

COUNTY GOVERNMENT BUILDINGS

CONTENTS

- **GOVERNMENT BUILDINGS SUMMARY FORM**
 - **TABLE**
 - **CHART**
- **GOVERNMENT BUILDINGS CAPITAL IMPROVEMENT PLAN FOR 2013 AUIR**
- **GENERAL GOVERNMENT BUILDINGS 2013 AUIR INVENTORY**
- **2013 EXISTING INVENTORY MAP**
- **2013 LEASED SPACE INVENTORY MAP**

2013 AUIR SUMMARY
GOVERNMENT BUILDING FACILITIES

Facility Type: General Government Buildings (Category B)
Level of Service Standard (LOSS): 1.7 sq.ft./capita
Unit Cost: \$345.58 per sq.ft.*

Using the Countywide Peak Season population, the following is set forth:

	<u>Square Feet</u>	<u>Value/Cost</u>
Available Inventory as of 9/30/13	894,889	\$309,255,741
Required Inventory as of 9/30/18	758,705	\$262,193,274
Proposed AUIR FY 2013/14 – FY 2017/18	<u>0</u>	<u>0</u>
5-year Surplus or (Deficit)	136,184	\$ 47,062,467

Expenditures

Proposed AUIR FY 2013/14 – FY 2017/18	0
Debt Service Payments for 2010, 2010B, 2011 & 2013 Bonds	\$ 30,788,154
Total Expenditures	\$ 30,788,154

Revenues

Impact Fees	\$ 6,278,130
Interest	\$ 52,000
Carry Forward (unspent cash as of 9/30/13)	\$ 2,681,300
Loan from General Fund (for Property Appraiser's Bldg)	\$ 3,150,000
Loan from Countywide Capital Projects (General Fund)	<u>\$ 18,626,724</u>
Total Revenues	\$ 30,788,154

Surplus or (Deficit) Revenues	\$ 0
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Revenues needed to maintain existing LOSS	none
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Recommendation:

That the CCPC forward a recommendation of approval to the BCC for the proposed "Government Buildings AUIR for FY 2013/14 – FY 2017/18".

Notes:

* BCC adopted Level of Service Standard is 1.7sq. ft. per capita. LOSS identified within BCC approved Dec 20th 2011 Impact Fee Study is 1.52 sq. ft. per capita. The 1.7sf per capita only covers owned facilities and does not cover leased facilities which currently meet approximately 4% of the space required.

** The unit cost utilized is based upon actual project costs for representative projects divided by the total square footage and is rounded to the nearest cent. The calculated average unit cost on the CIP is skewed higher due to the cost of the Emergency Services Center (ESC). The Capital Improvement Plan (CIP) future costs are based on preliminary individual estimates, not on past costs. Although there are no representative projects since the economic downturn, the utilized sq.ft. cost represents a 5% reduction from the comparable (Courthouse Annex) project for the proposed future buildings.

2013 AUIR
Government Buildings
LOSS: 1.7 sf / capita (Peak Season Population)

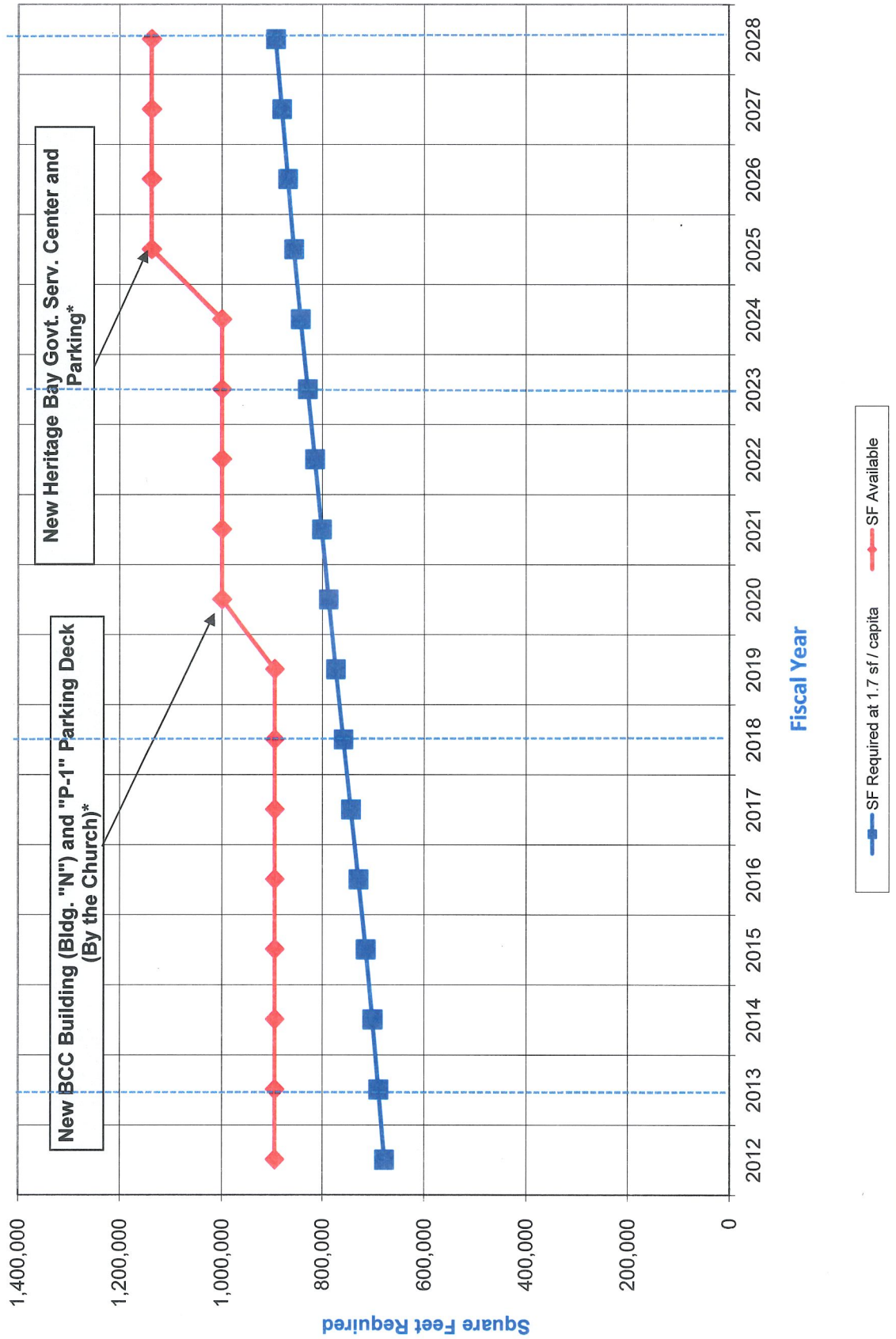
FISCAL YEAR	POPULATION CO-WIDE (Peak)	SQUARE FEET REQUIRED 1.7	SQUARE FEET PLANNED IN AUIR CIP**	SQUARE FEET AVAILABLE	SURPLUS/ (DEFICIENCY)	VALUE OR (COST) AT \$345.58
2012	399,153	678,559	0	894,889	216,330	74,759,321
2013	405,876	689,990	0	894,889	204,899	70,808,996
2014	412,713	701,612	0	894,889	193,277	66,792,666
2015	420,355	714,604	0	894,889	180,285	62,302,890
2016	428,831	729,012	0	894,889	165,877	57,323,774
2017	437,477	743,710	0	894,889	151,179	52,244,439
2018	446,297	758,705	0	894,889	136,184	47,062,467
1st 5-Year Growth (2014-2018)	40,421	68,715	0	0		
2019	455,296	774,003	0	894,889	120,886	41,775,784
2020	463,782	788,430	104,841	999,730	211,300	73,021,054
2021	471,735	801,949	0	999,730	197,781	68,349,158
2022	479,824	815,700	0	999,730	184,030	63,597,087
2023	488,051	829,687	0	999,730	170,043	58,763,460
2nd 5-Year Growth (2019-2023)	41,754	71,990	104,841	104,841		
Total 10-Year Growth (2014-2023)	82,175	140,705	104,841	104,841		
2024	496,420	843,914	0	999,730	155,816	53,846,893
2025	504,118	857,001	137,800	1,137,530	280,529	96,945,212
2026	511,122	868,908	0	1,137,530	268,622	92,830,391
2027	518,224	880,980	0	1,137,530	256,550	88,658,549
2028	525,424	893,221	0	1,137,530	244,309	84,428,304
3rd 5-Year Growth (2024-2028)	37,373	63,534	137,800	137,800		
Total 15-Year Growth (2014-2028)	119,548	204,239	242,641	242,641		

* Based on projected service space needs developed from population projections in the Master Space Plan. Population trends are volatile and planned completions may vary in future AUIRs.

** Projected Additional Area Shown on AUIR CIP for New BCC Building Based on Master Space Plan

*** Projected Additional Area Shown on AUIR CIP for New Heritage Bay GSC Building Based on Master Space Plan

2013 AUIR Government Buildings (Peak Season Population)



Government Buildings Capital Improvement Plan (CIP) for 2013 AUIR

(Note: Master Plan updated in Fall of 2008)

Fund Source	Project	Sq. Feet	\$/ Sq. Ft.	Cost Total	Design		Construction		Prepared: Complete FY
					FY	Actual	FY	Actual	

Projects Recently Completed

GG	BCC Fleet Facility*	18,075	284.06	11,736,021	2003	900,212	2006	10,835,809	2008
GG	Emergency Services Complex**	57,274	412.00	23,596,888	2003	1,504,510	2007	23,641,652	2009
GG	Courthouse Annex	137,984	364.00	50,226,176	2000	3,038,750	2006	47,187,426	2009
SUBTOTAL		213,333	361.66	85,559,085		5,443,472		81,664,887	

345.58 without ESC skew

Projects Under Construction

NONE		0	0	0					
SUBTOTAL		0	0	0		0		0	

Projects Approved for Construction

None		0	0	0					
SUBTOTAL		0	0	0		0		0	

Proposed AUIR CIP FY13-18

Building "N" (BCC Building)***					2017	4,000,000			
Parking Deck (By the Church)		0	0	0	2017	2,000,000	0	0	0
SUBTOTAL		0	0	0		6,000,000		0	0

Total AUIR CIP FY13-18 0 0

Planned Projects Beyond FY2018

GG	Building "N" (BCC Building)***	104,841	564.29	63,200,000	2017	4,000,000	2020	59,200,000	2020
GG	Parking Deck (By the Church)	000 spaces	NA	23,400,000	2017	2,000,000	2020	21,400,000	2020
GG	Heritage Bay GSC 7.7 Acres	137,800	654.57	90,200,000	2022	6,000,000	2025	84,200,000	2025
GG	Heritage Bay Parking Garage	320 spaces	NA	8,700,000	2022	800,000	2025	7,900,000	2025
GG	Ave Maria Public Safety and Gov.	TBD	TBD	TBD	****	TBD	****	TBD	****
SUBTOTAL		242,641	632.21	185,500,000		12,800,000		172,700,000	

TOTAL 455,974

271,059,085 **NOTE: Highlighted projects are not funded with Impact Fees**

* BCC Fleet Facility includes constructing 41,316 sf when replacing 23,241 sf of existing facilities per 2007 AUIR CIP

** Emergency Management sq. ft. only - not CCSSO, 911, or EMS

*** BCC Building includes demolition of Building "B", 7,159 sf; the 1998 Master Plan shows this project in 2015

**** The timing & funding for construction of a permanent Public Safety Facility and a Gov. Svcs. Facility at Ave Maria is To Be Determined (TBD) in the future

**GENERAL GOVERNMENT BUILDINGS
2013 AUIR Inventory**

Owned Facilities - Space & Value included in 2010 Impact Fee Study		
<u>Name of Structure</u>	<u>Address</u>	<u>Square Feet</u>
CAT Operations (ex-Morande Dealership)	8300 Radio Road	32,144
Transportation Department (Arthrex)	2885 Horseshoe Drive South	34,693
Golden Gate Government Service Center	4829 Golden Gate Parkway	7,276
Marco Tax Collector	1040 Winterberry	2,699
Immokalee Courthouse & Gov't Center	106 S. 1st Street	10,495
Immokalee Health Department (CHSI)	419 N. 1st Street	14,778
Immokalee Barn (First Floor)	425 Sgt. Joe Jones Road	7,265
Immokalee Barn (Second Floor)	425 Sgt. Joe Jones Road	7,265
Immokalee Transportation Bldg.	550 Stockade Road	3,358
Immokalee Code Enforcement Bldg.	310 Alachua Street	1,994
Medical Examiners Office	3838 Domestic Avenue	13,238
Building "B" Human Resources	3301 E. Tamiami Trail	7,160
Building "C-1" Tax Collector	3301 E. Tamiami Trail	14,745
Building "C-1 Addition" Tax Collector	3301 E. Tamiami Trail	3,407
Building "C-2" Supervisor of Elections	3301 E. Tamiami Trail	10,190
Building "C-2 Addition" Supv. of Elections	3301 E. Tamiami Trail	2,411
Building "D" Risk / Jail Visit / AS Admin	3301 E. Tamiami Trail	8,388
Building "F" Admin. 1st Floor Security Lobby	3301 E. Tamiami Trail	2,138
Building "F" Administration 1st Floor	3301 E. Tamiami Trail	10,898
Building "F" Administration 2nd Floor	3301 E. Tamiami Trail	10,990
Building "F" Administration 3rd Floor	3301 E. Tamiami Trail	10,990
Building "F" Administration 4th Floor	3301 E. Tamiami Trail	10,990
Building "F" Administration 5th Floor	3301 E. Tamiami Trail	10,990
Building "F" Administration 6th Floor	3301 E. Tamiami Trail	10,990
Building "F" Administration 7th Floor	3301 E. Tamiami Trail	10,990
Building "F" Administration 8th Floor	3301 E. Tamiami Trail	10,990
Building "G" Purchasing	3301 E. Tamiami Trail	5,569
Building "H" Health 1st Floor	3301 E. Tamiami Trail	24,385
Building "H" Health 2nd Floor	3301 E. Tamiami Trail	29,775
Building "L" Courthouse 1st Floor	3301 E. Tamiami Trail	24,761
Building "L" Courthouse 2nd Floor	3301 E. Tamiami Trail	22,024
Building "L" Courthouse 3rd Floor	3301 E. Tamiami Trail	22,024
Building "L" Courthouse 4th Floor	3301 E. Tamiami Trail	22,211
Building "L" Courthouse 5th Floor	3301 E. Tamiami Trail	22,041
Building "L" Courthouse 6th Floor	3301 E. Tamiami Trail	22,041
Building "L" Courthouse Roof Penthouse	3301 E. Tamiami Trail	7,099
Building "L" Courthouse Mezz.	3301 E. Tamiami Trail	6,332
Building "W" General Services - 1st Floor	3301 E. Tamiami Trail	21,782
Building "W" General Services - 2nd Floor	3301 E. Tamiami Trail	9,272
New BCC Fleet Management	2901 County Barn Road	41,316
Animal Control Admin.	7610 Davis Boulevard	8,933

Owned Facilities - <u>Space & Value included in 2010 Impact Fee Study</u> - continued		
<u>Name of Structure</u>	<u>Address</u>	<u>Square Feet</u>
Animal Crt'l Sally Port	7610 Davis Boulevard	6,727
Golden Gate Supv of Elections Bldg.	3300 Santa Barbara Boulevard	7,000
Agriculture Building	14700 Immokalee Road	13,361
Emergency Services Center	8075 Lely Cultural Parkway	57,274
Building "L-1" Courthouse Annex	3301 E. Tamiami Trail	137,984
Property Appraiser (former Elks Club)	3950 Radio Road	27,556
North Collier Government Services Center	2335 Orange Blossom Dr.	14,000
SubTotal Owned Facilities - <u>Space & Value included in 2010 Impact Fee Study</u>		824,939

Owned Facilities - <u>Not included in 2010 Impact Fee Study</u>		
<u>Name of Structure</u>	<u>Address</u>	<u>Square Feet</u>
Building "E" Snack Bar *	3301 E. Tamiami Trail	713
CDES Extension *	2800 N. Horseshoe Dr	21,935
CDES Main Building *	2800 N. Horseshoe Dr	41,095
Airport Place - Tax Collector *	725 Airport Rd. S	6,208
SubTotal Owned Facilities - <u>Not included in 2010 Impact Fee Study</u>		69,950
SubTotal Owned Facilities - <u>Space included in AUIR</u>		894,889

Owned Ancillary Facilities - <u>Value included in 2010 Impact Fee Study</u>		
<u>Name of Structure</u>	<u>Address</u>	<u>Square Feet</u>
800 MGHZ Generator Bldg.	312 Stockade Road	238
Imm. Animal Control Kennel	402 Stockade Road	1,572
Animal Crt'l Kennel 1	7610 Davis Boulevard	3,949
Animal Crt'l Kennel 2	7610 Davis Boulevard	3,949
Animal Crt'l Kennel 3	7610 Davis Boulevard	3,949
Animal Ctr'l Stable	7610 Davis Boulevard	3,159
Immokalee Radio Tower Shed	312 Stockade Road	16
Road & Bridge Shed	402 Stockade Road	102
Road & Bridge Fuel Island	402 Stockade Road	818
Building "K" Chiller Building	3301 E. Tamiami Trail	5,520
Electric Substation "A"	3301 E. Tamiami Trail	824
Electric Substation "B"	3301 E. Tamiami Trail	1,088
CDES Parking Garage *	2800 N. Horseshoe Dr	101,956
Courthouse Annex Parking Deck	3301 E. Tamiami Trail	410,302
800 MGHZ Generator	2901 County Barn Road	368
800 MGHZ Repeater Building	2901 County Barn Road	64
Vehicle Wash Rack	2901 County Barn Road	1,950
Fuel Island/Canopy	2897 County Barn Road	3,600
Fuel Tanks & Slab	2897 County Barn Road	1,557
Generator / Fuel Tank	2897 County Barn Road	127
SubTotal Owned Ancillary Facilities - <u>Value included in 2010 Impact Fee Study</u>		545,108

AUIR & Impact Fee Study - TOTAL Owned Facilities 1,439,998

LEASED FACILITIES (Subject to AUIR)		
<u>Name of Structure</u>	<u>Address</u>	<u>Square Feet</u>
Tax Collector's Office - Greentree	2348 Immokalee Rd.	2,013
FDOT - Davis Boulevard Maintenance Facility	Davis Blvd.	19,609
GG City WIC Office	4945 Golden Gate Parkway	2,235
Tax Collector's Office - Eagle Creek	12668 E. Tamiami Trail	3,087
Sub Total Leased Facilities		26,944

TOTAL Owned & Leased Facilities 1,466,942

The General Government Buildings Inventory includes those facilities not otherwise covered by an impact or user fee.

* Removed from inventory per Impact Fee consultant's recommendation

1,463,437

2013 GOVERNMENT BUILDINGS - LEASED SPACE INVENTORY

