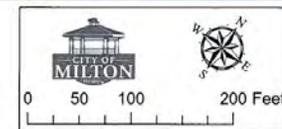
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- The following layouts are based on this sketch from the City of Milton

Legend		
	Streets	
	Delineated Wetlands	
	Potential Pond Area	
		Property Lines

## City of Milton Downtown Area Map

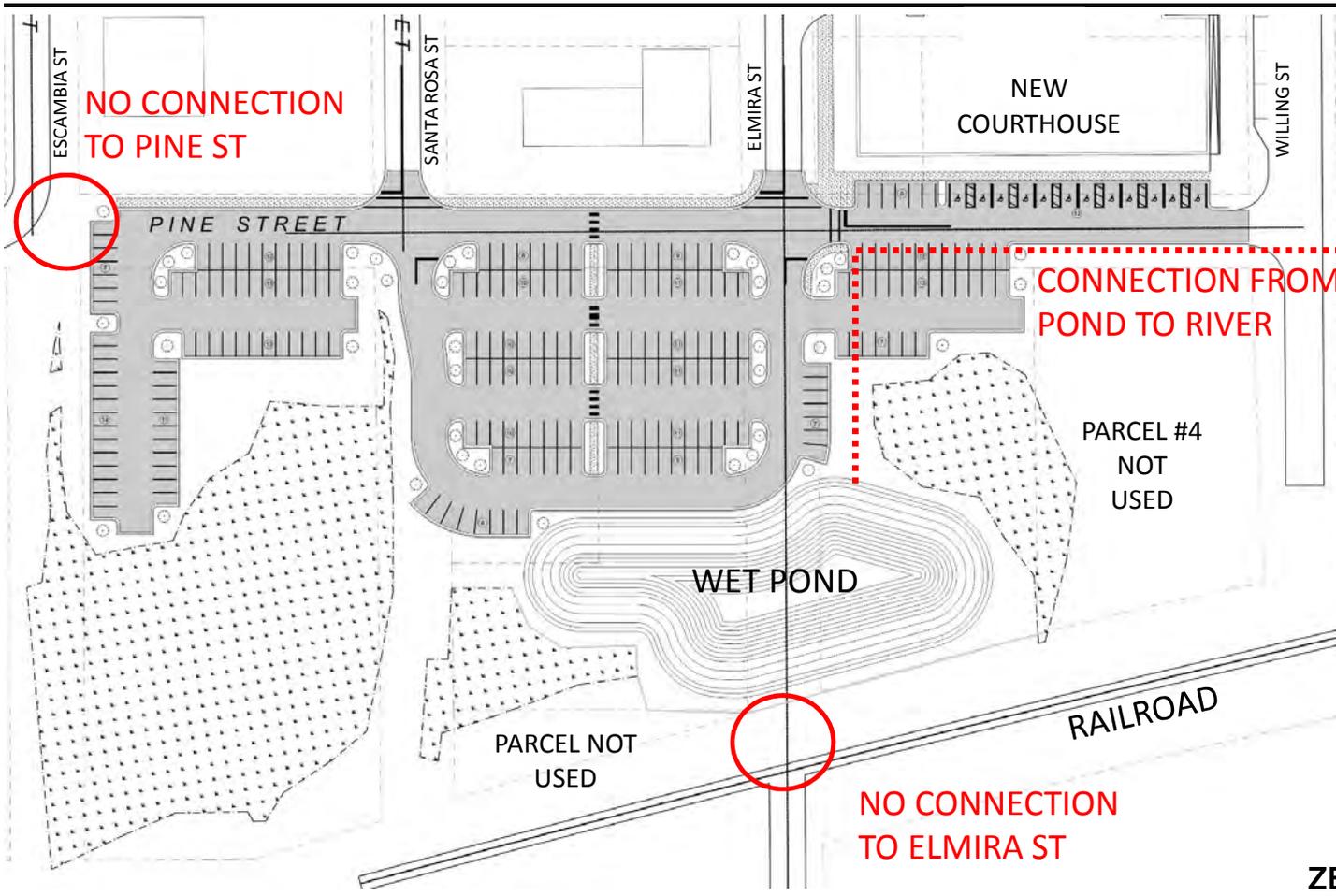


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- Approx 300 spaces
- No connection to Pine Street
- No connection to Elmira Street
- No Army Corps Review
- FL DEP Review for Storm Water and Secondary Impacts to Wetland
- Longer pipe from pond to river

*NOTE: Confirmation of spaces and closure of Pine Street could affect parking totals*



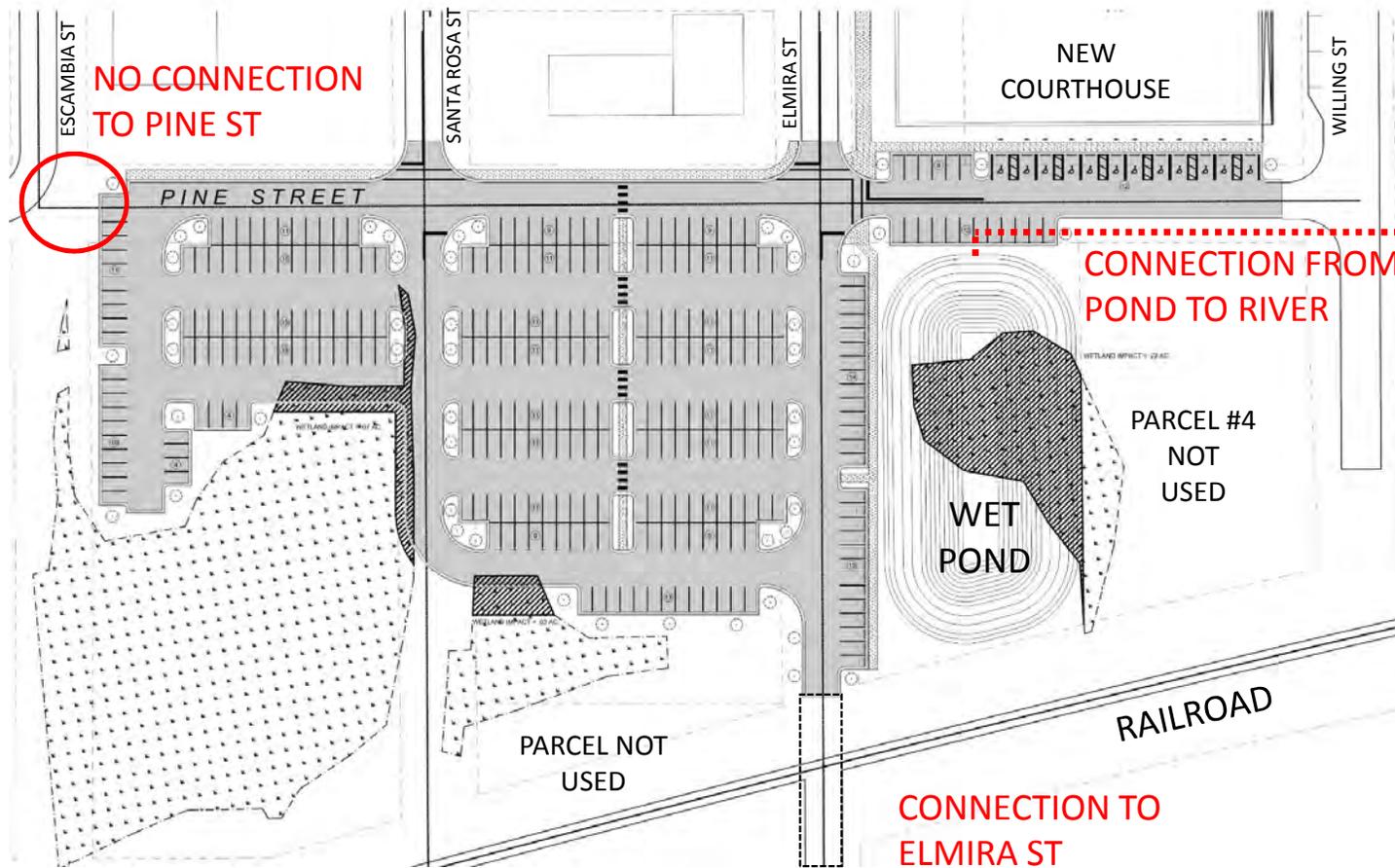
**PARKING OPTION 1  
ZERO WETLAND IMPACT**

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- Approx 395 spaces
- No connection to Pine Street
- Connection to Elmira Street
- Need Army Corps Review
- FL DEP Review for Storm Water
- Shorter pipe from pond to river
- Recommend specialty consultant to assist in permitting process

*NOTE: Confirmation of spaces and closure of Pine Street could affect parking totals*

**PARKING OPTION 2  
APPROX 0.35 ACRE WETLAND IMPACT**

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# ***COST ANALYSIS***



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	<b>OPTION 01</b> <i>(ZERO IMPACT)</i>	<b>OPTION 02</b> <i>(0.35 IMPACT)</i>
<b>SITE AREA</b>	6.9 ACRES	7.4 ACRES
<b>PARKING COUNT</b>	300	395
<b>FUTURE EXPANSION</b>	YES ACQUIRE PARCEL #1	YES ACQUIRE PARCEL #1
<b>NUMBER OF LEVELS</b>	3	3
<b>BUILDING SIZE</b>	135,000 GSF	135,000 GSF



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	<b>OPTION 01</b> <i>(ZERO IMPACT)</i>	<b>OPTION 02</b> <i>(0.35 IMPACT)</i>
<b>LAND COST</b>	NOT INCLUDED	NOT INCLUDED
<b>SITE DEVELOPMENT</b>	\$4.4 M	\$4.7 M
<b>PREMIUMS</b>	EXTRA DEWATERING, SITE FILL, DEEP PILE FOUNDATIONS	EXTRA DEWATERING, SITE FILL, DEEP PILE FOUNDATIONS
<b>FOUNDATION SYSTEM</b>	\$1.9 M	\$1.9 M
<b>BUILDING COST</b>	\$30.4 M	\$30.4 M
	<b>\$36.7 M</b>	<b>\$37 M</b>

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	<b>OPTION 01 (ZERO IMPACT)</b>	<b>OPTION 02 (0.35 IMPACT)</b>
<b>BUILDING/SITE</b>	\$36.7 M	\$37 M
<b>SOFT COST (27%)</b>	\$9.9 M	\$10 M
<b>TOTAL</b>	<b>\$46.6 M</b>	<b>\$47 M</b>

**NOTE: SOFT COSTS INCLUDE – FF&E, IT, AV, SECURITY ELECTRONICS, A/E FEES, TESTING FEES, PERMITS/IMPACT FEES, CONTINGENCY**



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## **NEXT STEPS:**

1. *CHOOSE AN OPTION TO MOVE FORWARD WITH*
2. *DEVELOP SITE PLAN IN MORE DETAIL*
3. *DEVELOP FLOOR PLANS IN MORE DETAIL*
4. *MEET WITH USER GROUPS TO CONFIRM FLOOR PLANS*



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# ***QUESTIONS***



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