

**Board of County Commissioners
Leon County, Florida**

**Workshop on Allocation of \$400,000 Reserve for
Community Centers**

**12:00 PM – 1:30 PM
Tuesday, September 20, 2005**

**Leon County Board of County Commissioner Chambers
Leon County Courthouse, 5th Floor**

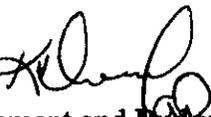
This document distributed: September 15, 2005

Board of County Commissioners Agenda Request

Date of Meeting: September 20, 2005

Date Submitted: September 13, 2005

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator 
Kim Dressel, Director, Management Services 
Alan Rosenzweig, Director, Office of Management and Budget 

Subject: Allocation of \$400,000 Reserve for Community Centers

Statement of Issue:

To allocate the FY05/06 \$400,000 Reserve for Community Centers.

Background:

At the June 14th, 2005 Preliminary FY2005/2006 Budget Workshop, the Board set aside \$400,000 in a reserve for Community Centers. At the August 30, 2005 meeting, the Board scheduled this workshop to determine how the reserve will be allocated.

Analysis:

Leon County currently operates four community centers and has two additional centers that are in the process of planning for development. Attachment #1 is a map showing the location of all the Community Centers. The following is a brief status report provided for each of these community center facilities.

Miccosukee

The first/original community center is the Miccosukee Community Center, circa 1950's. An initial 1-acre of property was donated to the County in 1957, for County Purposes, and if abandoned by the County, it reverts back to the grantors (or the subsequent legal heirs or assigns). This current community center building is 3,000 SF of space. In 1995, an additional 1-acre parcel was acquired and improved by the County's Public Works Department, and added to the community center grounds for auxiliary parking.

The architectural firm of Hammond Design Group developed a facility survey report during 2004, which detailed needed renovations (including code compliance, accessibility, ceiling, and wallboard replacements) to the 3,000 SF center, and a 500 SF addition that matches existing construction. At the January 25, 2005 Parks and Facilities workshop, \$190,283 of additional funds was approved by the Board to support this work (including the 500 SF addition). The Board further directed staff not

to pursue these improvements until an official scope of project is defined by the Board subsequent to a Town Hall meeting.

Miccosukee Funding Summary	
Current Budget:	\$338,332
FY05/06 Budget:	\$0
Spent/Committed to Date:	<u>(\$3,126)</u>
Balance:	\$335,206

Ft. Braden

The second longest operating community center is in Ft. Braden. This former elementary school building was leased to the County by the Leon County School Board in 1994, following the School Board's completion of the new Ft. Braden Elementary School. The buildings total 7,079 square feet and are accompanied by 1.25 acres of grounds. There is also 3.0 acres of contiguous baseball and basketball facilities, a near-by 9.00 acre Solid Waste Roll-off facility and a 9.50 acre Branch Library facility, that are all served by the regional water treatment facilities for this site. The County received a State historic resources grant for this property during the late 1990's, and has since performed environmental cleaning, painting, floor refinishing, re-roofing and improved accessibility to the facility. Other facility additions are presently underway that are in concert with the noted adjacent community facilities, including a recent storage barn, and picnic facilities.

At the August 30th 2005 meeting, the Board authorized a bid to Florida Developers for the construction of a picnic pavilion located at the Fort Braden Community Center. The existing appropriation is sufficient to complete this project.

Ft. Braden Funding Summary	
Current Budget:	\$55,000
FY05/06 Budget:	\$0
Spent/Committed to Date:	<u>(\$55,000)</u>
Balance:	\$0

Bradfordville

The third longest operating community center is Bradfordville; circa 1997. This is the site of a former one-room school house that has operated since the early 1900's, and is one of the oldest known one-room school structures that remains in North Florida. For many years this facility was also the regular meeting location for the Bradfordville Supper Club, Men's Club and Women's Club.

However, the original 0.48 acres of property came into the possession of Leon County by a grant of the School Board in 1980. The 1,158 SF building facility was relocated to widen the previous 2-lane Thomasville Road to 6 lanes with a center median. The facilities relocation was performed by the County, and a State Historic Resources grant was later acquired by the County to perform

improvements to the building. This previous work consisted of environmental rehabilitation, the repainting of exterior / interior, sanding and refinishing of floors, and ADA accessibility upgrades.

At the June 14th, 2005 meeting, the Board awarded a bid to Concrete Services, Inc. for the relocation of the Historic Bradfordville School building. The existing appropriation is sufficient to complete the relocation.

Bradfordville Funding Summary

Current Budget:	\$262,930
FY05/06 Budget:	\$0
Spent/Committed to Date:	<u>(\$262,930)</u>
Balance:	\$0

Chaires

The fourth longest operating community center is in Chaires/Capitola. This project was initiated as part of a new County park site and is located on 50-acres which was acquired in 2000. The site acquisition and building plan was completed by the Public Works Department in 2001. It consists of 1,500 SF on 1.25 acres. The remaining 48.75 acre park site basically surrounds the community center building. There is currently no programmed funding for this community center.

Woodville

The next planned community center facility will be in Woodville. This project has a long history that spans the last 20-years. Until the early 1990's, the community previously conducted its meetings in a portable unit that was located on the Woodville Elementary School property. This eventually led to the acquisition of 16.00 acres from the U.S. Forest Service which led to the development of the current Woodville/Lewis Hall Park. In 2005, a 5.50 acre site was acquired from the St. Joe Properties, and a 4,800 SF building was designed by Welch & Ward Architects. However, a subsequent community meeting focused on additional community desires, most notably additional meeting space, and a revised building program has since expanded the assembly area by almost 70%.

Under this revised configuration, the assembly room can accommodate up to 130 occupants in a dining configuration and 225 in a general meeting arrangement. The design documents are soon to be released for bids, and construction should be completed in 2006. The increased assembly room mandates a commensurate increase in support areas, including kitchen and storage room facilities. The classroom areas and Game Room spaces were also increased by 13% to 14%. The total current revised square footage is 6,054 SF. Pursuant to the building code, the revised square footage now requires changes to the bathrooms, an automated fire suppression system, additional parking, and enlarged stormwater management facility. The existing appropriation is sufficient to complete this project.

Agenda Request: Allocation of \$400,000 Reserve for Community Centers

September 20, 2005

Page 4

Woodville Funding Summary

Current Budget: \$1,109,112
 FY05/06 Budget: \$450,000
 Spent/Committed to Date: (\$114,892)
 Balance: \$1,444,220

Lake Jackson

The last planned community center facility will be in the Lake Jackson area, near US 27 North at Perkins Road. This facility will be located on a new 11.96 acre site acquired in 2004, adjacent to the new Lake Jackson Branch Library. Funds are presently in the budget for the development of a new 5,000 SF community center building. The firm of EMO Architects was previously selected by the Board to design both the community center and library buildings (April 2005). A community center project, that involves partnering with the Tallahassee YMCA, is being developed. EMO Architects developed conceptual site master plan options for staff-level review. These concept plans provide siting solutions for a 12,000 SF branch library with expansion capabilities to 20,000 SF, a conceptual site location for the YMCA, as well as future site development potential. The existing appropriation may be sufficient to complete this project, depending upon final negotiations with the YMCA and Board approval.

Lake Jackson Funding Summary

Current Budget: \$196,051
 FY05/06 Budget: \$650,000
 Spent/Committed to Date: (\$4,730)
 Balance: \$841,321

Table 1 summarizes the Leon County Community Centers either currently in use or planned for construction:

Table 1: Leon County Community Centers

Location	Sq. Ft.	Current & FY05/06 Budgeted Funds	Funds Spent or Committed	Balance	Notes
Miccosukee	3,000	\$338,302	(\$3,126)	\$335,206	To be determined (funding available, contingent upon Board direction, for a 500 SF addition)
Ft. Braden	7,079	\$55,000	(\$55,000)	\$0	Funds for picnic pavilion
Bradfordville	1,158	\$262,930	(\$262,930)	\$0	Funds for relocation and set-up
Chaires	1,500	\$0	\$0	\$0	NA
Woodville	6,054 (estimate)	\$1,559,112	(\$114,892)	\$1,444,220	\$50,000 for budget has been expended for land purchase; architect currently working on revised plans for facility
Lake Jackson	25,000 (estimate)	\$846,051	(\$4,730)	\$841,321	Potential partnership with YMCA; sq ft based on complete YMCA

Options:

1. Allocate the \$400,000 Community Center reserve to specific Community Center capital projects in amounts determined by the Board.
2. Board Direction.

Recommendation:

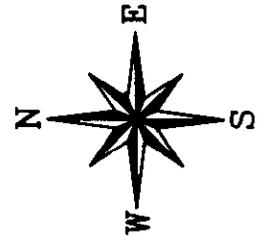
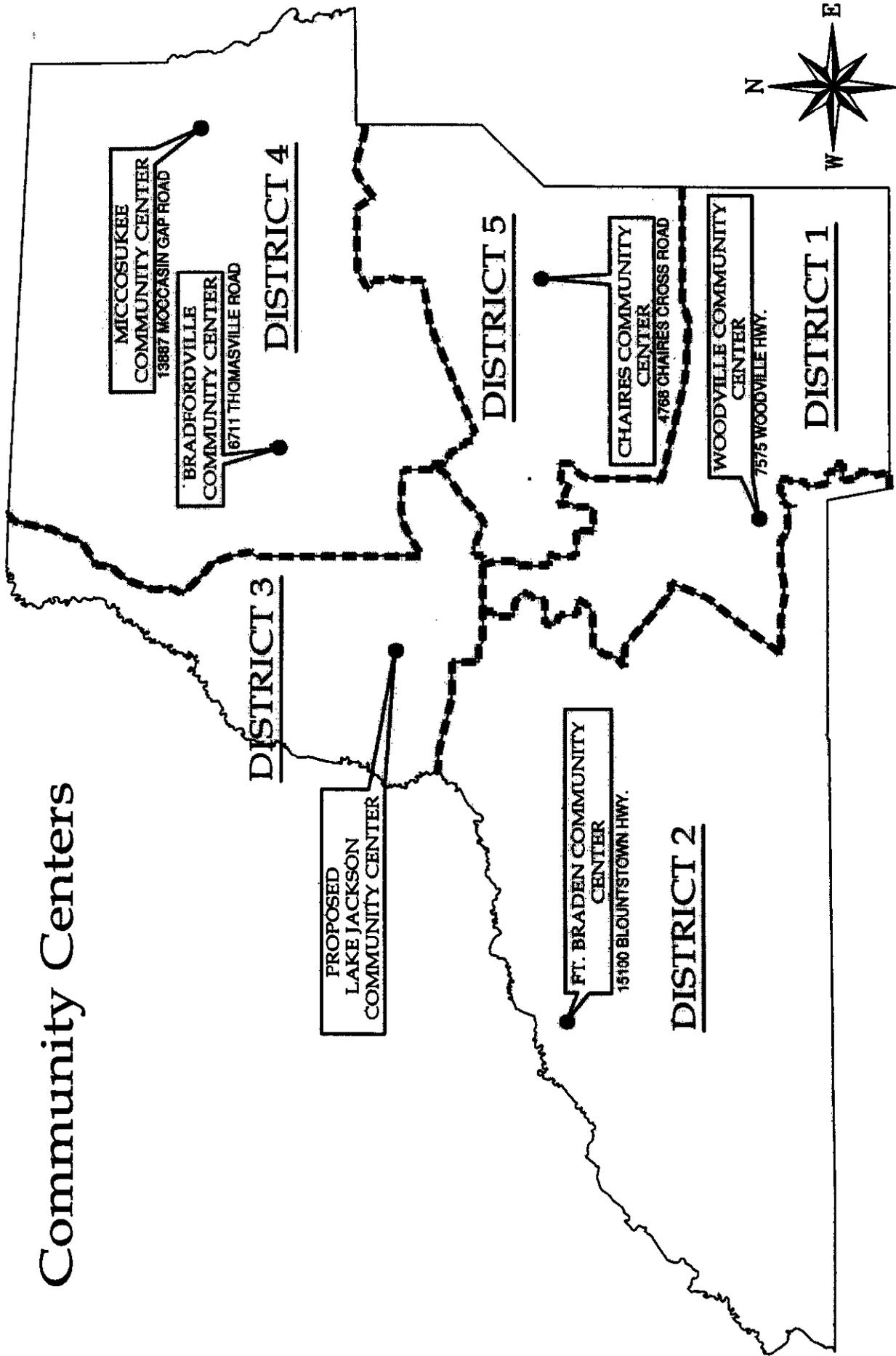
Option #1

Attachments:

- #1 Map of Leon County Commission districts and Community Centers

PA/KD/AR/ar

Community Centers



NOT TO SCALE