Back Print

Attachment # 3
Page 1 of 8

Board of County Commissioners
Agenda Request 33

Date of Meeting: 7/30/2002
Date Submitted: 7/25/2002

TO: Honorable Chairman and Members of the Board
FROM: Parwez Alam, County Administrator
Kim Dressel, Management Services Director
SUBJECT: Consideration of Proposed Changes in the Scope of Work for the Bruce J. Host Center Project

---

STATEMENT OF ISSUE:
This agenda item seeks Board consideration of proposed changes in the scope of work for the Bruce J. Host Center project.

BACKGROUND:
The Bruce J. Host Center consists of a two-story house with 2,458 square feet of space, a one-level addition of 1,371 square feet and a 631+/- square feet screened in porch totaling 4,460 square feet. Several options for the house were considered during the Northeast Library planning process: (1) demolishing the house and using the site for the Northeast Library; or (2) subdividing the property and selling the house at an auction. However, the Northeast Library was built adjacent to the house and it was decided that the house would be used as a library annex.

On April 24, 2001, the Board approved a Bruce J. Host Center project budget of $273,000 consisting of site work, general renovations, mechanical, plumbing, electrical, communication/data wiring, A/E fees and contingency. The proposed design includes:

1. On the first floor:
two meeting rooms, a story room, a Friends of the Library room, a reading room, a room for gift books, a screened porch, restrooms and a kitchen; and

2. On the second floor:
three storage rooms for the library, one telecommunication room, and two existing restrooms.

JRA Architects, Inc., has completed plans for this work through the schematic drawings= phase.

In January 2002, the Host family expressed an interest in seeing the construction details of the project. They suggested another direction for the project which they felt would result in a more appropriate and useable building. Staff has since conducted numerous meetings between them and the project architect to determine the feasibility and costs of such proposals. The Hosts have made it clear that they are making suggestions only and that staff should determine the best design and recommend it to the Board.

The concept as presented by the Host family is discussed in Alternative II of this item. In short, this

proposal offers an alternative concept for the structure and functionality of the Center. The concept includes demolition and redefinition of various walls and doors to provide an open, entry-way atrium, a glassed-in reading room, three meeting rooms with appropriate furnishings and a fully functional kitchen that would allow the Center to be used as a meeting/event facility. Should the Board choose to pursue this option, further development of costs and plans will be brought back to the Board in a subsequent agenda item.

On May 24, 2002, a team from the Florida Department of State, Division of Historical Resources toured the house in an attempt to determine the potential historic significance of the Hoffman-McCord House for possible grant funding. Because the Hoffman-McCord House was built circa 1940-41, it would qualify for one of their grant programs. The Department of State indicates that the house would likely be quite competitive against other similar projects. However, certain components of the Host concept would not be acceptable to the requirements of the historical grant (such as the demolition proposed for the atrium).

ANALYSIS:
Following is a breakdown of the current approved budget for this project, along with the additional option presented by the Host=s, a grant funding possibility and a project discontinuation alternative:

Alternative I. Current Scope of Work (Excludes furnishings & staff) - $273,000 cost: The current scope of work consists of necessary mechanical, electrical and plumbing upgrades; civil/site work; new finishes; minor and major building renovations totaling 754 square feet; roof replacement; and communication and data wiring (it does not include furnishings or staff personnel to occupy the facility). The total estimate for this project is $273,000, and includes architectural consulting fees of $40,790. (A detailed budgetary breakdown is provided in Attachments # 1 and # 2).

The Bruce J. Host Center design has been allocated a total of 16 new parking spaces. Under the current parking conditions for the branch library, these allocated spaces would not be sufficient for the total parking demand and would still require periodic public parking in other undesirable areas. A recent Saturday event required citizens to park in the adjacent Winn Dixie parking lot and walk through the woods to reach the library.

Alternative II. Increased Scope of Work (Excludes furnishings & staff) - $404,980 cost:

As noted in the background, staff has met with the Bruce J. Host family on several occasions to discuss the proposed changes that include both structural and finish design. The architect developed a concept plan as suggested by the Host family (Attachment #3). The corresponding construction costs, revised architectural and engineering fees total $404,980, which includes changes or adjustments to the following project items:

- Select demolition of the second floor to provide an open atrium upon entry to the building;
- Gutting and redefinition of existing residential kitchen to provide a delivery access and serving kitchen for outside caterer=s use;
- Reconstruction of screened porch to provide glassed and cooled reading room;
- Select demolition and redefinition of various walls and doors on both floors;

- The addition of natural gas utilities, and the installation of gas logs in downstairs fireplace;
- The addition of kitchen appliances; and
- The modification of related site work.

Upon completing this process, staff asked the architect to prepare cost estimates of the additional work. This estimate consists of the same mechanical, electrical and plumbing items as before; amended civil/site plans; reduced minor building finishes; minor and major building renovations totaling 2,566 square feet; same roof replacement; same communication and data wiring; and the noted additions of central gas, fireplace logs and kitchen appliances. The total estimate for this work is $404,980 representing a $131,980 increase over the current scope of work (see Attachment # 4).

The added modifications will permit the Center to be used as an auxiliary library and meeting/event facility on the order of the Dorothy Oven facility and with Board approval could produce income for event bookings. Additional staff and furnishings would be required to meet that desired utilization. The increased scope of work is to furnish three meeting rooms with tables and chairs on rolling carts, a reading patio with tables and chairs, and two offices with office furniture and equipment at a total estimated cost of $45,000 - $50,000.

The project has been placed on hold by staff pending the Board=s consideration of the proposed changes made by the Host family. The Northeast Branch Library construction budget has a sufficient balance to fund this increased scope of work, though the Northeast Branch Library construction budget balance could revert to the County fund balance at the end of the year, or utilized to support other Board initiatives. Should the Board choose to pursue this alternative, an additional agenda item will be brought before the Board detailing further development of the necessary plans and budget.

Alternative III. Grant Funding Alternative - $122,300 cost/$150,700 County savings over current scope:

This alternative would require the County to apply for a Special Categories grant from the Florida Department of State, Division of Historical Resources. If successful, the grant would not be issued until after July 2003, thereby affecting the project=s time table. Such grant requests are generally reviewed by an appointed Historic Preservation Committee, and if recommended for funding, the project cost is incorporated in the annual budget request of the Florida Department of State. Both the Legislature and the Governor must then approve the budget document. Currently, the Legislature has recommended the funding of all FY 02/03 projects awaiting the Governor=s signature.

1. The **grant proposal budget** is based on cost estimates for the current scope of work (Table 1) with a 10% increase in costs for inflation over the original $273,000
project estimate.

A. Grant funding request B $180,000
B. County match (including land and building values) B $348,526
C. The total project value (including the cost of the house) B $528,52

2. County=s **qualifying match** B

A. Original cost of the house B $226,226

B. Qualifying construction-related items B $122,300 (a net reduction of $150,700 over the current project budget ($273,000).

3. **The budgets (current scope and grant) do not include funds to equip the kitchen and furnish the house for meetings and general areas.** Grant funds may
not be used to purchase furnishings. If the grant funds are received, staff will seek funds to provide the necessary furnishings through the budgetary process.
(Attachment #3 provides a breakdown of the Grant Funding Alternative proposed budget.)

In the interim, the County could do any work necessary to preserve the structure (such as adding a new roof), with all funds expended counting toward the required match for this grant. It should be noted, however, that the structural changes as currently proposed in the Increased Scope of Work (Alternative II) would not be permitted under the Special Categories grant. This funding source would require that the integrity of the original floor plan and much of the architectural character remain consistent with that of the structural style of the period.

Alternative IV. Discontinuation Alternative - $139,735 cost ($133,265 reduction over current $273,000 project level):

If the project were discontinued, the house could be demolished, the land cleared, basement filled and this area used for 24 additional library parking spaces. Staff estimates this would cost $139,735 (including $22,535 in previous architectural and engineering consulting fees, $7,200 for asbestos abatement, $30,000 for demolition and $80,000 for design, permitting and construction of new parking). This alternative results in project cost reductions of $133,265 over the current project level (see following table). However, the house has been deemed to be of a potential historic significance and value (see Alternative III). If the project is discontinued, the Board may want to consider another suitable facility to name after the former commissioner.

Alternative IV- Discontinuation of Project (demolish house/construct added parking)

Approved Project Budget	$273,000
Less A/E fees already spent	(22,535)
Net budget balance	$250,465
Less Demolition and Parking Development Costs	**(117,200)**
Net Cost Reduction over Current Scope	**$133,265**

OPTIONS:

1. Approval to pursue an estimated $180,000 Special Categories Grant from the Florida Department of State, Division of Historical Resources (Alternative III) and
approval to reduce project authorization to the estimated grant matching level of $122,300 (a $150,700 reduction from the current County project funding level of
$273,000) and pursue the current scope of work (Alternative I).

2. Pursue the additional work recommended by the Host family (Alternative II) and redirect $131,980 from the Northeast Branch Library construction budget to the

project ($404,980 revised project total).

3. Do not increase the $273,000 budget authority and pursue the current scope of work (Alternative I).

4. Approval to pursue a Special Categories Grant from the Florida Department of State, Division of Historical Resources (Alternative III), pursue a modified scope of work, as directed by the Board and direct staff to bring back an agenda item with modified costs.

5. Discontinue the project, demolish the house, construct additional parking and reduce project budget authorization to $139,735 (a $133,265 reduction, Alternative IV).

6. Board direction.

RECOMMENDATION:
Option #1

Attachments:
1: Architect=s letter and estimate
2: Alternative I - Budgetary Breakdown
3: Alternative II increased scope rendering
4: Alternative II - Budgetary Breakdown
5: Alternative III - Budgetary Breakdown

Alternative I - Current Scope of Work

	Current Scope - April 2001 Agenda Item	
Architectural/ Structural	**Square Feet**	**Costs**
Finishes	2,517	$30,204
Minor renovations & finishes ($25/sf)	364	$9,100
Major renovations & finishes ($60/sf)	390	$23,400
Civil (Spectra Engineering proposal)		$25,800
Mechanical/Plumbing (Hines Hartman proposal)		$51,500
Electrical (Hines Hartman proposal)		$53,500
Original Roof Replacement		$11,300
Construction costs		$204,804

Communication & Data wiring		$10,000
Subtotal Construction Costs		**$214,804**
Contingency (4.6%)		$9,886
Environmental Permit Costs & Fees		$7,520
TOTAL CONSTRUCTION COSTS		$232,210
Total Architectural/Engineering Fees (Note: $22,535 has previously been spent)		$40,790
Grand Total for Project		**$273,000**

Alternative II - Increased Scope of Work (Excludes furnishings & staff)

	Proposed Scope of Work	
Architectural/ Structural	**Square Footage**	**Costs**
Finishes	1,894 sf	$22,728
Minor renovations & finishes ($25/sf)	931 sf	$23,275
Major renovations & finishes ($60/sf)	1,635 sf	$98,100
Areas of no work	Included in $25/sf	$0
Alternate work	Included in $60/sf	$0
SUBTOTAL	4,460 sf	
Civil (Spectra Engineering proposal)		$25,800
Mechanical/Plumbing (Hines Hartman proposal)		$51,500
Electrical (Hines Hartman		$53,500

proposal)		
Original Roof Replacement		$11,300
Communication & Data wiring		$10,000
Gas fire place		$4,000
Kitchen appliances		$2,000
Subtotal		**$302,203**
Contingency & Inflation		$39,850
Environmental Permit Costs & Fees		$7,520
Subtotal of construction costs		**$354,573**
Architectural/Engineering Fees		$50,407
Grand Total		**$404,980**

Alternative III -Grant Funding Alternative (Excludes furnishings & staff)

Budget Items	Current Scope (Attachment 1)	Grant Budget (most 10% over current)		
		Grant	Match	Total
Architectural & Engineering Fees	$40,790		$44,869	$44,869
Civil/Site work	$25,800		$28,380	$28,380
Mechanical/plumbing work	$51,500	$56,650		$56,650
Electrical work	$53,500	$58,850		$58,850
Roof replacement	$11,300		$12,430	$12,430
Communication/data wiring	$10,000		$11,000	$11,000
Finishes	$30,204	$33,224		$33,224

Minor renovations	$9,100	$10,010		$10,010
Major renovations	$23,400	$21,226	$4,474	$25,740
Contingency	$9,886		$10,875	$10,875
Environmental Permitting	$7,520		$8,272	$8,272
Research/display development	$0		$2,000	$2,000
Subtotal	**$273,000**	**$180,000**	**$122,300**	**$302,300**
Previous Purchase of the Structure			$226,226	$226,226
TOTAL	**$273,000**	**$180,000**	**$348,526**	**$528,526**

Back Print