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J. DAVENPORT, ASST. SECY.-TREAS.
L. GRIFFITH, COMMISSIONER
(Officers Appt. 9-23-19)
T. CLOUD, GENERAL COUNSEL
J. BUNCH, GENERAL MANAGER/CEO

AGENDA*
WORKSHOP MEETING OF THE
UTILITIES COMMISSION,
CITY OF NEW SMYRNA BEACH, FLORIDA
TO BE HELD WEDNESDAY, NOVEMBER 13, 2019, AT 1:00 P.M.
200 CANAL STREET, DEBERRY ROOM, 3RD FLOOR
NEW SMYRNA BEACH, FLORIDA

ROLL CALL

**1. UCNSB WESTERN UTILITY COMPLEX – POND & COMPANY, INC. –
J. COUILLARD**

**DISCUSSION, REVIEW AND ALIGNMENT OF DIRECTION WITH
UTILITIES COMMISSIONERS RE:**

- a. CURRENT MASTER PLANNING STATUS AND SITE
DEVELOPMENT AND BUILDING DESIGN**
- b. PRELIMINARY RECOMMENDATIONS**
- c. CONCURRENCE BY UTILITIES COMMISSIONERS FOR
THEIR SELECTED NEXT STEPS FROM THE PRELIMINARY
RECOMMENDATIONS**

- * Pursuant to Section 286.0105 of the Florida Statutes, if an individual decides to appeal any decision made by the Utilities Commission, City of New Smyrna Beach, Florida, with respect to any matter considered at a meeting or a hearing, that individual will need a record of the proceedings, and will need to ensure that a verbatim record of the proceedings is made. The transcription of such a verbatim will be provided an individual at a cost to be determined by the Utilities Commission in accordance with the full cost to reproduce such transcriptions and copies.**
- * In accordance with the American with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the individual or agency sending notice no later than five days prior to the proceeding at the address given on the notice.**



Western Utility Complex UCNSB Commission Workshop

November 13, 2019



Workshop Agenda



Agenda

➤ Workshop Scope and Goals

➤ Introductions

➤ Discussion Items

Overview: UCNSB Near-Term and Future needs at WUC Site

Land Use Assessment

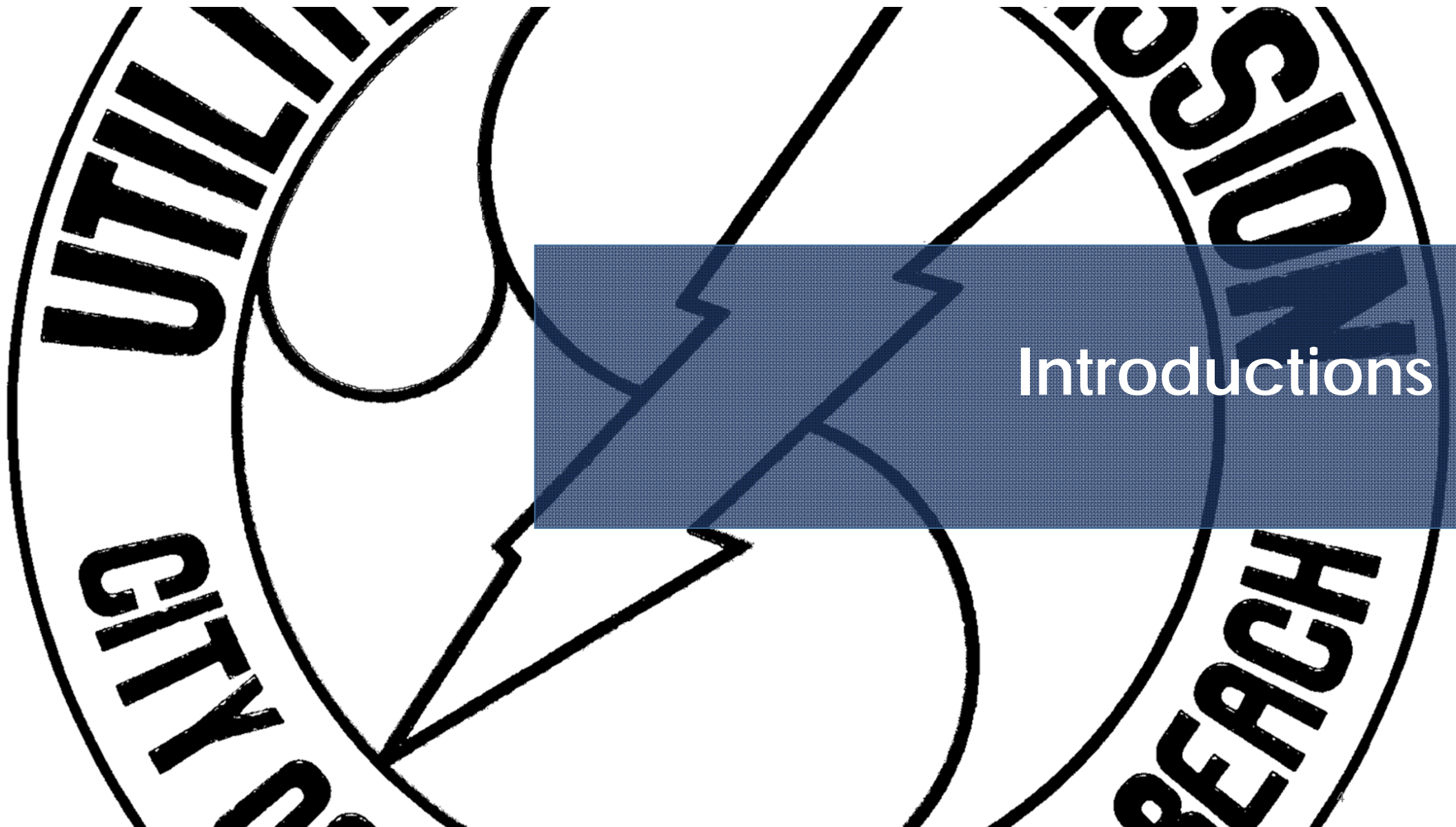
Williamson Blvd. Options

Headquarters Options (Renovate, New Building)

➤ Recommendation for Next Steps

➤ Commission Direction/Concurrence





Introductions



Utilities Commission of New Smyrna Beach

Consultants:



Architects/ Engineers/ Planners



Civil Engineering/ Surveying



Land Value Analysis



Legal Counsel



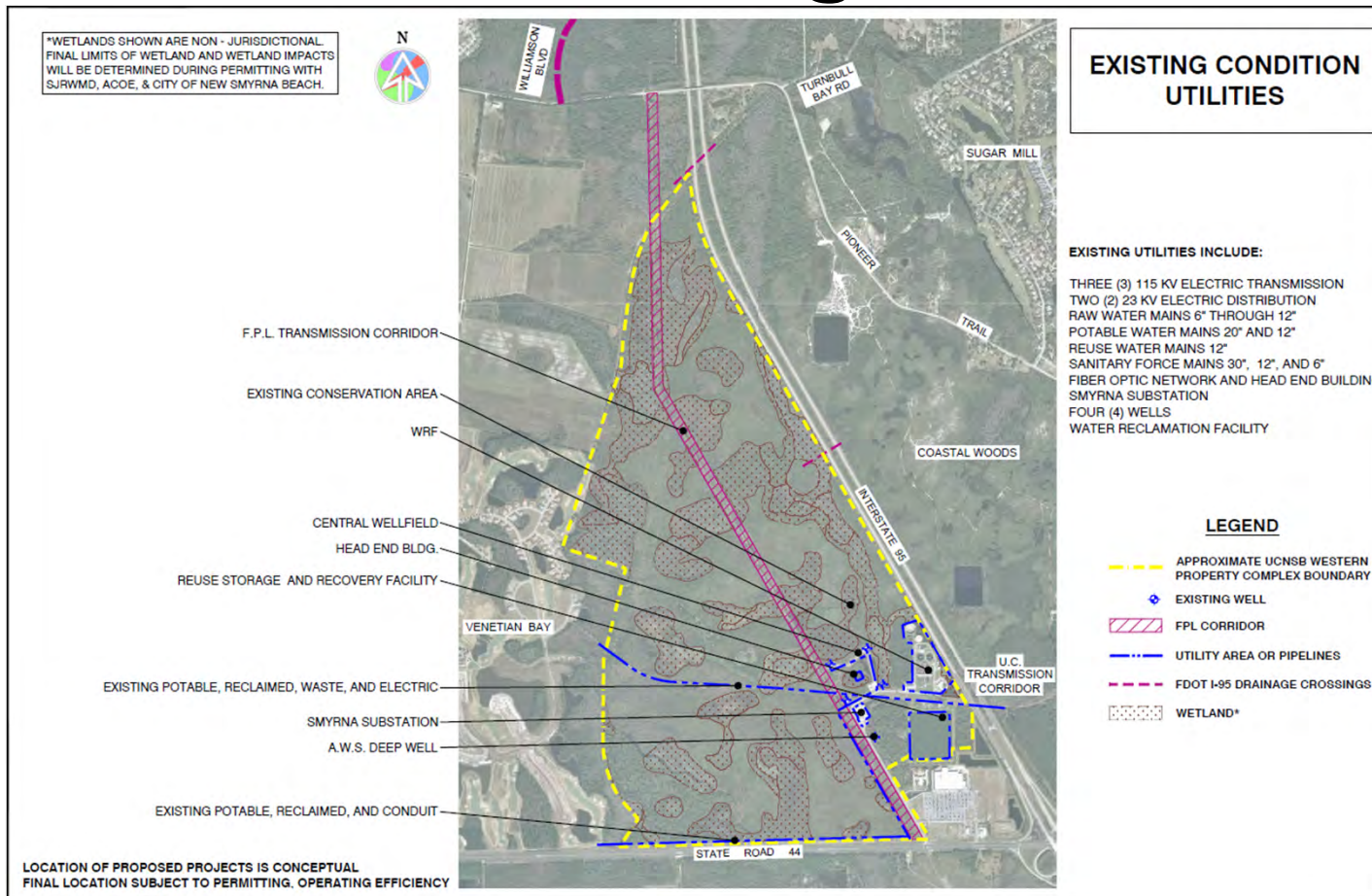
INTRODUCTION



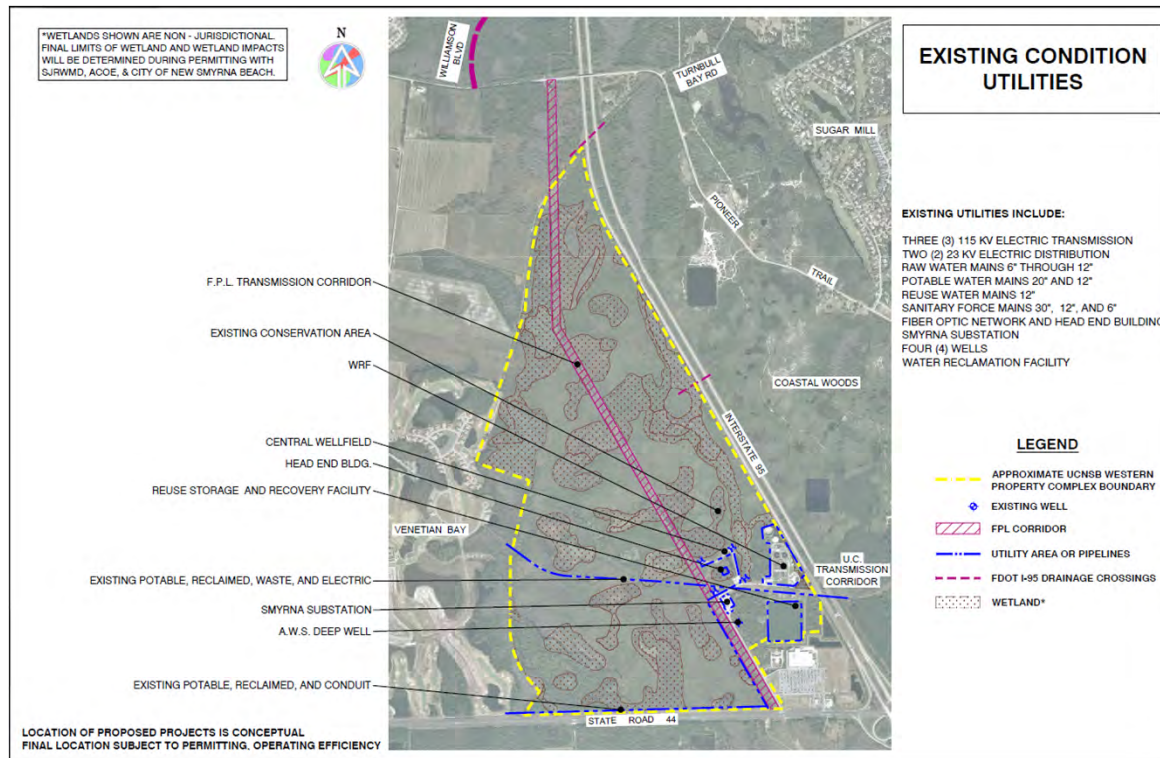
UCNSB WUC Site Overview



WUC Existing Utilities

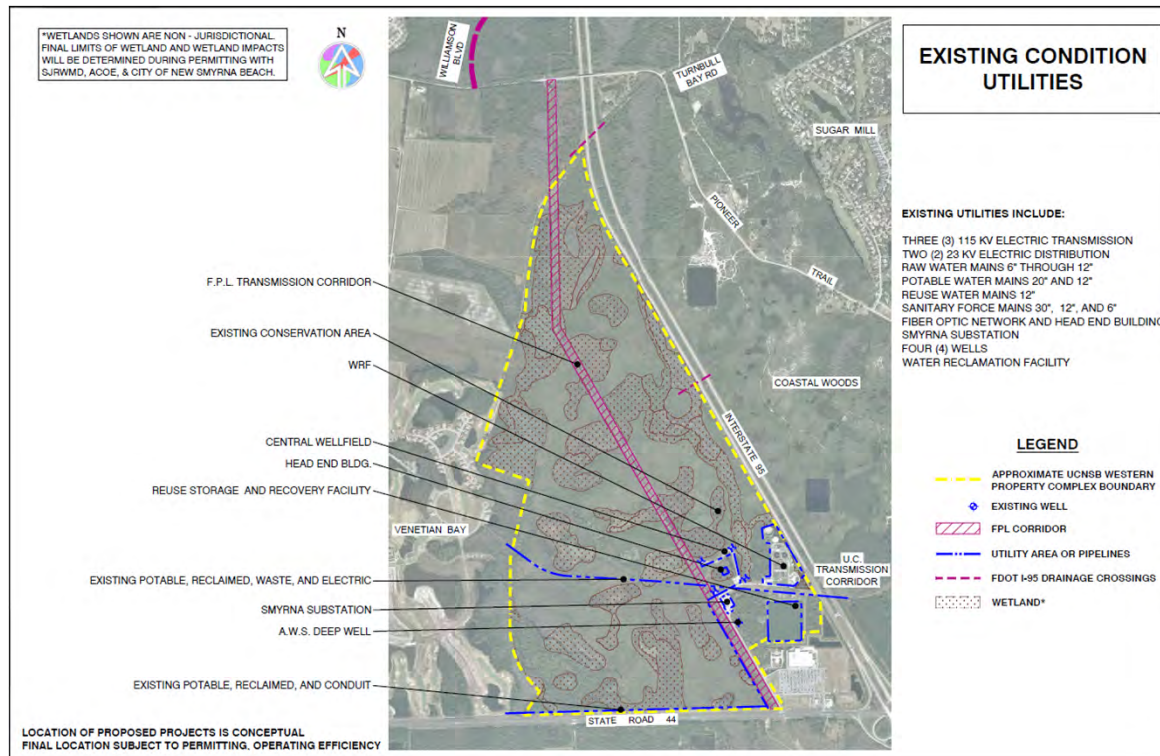


WUC Site Near Term Needs



- Wellfield Expansion (3 Wells)
- Fleet Operations
 - Relocate from Swoope site
 - Exploring Joint Fleet Facilities with City

WUC Site Future Uses



- T&D/ System Operations
- Warehouse / Procurement
- Water Resources Field Operations
- New Solar Arrays
- Potential New HQ Location
- Water Collection/Reclaimed Augmentation
- Reverse Osmosis Plant



Potential Study Impacts

➤ Water Optimization Study

- Reverse Osmosis Plant location, size
- Additional Wells
- Plant Modifications

➤ Grid Modernization Study

- System upgrades impacting Operations, Engineering, IT, Finance, others

➤ Reliability Study

- Transmission Line/Feeder design, Substation design standards, Operating practices, others



WUC Site Optimization Study

WUC SITE OPTIMIZATION STUDY

A. Western Utility Complex Analysis:

- *What is the value of the Property?*
 - *How was this value developed?*
 - *What parameters were used?*
 - *What is the recommendation?*

B. Existing COB Headquarters:

- *What is the cost to renovate the current building?*
 - *Construction Cost*
 - *What other costs and related issues should be considered?*

C. New Headquarters at Western Utility Complex:

- *What is the cost to build a new headquarters at the Western Utility Complex?*
 - *Construction cost*
 - *What other costs and related issues should be considered?*



WESTERN UTILITY COMPLEX LAND VALUE ANALYSIS



POND

LOCATION



LOCATION

POND

LOCATION



WESTERN COMPLEX

POND

WESTERN UTILITY COMPLEX LAND VALUATION

Property: PFM analyzed the location of State Road 44 frontage acres for valuation at the Western Utility Complex site.



WESTERN UTILITY COMPLEX LAND VALUATION

Methodology

- Market analysis conducted for the following land uses at the SR 44 frontage at the Western Utility Complex Site: 1) Apartments, 2) Assisted Living Facility, 3) Hotel Rooms, 4) Retail Sq. Ft. and 5) Office Sq. Ft.
- Market analysis provided information re: land use demand for acreage and specific type and timing of demand.
 - 400 apartment units, 100 ALF rooms and 22 acres non-residential space
- Value of Land a function of net present value of projected market value of acreage.

Findings

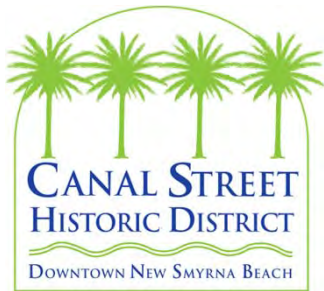
- Demand for an estimated 47+/- acres of development through 2035.
- Forecasted Site Revenue of \$13,350,000 (NPV of \$2,321,007)
 - Apartment and ALF Acreage Revenue = \$7,500,000
 - Non-Residential Acreage Revenue = \$5,850,000
- Estimated value today of 47+/- frontage acres in bulk is \$49,383 per acre.
- In total revenue terms, est. value is \$284,021 per acre.



RENOVATION CANAL ST HEADQUARTERS (COB)



POND



LOCATION



The COB is in the historic district and is near other government offices, the Brannon Center and Riverside Park

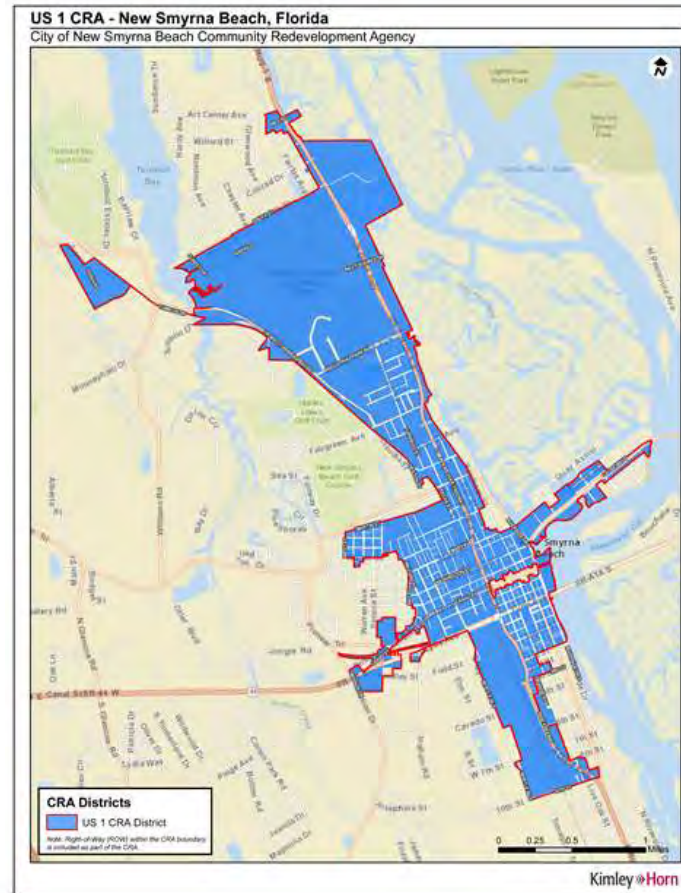


CURRENT COB LOCATION

POND

COMMUNITY REDEVELOPMENT AREA (CRA)

- CRA created in 1985 to provide for the revitalization of the downtown areas, including Canal Street



COMMUNITY REDEVELOPMENT AREA (CRA)

• CRA Findings 2010

AECOM Design + Planning

New Smyrna Beach CRA Master Plan Update

Project Report | November 2010



LAND USE	WEST SIDE RESIDENTIAL DISTRICT	EAST CANAL STREET	WEST CANAL STREET	NORTH CAUSEWAY DISTRICT	FLAGLER AVENUE DISTRICT	A1A DISTRICT	3RD AVENUE COMMERCIAL CORRIDOR
RESIDENTIAL	X*	XX	XX	XXX	XXXX	XXXX	X
RETAIL	XX	XXX	XXX	XX	XXXX	XX	XXXX
HOTEL AND EVENT SPACE	X	XXX	XXX	XX	XXX	XXXX	XX
SMALL PROFESSIONAL SERVICE OFFICE	X+	XXXX	XXXX	X	XX	X	X

Opportunities

- Potential to work with the Bert Fish Hospital and Southeast Volusia Hospital District on synergistic development opportunities (e.g. supportive retail, residential, etc.)
- Capitalize on the high daytime population from office users to support retail
- Create a stronger connection from downtown to the waterfront



• CRA Findings 2010

AECOM Design + Planning

New Smyrna Beach CRA Master Plan Update

Project Report | November 2010



COMMUNITY REDEVELOPMENT AREA (CRA)

07 Redevelopment / Reinvestment

Likes

- Interest in special hotel opportunity
- Interest in new restaurants / services
- Several large sites available
- Several small / incremental sites
- Potential of Brownfield sites at historic rail/depot area
- Opportunities NOW for incremental infill, lofts, restaurant
- Opportunities NOW for hotels
- Reinvestment on Flagler Avenue
- Restored historic buildings

Dislikes

- Unclear development standards
- Parking constraints (real/perceived)
- Utility constraints (still need to confirm)
- Bookend properties on Canal are quiet/out of business
- Loss of bike/cycle shop on East Canal Street
- Poor linkage to Hospital employment / visitor base
- Concerns about character change
- Concerns about competition
- Lack of clear development 'ombudsman'
- Lack of incentives / partnering approach from City, CRA or Utility Commission
- Limited building activity on East Canal and Flagler Ave in the last 15 years

Preliminary Ideas

- Land assembly (several areas)
- Fill out the Canal Street district – focus on filling in the "missing teeth" (vacant land) and infuse residential and neighborhood commercial
- Brannon Center Redevelopment
- Incentive programs (including loan subsidy program)
- Direct cash subsidy for new housing units delivered
- Workforce housing subsidy
- Economic Development Coordinator, at least for CRA
- Consolidate parking

East Canal Street Recommendations

- Expand Canal Street's neighborhood services, and return it to its historic role as New Smyrna Beach's primary shopping destination.
- Continue to promote office and governmental uses along Canal Street (upper building levels preferred).
- Attract hotels along Canal Street's waterfront
Note, these new hotels should be located within an easy walking distance of New Smyrna Beach's historic shopping districts.
- Encourage new appropriately sized and scaled hotels.
- Attract new neighborhood retailers such as banks, bakeries, carry-out food, florists, personal service, groceries, mail centers and restaurants along the western end of East Canal Street (U.S. 1 – Rush).
- Establish a general merchandise core of apparel, books, home furnishings, jewelry, sporting goods and shoes along the Canal's central area. Seek junior anchor stores along Canal Street's central area (Rush to Live Oaks).
- Promote restaurants and hotels along the waterfront (eastern) edge of Canal Street. Relocate existing governmental offices at the northwest corner of Riverside and Canal.
- Parking will continue to be an issue for discussion. Canal Street currently contains plenty of on-street and public / off street facilities, however, the CRA should seek opportunities to partner with development to increase the overall supply. Flagler Avenue has some parking deficit towards

Unfortunately for downtowns, it is often fundamentally easier to develop in the suburbs. Land is generally less expensive and available lots are large (allowing for ample, inexpensive parking), utility and roadway infrastructure is usually newer, access to roads with a lot of 'trips' satisfies retail investors, and zoning approvals are often less stringent due to the lack of physical character or NIMBY's to respond to. These factors, and others, make suburban growth generally easier on both the private sector and public sector



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COMMUNITY REDEVELOPMENT AREA (CRA)

- CRA Findings 2013



U.S. 1 COMMUNITY REDEVELOPMENT AREA - FINDING OF NECESSITY

City of New Smyrna Beach Economic Development Summit - March 2, 2013

Summary of Goals and Comments

1. Business recruitment might be harder due to NSB demographics - (for example, due to our population, we are a 2nd tier market for national chain restaurants)
2. Team Volusia (focused on new business, Volusia County Department of Economic Development and local chambers) cities should be focused on existing businesses. (Staff note: the City partner with Team Volusia - focused on recruitment, typically interested in mid-large firms, especially manufacturing, and the Volusia County Department of Economic Development - focused on existing business retention. The Chamber provides assistance on a variety of projects, including the existing business survey)
3. Grow FL focused on expanding existing new and small businesses.
4. Economy has turned (recession)
5. Big developments on clearing board - mixed use and residential
6. Go to existing customers.
7. State city impact fees - allow payment for over 3 year period
8. Look at waiving residential impact fees.
9. Marketing assistance - Money or staff - "Shop Local" campaign (not just at holidays)
10. Focus on identifying customers - Who are the customers?
11. Marketing assistance from Chamber of Commerce (CoC)/Sevier/SVAA / THE LOOP with cross promotions.
12. Prepare a list of available resources, support and mentoring groups and promote through the CoC with workshops.
13. Refine Fast Track Permitting as needed to keep delays at a minimum.
14. Liaison for the City to "hand hold" potentials through the process.
15. Provide information/welcome package for people wishing to start new business.
16. City website with same info and easy to follow steps.
17. Awareness outreach for SRDC Business Incubator.
18. Offer City suggestions here.
19. UC now user friendly.
20. Encourage those businesses to use NSB as name.
21. Move offices on Canal to 2nd Floor.
22. Remove reflective Glass.
23. Move UC out of downtown - leave small customer service department.
24. Add package of City activities/paperwork on website.
25. Focus on Tourism - avg. high household income a \$83,000 for NSB trailers because of our arts and good food to increase leads in both and live on streets.
26. Share Market Study with Businesses.
27. Information on where to get employees.
28. Central location for resources - CoC seminars.
29. Review Chamber lease condition and work program.
30. Look at idea of small Convention Center out by I95 or on N Causeway.
31. Add Amtrak stop.
32. Cultivate aerospace, aviation, and high tech manufacturing (Boeing Reddie & NASA nearby)
33. Include health care and health research companies too.
34. Maintain listing of available properties with easy access to fill up empty buildings.
35. Maintain listing of new business license applications and email support follow-up blasts.
36. Bridge efforts and maintain contact database with realtors, banks and private investors ("Shark Tank NSB") for access to capital for those that don't qualify for Grow FL help.
37. Conduct quarterly meetings to keep momentum going.

City of New Smyrna Beach

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23. Move UC out of downtown – leave small customer service department.



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COMMUNITY REDEVELOPMENT AREA (CRA)

- CRA Findings 2014



US 1 Community Redevelopment Area - Master Plan	2014
<p>It is recommended that the City identify potential development sites of up to 1.5 acres in the Canal Street area to accommodate a 11,000-22,000 square foot retail and 50-100 parking spaces (or first spaces per 1,000 square feet) and consider perspective sites to potential retail. The future site of the Dierdorf Beach Community College on the southwest corner of US 1 and Warner Avenue has been identified as a possibility. It is a 1.5-acre site occupied by a three-story 11,000 square foot office building, and is for sale for a market value price of \$100,000. This amount \$17,000 per square foot of land and would not be attractive to a new, likely, the City should consider providing a rent free site or, at a minimum, structure for construction.</p> <p>North Causeway Area</p> <p>City-Owned AOB Property. This former Utilities Commission wastewater treatment plant site is located in the North Causeway subarea on the Intracoastal Waterway. The City has been attempting to find private parties interested in acquiring and developing the site as a retail venue, and although proposals were received by the City, no tangible results have occurred to date. The City released another developer RFP, which it hopes will be met with more success in an improving economy (as of this Master Plan, the responses were rejected by the City for various reasons). A portion of the City-owned property is currently being used for a boat launch and parking. Development opportunities for the remaining portion of the property include market rate condominiums or townhomes, restaurant, hotel, grocery store, marina, or a mix of these uses. Depending on developer interests and status of the existing 3.1-acre lease, it is recommended that a unified development concept for the entire property be on the table, particularly given that the City-owned leased property is tax exempt.</p> <p>Blanton Development Property. Town-based Blanton Development is the owner of three contiguous undeveloped parcels totaling 12.1 acres in this area, according to Volusia County Property Appraiser records. The market value of this vacant property, which has storage on and across in North Causeway, is \$1.75 million, or approximately \$140,000 per acre. This is much less than desirable for a viable commercial and/or multifamily housing property in the location.</p> <p>The site is the subject of local controversy, resulting from a recent proposal by an affordable housing developer to build a 220-unit low-income "workforce housing" apartment project. The property is currently tied up pending the outcome of a lawsuit against the City which delayed the project recently. As an owner of the Town of Green proposed for the property, which called for the development of 202 condominiums with four signs, sidewalk, and steps, was dropped several years ago due to a filing lawsuit.</p> <p>The value of the property is much more reflective of retail use and market rate housing opportunities for the property, as there are no other locations in the City which better suited to affordable housing and retail, which would add value. These include the 10th Street end of the large FEC property on Middle Avenue across from New Smyrna Beach Middle School.</p> <p>Medical Center Area</p> <p>Bert Fish Medical Center. The South Volusia Hospital District has agreed to enter a long term lease agreement with Naples, FL-based Health Management Associates (HMA) to operate the medical center. HMA, a for-profit company, operates a number of hospitals in Florida. The owners of Bert Fish would change it from its original use to long-term care, which will greatly benefit the City and Community Redevelopment Area. Although HMA has indicated that it will spend several million dollars upgrading Bert Fish, there has been some concern that acquisition and land ultimately to relocation of the hospital out of downtown, possibly to a business park (B-1).</p> <p>In anticipation of this possibility, the City should discuss with HMA without action and conditions needed to secure the long-term, long-term presence of the medical center. The structure and facilities of potential future opportunities, such as a specialty long-term care hospital, outpatient care facility, and assisted living facility, should also be explored.</p> <p>Old Smith Street Utility Plant Site. This facility is a back-up electric power plant owned and operated by the New Smyrna Beach Utility Commission and is located on a tax exempt 1.7-acre site immediately south of the Bert Fish medical complex. The facility is highly unattractive and a detriment to the value and development appeal of surrounding properties. A 2011 engineering report found the facility to have a number of deficiencies and appeared not to have been in operation for a long period of time.</p> <p>In the interest of creating a positive environment for retaining and expanding the medical complex and complementary land uses, it is recommended that the City and Utilities Commission initiate discussions leading to the eventual closure of the plant and redevelopment of the property. Redevelopment opportunities include expansion of the medical complex, including assisted living and nursing or rehabilitative care, and market rate multifamily housing.</p> <p>City-Owned AOB Property. This former Utilities Commission wastewater treatment plant site is located in the North Causeway subarea on the Intracoastal Waterway. The City has been attempting to find private parties interested in acquiring and developing the site in recent years, and although proposals were received by the City, no tangible results have occurred to date. The City released another developer RFP, which it hopes will be met with more success in an improving economy (as of this Master Plan, the responses were rejected by the City for various reasons). A portion of the City-owned property is currently being used for a boat launch and parking. Development opportunities for the remaining portion of the property include market rate condominiums or townhomes, restaurant, hotel, grocery store, marina, or a mix of these uses. 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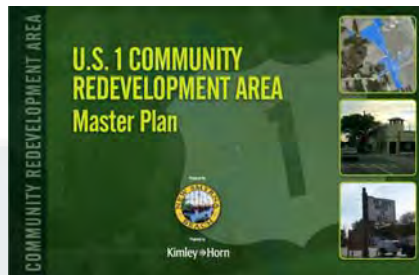
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COMMUNITY REDEVELOPMENT AREA (CRA)

• CRA Findings 2014



Construct/Improve public facilities and infrastructure.

- o Identify through the US 1 CRA Master Plan CIP public improvement projects for infrastructure including but not limited to
 - pedestrian safety improvements (e.g., sidewalks, pedestrian crossings, traffic calming measures),
 - stormwater,
 - streets and roadway facilities (i.e., improving unpaved/sub-standard roads and rights-of-way),
 - sanitary sewer installation (removal of septic tanks).
- o Improvements to the Airport Industrial Park area including street and utility extensions.
- o Construction of parking facilities to facilitate (allow) for increased use of existing properties for buildings and other revenue generating options (versus provisions for site-specific, off-street parking); may include the construction of parking garages.



RENOVATE CURRENT COB BUILDING



CURRENT HEADQUARTERS (COB)

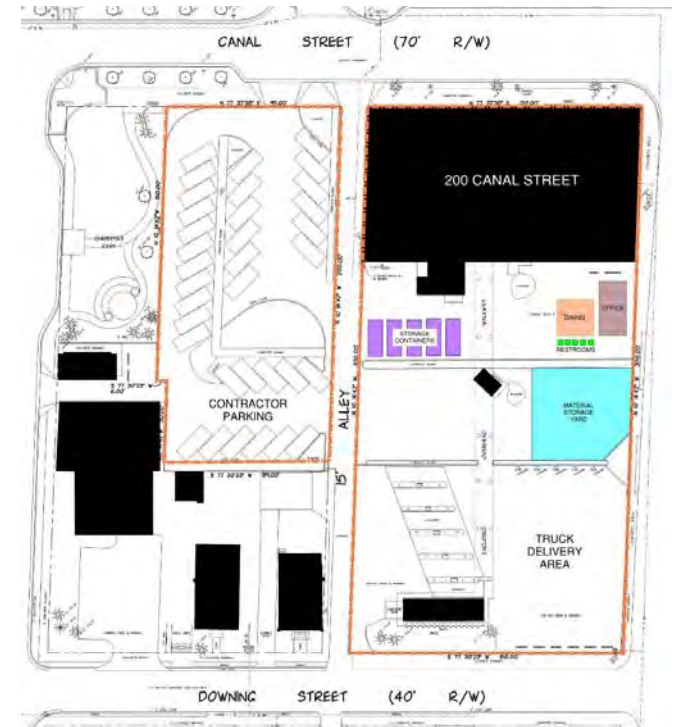
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COB RENOVATION CONSTRUCTION LOGISTICS



Lay Down Area Items to Consider

- Area for storage of materials is limited.
- Delivery of materials is limited due to the limited amount of parking and access.
- Limited areas of parking for construction workers and employees.

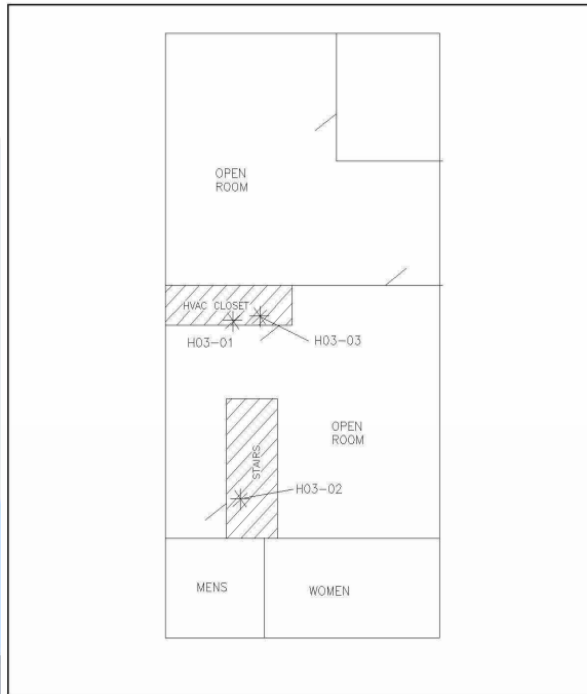


CURRENT COB HEADQUARTERS

POND

COB RENOVATION ENVIRONMENTAL CONSIDERATIONS

G&S GOOD ENVIRONMENTAL, INC.
HOMOGENEOUS MATERIALS INFORMATION
HOMOGENEOUS MATERIAL NO. H03
FACILITY: WORK AREA- 1ST FLOOR - 200 CANAL STREET, NSB JOB NO: 6289-002-01
INSPECTOR: BILL GOOD INSPECTION DATE: 7/7/2016
MATERIAL DESCRIPTION: 9 X 9 FLOOR TILE



SAMPLE NUMBERS: H03-01, H03-02, H03-03
ASBESTOS CONTENT: TYPE 2 % CHRYSOTILE QUANTITY:

NOTE: the interior of COB building including mechanical, electrical and environmental aspects are substandard requiring significant work to bring up to code

Administration

- The staff for the Utilities Commission have self-administered remediation contracts for lead paint and asbestos.
- Recent projects at the Canal Street HQ have had environmental remediation included.
- Lead paint has been encountered in the building.
- Indoor air quality has been a concern for the building based on previous reports and tests.

Results

- New work in the building will incur costs for the remediation of asbestos, lead paint and other environmental concerns.
- Staff may need to be housed elsewhere while the building is remediated.



Photo 3: 9x9 floor tile



CURRENT COB HEADQUARTERS

POND

COB RENOVATION ACCESSIBILITY CONSIDERATIONS

ADA Path

- Access from Canal Street: The finish floor in the building is not equal to the sidewalk elevation.
- Currently the accessible path to the building is from the rear of the building.

Elevators

- The current elevators are antiquated and require maintenance.
 - They are small in size and occupancy. Slow speed. Old controls that would need updating to new computerized control systems.

Restrooms

- The current restrooms do not meet the requirements for accessibility and to meet these requirements, space would need to be taken from adjoining areas.
- Architectural hardware would need to be replaced.
- Plumbing fixtures would need to be replaced.



COB RENOVATION DESIGN

Design Concerns:

- Limited modifications to the building façade due to historic preservation standards
- Building layout (office space/vertical circulation) not conducive to the standard office building layouts.
- Parking layouts: complete reconfiguration of the existing to increase parking numbers, circulation, drainage.
- Alley (as currently configured next to the building) reduces usable space
- Complete review and analysis of existing building and structure. Can the building be upgraded to impact resistance standards?
- Major renovations would lead to a “Level 3” alteration according to the Florida Building Code. This would require the building to be upgraded to the current code at various areas.
- Due to the age of the building it is anticipated that new electrical system (panels and feeders) would be necessary.
- In order to reduce operating costs, new mechanical units are anticipated



COB RENOVATION DESIGN

Historic Preservation Process

- Building Department will forward an application to modify the exterior
- Fee will have to be paid
- Public Hearing will be held within 30 days of completed application
- Approval to be provide within 60 days of hearing
- Can appeal within 15 days of decision, Commission to render decision within 60 days

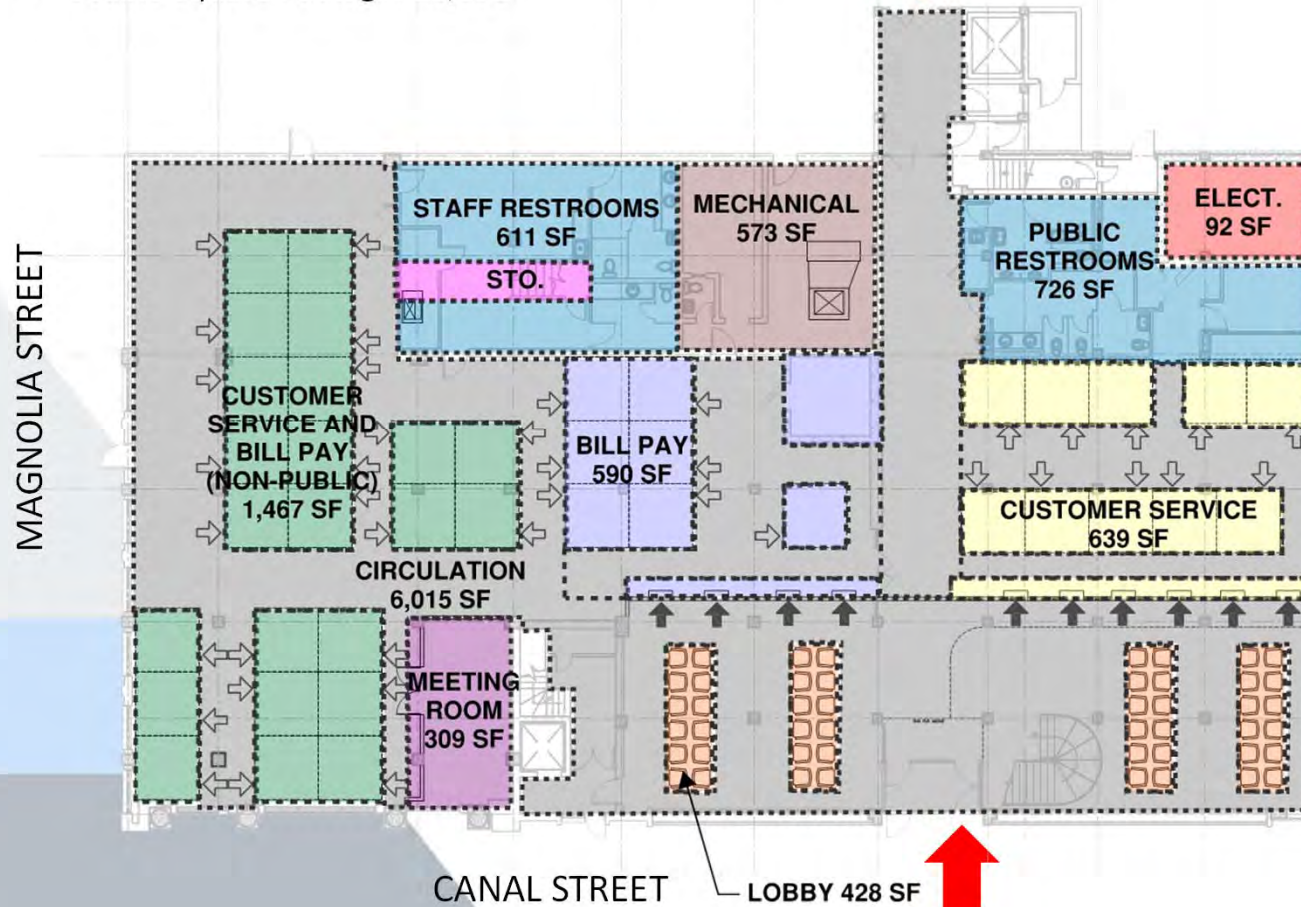


CURRENT COB HEADQUARTERS

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CONCEPTUAL GROUND FLOOR PLAN

- Usable Square Footage: 11,892

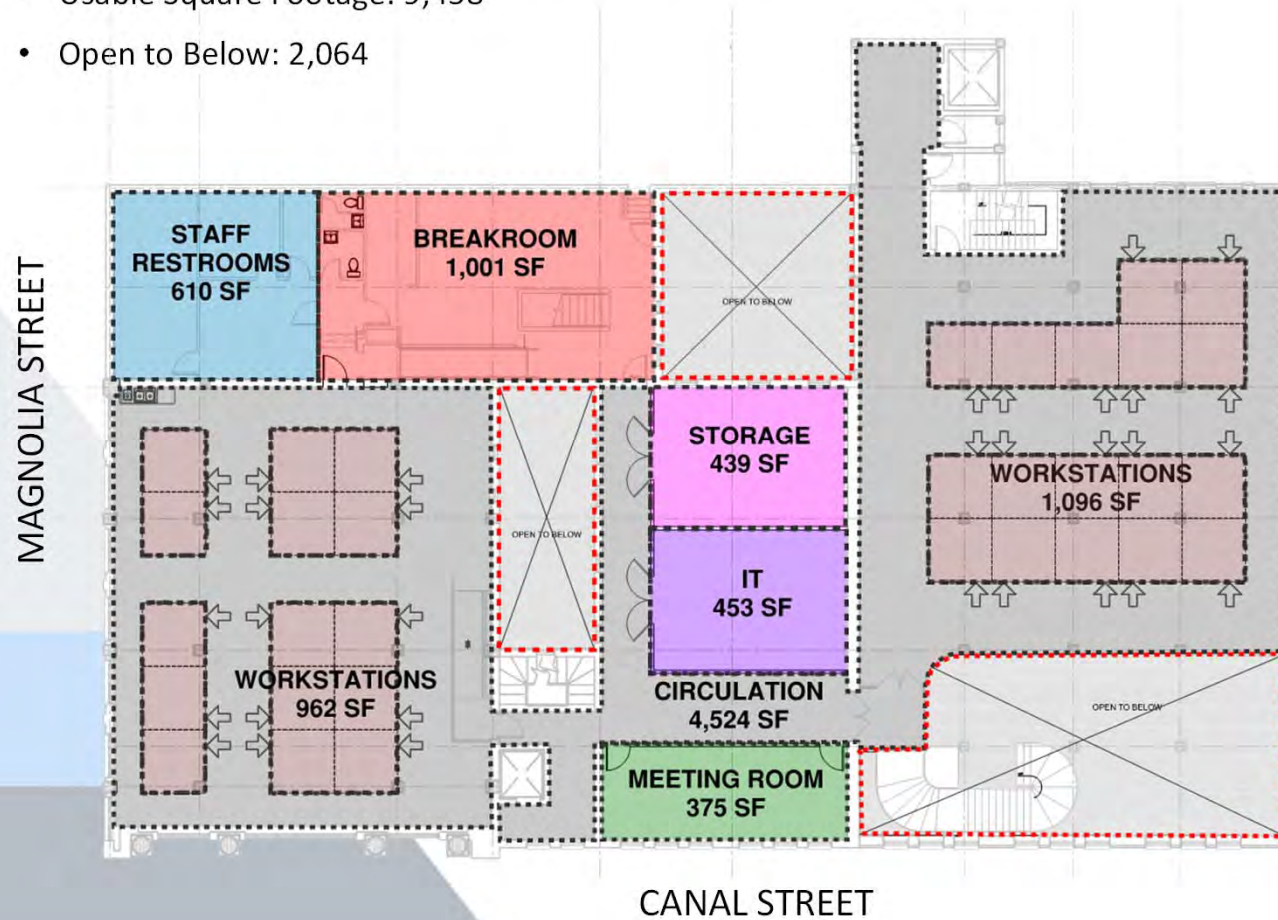


CURRENT COB HEADQUARTERS

POND

CONCEPTUAL SECOND FLOOR PLAN

- Usable Square Footage: 9,458
- Open to Below: 2,064

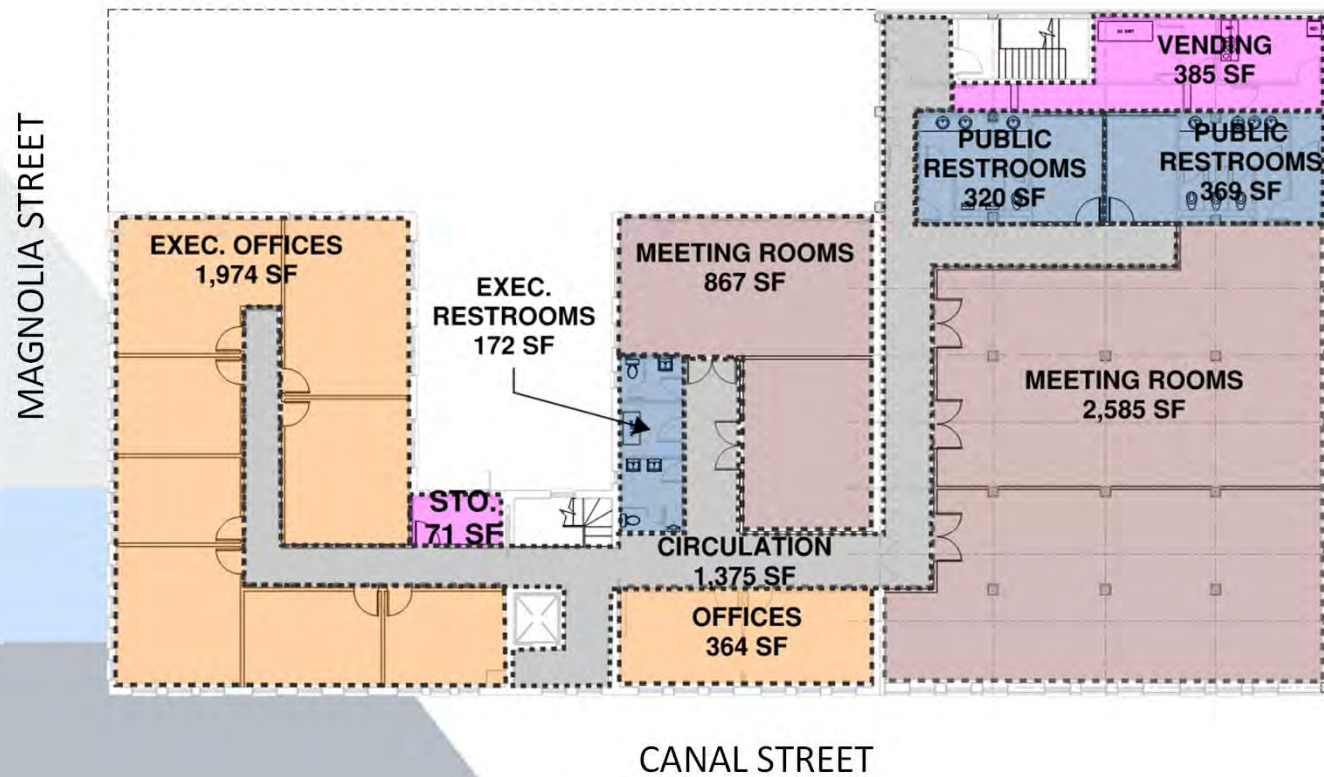


CURRENT COB HEADQUARTERS

POND

CONCEPTUAL THIRD FLOOR PLAN

- Usable Square Footage: 8,842



CURRENT COB HEADQUARTERS

POND

RENOVATION



BUILDING DESIGN AND EFFICIENCY

The efficiency of a floor plate can vary depending on the location of the building core, the regularity of column spacing, or the building configuration. Historic building floor plates are often less efficient due to column sizes and the building configuration. Some modern buildings also provide unique irregular floor configuration challenges.

Even with the most efficient layout, there may be a mismatch between the building module and the tenant's standard office depths or workstation dimensions. This can result in inefficient configurations and thus, a greater amount of unaccounted for circulation space.

RECOMMENDED RANGES	
CIRCULATION MULTIPLIER (CM)	
1.4 - 1.6 RANGE	1.5 AVERAGE
CIRCULATION FACTOR (CF)	
28 - 38% RANGE	33% AVERAGE

Building Data

- Open to below space = 2,064 Sq. Ft.
- Usable Square Foot = 30,624 Sq. Ft.
- Net Square Foot= 18,710 Sq. Ft.
- Circulation Area = 11, 914 Sq. Ft.
- Gross Area = 35,282 Sq. Ft.
- Circulation Multiplier = 1.57
- Circulation Factor = 39%



CURRENT COB HEADQUARTERS

POND

Cost Estimate for COB Renovation

TOTAL = \$11,656,589

Pros

- Existing façade and shell of building (coordination required with previous projects)
- Can maintain economic activity in the historic district (employees/visitors)
- Site near amenities (Brannon Center and parks)

Cons

- Will need to rent space to complete construction (staff and construction work)
- Limited modifications to the building façade due to historic preservation standards
- Remedial work for civil systems (storm drainage, asphalt and striping)
- Inefficient design (variations in floor levels/open to below spaces)
- Remedial work for: plumbing system, electrical system, mechanical systems and elevators

(See Appendix for Spreadsheet details)

Rough Order of Magnitude Opinion of Possible Cost: Renovate Existing Headquarters Building				10/29/19	6/11/20	40,000
POND Project No.: 1100389				Subtotal	Subtotal	Total
Item Description	Notes	Cost	Unit	Subtotal	Subtotal	Total
Environmental Cost						
Asbestos/ Lead Paint Testing		\$10,000.00	Lump Sum	\$10,000.00		
Cost for LE Administration		\$5,000.00	Lump Sum	\$5,000.00		
Cost of Asbestos/ Lead Paint Abatement		\$50,000.00	Lump Sum	\$50,000.00		
Subtotal Environmental Cost						\$105,000.00
Planning/ Design Fees						
Z10						
Building Condition Assessment		\$15,000.00	Lump Sum	\$15,000.00		
Surveying		\$15,000.00	Lump Sum	\$15,000.00		
Geotechnical		\$15,000.00	Lump Sum	\$15,000.00		
Developing As-Built Condition Backgrounds		\$20,000.00	Lump Sum	\$20,000.00		
Renovation Design Fee (Architectural & S/M/E/P Engineering)		\$342,579.00	Lump Sum	\$342,579.00		
Renovation Design Fee (Civil Engineering)		\$293,454.00	Lump Sum	\$293,454.00		
Design Fee for Temporary Office Space		\$80,000.00	Lump Sum	\$80,000.00		
Certificate of Appropriateness Design Fee (NPC)		\$2,000.00	Lump Sum	\$2,000.00		
Subtotal Design Fees						\$767,033.00
Construction Cost						
Uniform Level 1						
A10						
Foundations		\$1	S.F.	\$13,130		
B10						
Superstructure		\$1	S.F.	\$26,000		
B10						
Elevator Shafts		\$1	S.F.	\$20,000		
B10						
Interior Floors		\$50,000	Lump Sum	\$50,000		
B10						
Roofing		\$5,421	Lump Sum	\$5,421		
C10						
Interior Construction		\$10	S.F.	\$400,000		
C10						
Interior Doors		\$10	S.F.	\$400,000		
C10						
Interior Specialties		\$1	S.F.	\$120,000		
C10						
Plumbing		\$17,500	Lump Sum	\$17,500		
C10						
Interior Finishes		\$17	S.F.	\$680,000		
C10						
Conveying Systems	Elevator Modernization	\$400,000	Lump Sum	\$400,000		
D10						
Plumbing	New lines with connection to site	\$15	S.F.	\$1,000,000		
D10						
Drain	New centralized system	\$10	S.F.	\$1,200,000		
D10						
Fire Protection		\$5	S.F.	\$200,000		
D10						
Electrical Service and Distribution	New Feeders and New Panels	\$9	S.F.	\$160,000		
D10						
Lighting and Branch Wiring		\$23	S.F.	\$924,000		
D10						
Communications and Branch Wiring		\$8	S.F.	\$308,000		
D10						
Special Electrical Systems		\$1	S.F.	\$40,000		
F10						
Furniture		\$1	S.F.	\$40,000		
F10						
Furniture		\$0	S.F.	\$0		
F10						
Special Construction		\$12	S.F.	\$476,000		
F10						
Relative Building Demolition		\$12	S.F.	\$480,000		
Building Cost Subtotal						\$6,829,451
G10						
Site Development	Site Development (new asphalt, new striping, new backstops, new signage, new LED lighting, new sanitary line and connection)	\$46	S.Y.	\$282,328		
G10						
Site Improvements		\$18,000	S.Y.	\$281,106		
G10						
Site Mechanical Utilities		\$240,250.00	Lump Sum	\$240,250.00		
G10						
Site Electrical Utilities		\$579,884.00	Lump Sum	\$579,884.00		
G10						
Asphalt Area Repair		\$0,388.00	Lump Sum	\$0,388.00		
Site Cost Subtotal						\$1,072,628
Subtotal Direct Cost						\$8,402,434
Contractor Cost/Fees						
Z20						
Contingency		10%		\$1,260,304		
Z20						
CM Fee		10%		\$840,322		
Z20						
General Liability Insurance/Politics Risk		1%		\$84,032		
Z20						
Payment and Performance Bond		1%		\$84,032		
Z20						
Escalation		5%		\$1,116,027		
Subtotal Contractor Costs						\$2,167,828
Indirect Costs						
Temporary Workspaces of Employees	Includes Parking and Fees (1 year)	\$189,304.00	Lump Sum	\$189,304.00		
Historical New Jersey Beach Preservation Commission Fees		\$0.00	Lump Sum	\$0.00		
Building Permit Fees		\$65,000.00	Lump Sum	\$65,000.00		
Grant	Possible credit from Florida State Historic Preservation Office (SHPO) for Renovating Historically Significant structure	-\$5,000.00	Lump Sum	-\$5,000.00		
Signs	Possible Architectural Overlay Grant	-\$5,000.00	Lump Sum	-\$5,000.00		
Subtotal Indirect Costs						\$254,304
Rough Order of Magnitude Opinion of Possible Cost						\$11,656,589



CURRENT COB HEADQUARTERS

POND

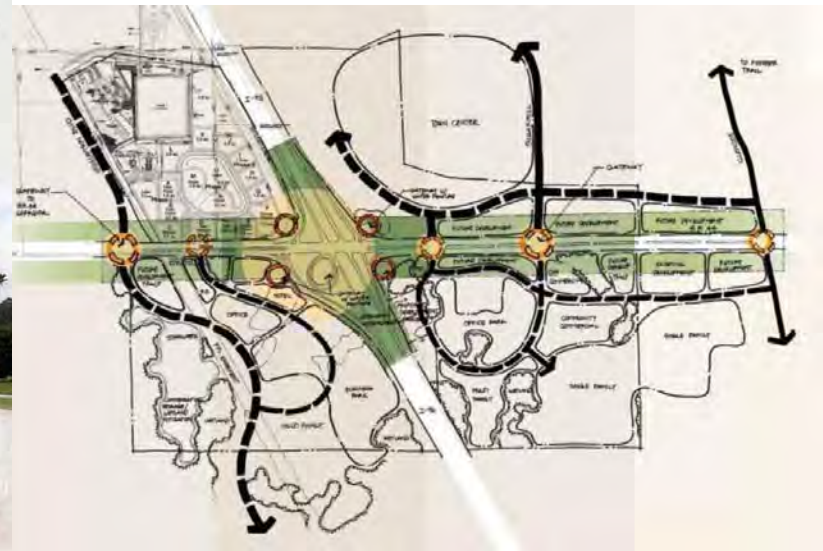
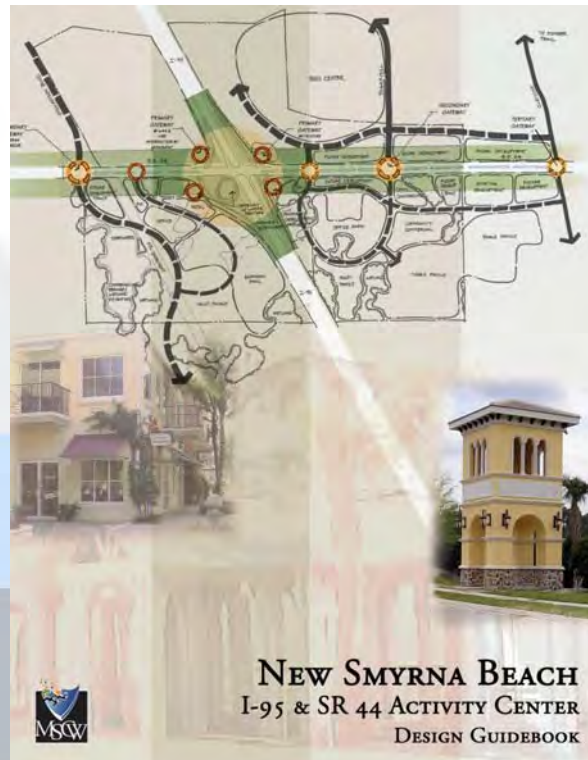
WESTERN UTILITY COMPLEX NEW HEADQUARTERS



POND

NEW HEADQUARTERS DESIGN

- New Headquarters location is consistent with the intent of the Activity Center as discussed in the I-95 and SR44 Activity Center Design Guidelines.
- New Headquarters can act as a catalyst for the area.



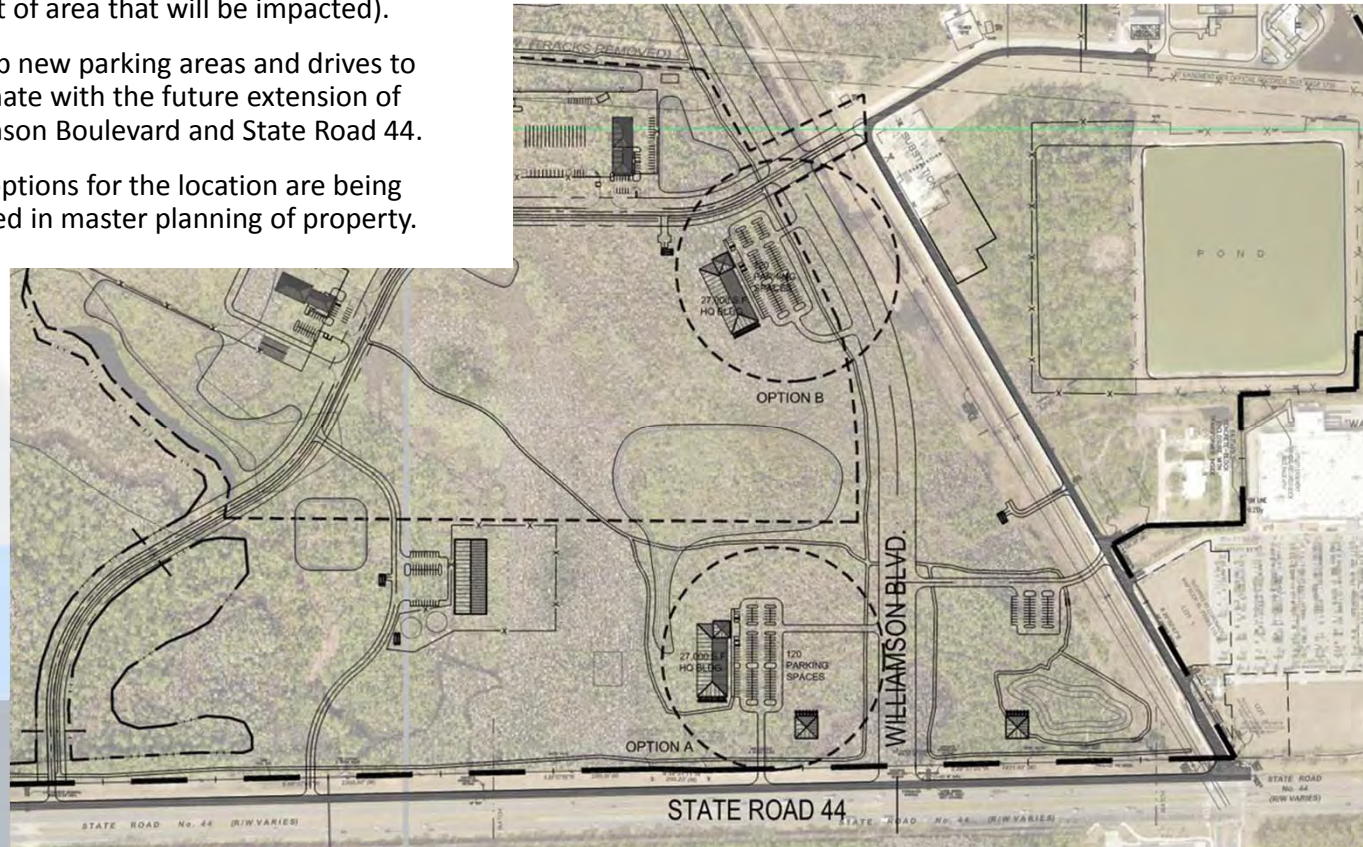
NEW HEADQUARTERS

POND

NEW HEADQUARTERS DESIGN

Site Development

- Wetland mitigation fee (dependent on the amount of area that will be impacted).
- Develop new parking areas and drives to coordinate with the future extension of Williamson Boulevard and State Road 44.
- Some options for the location are being reviewed in master planning of property.



NEW HEADQUARTERS



POND

Cost Estimate for New Building

TOTAL= \$9,555,724

Advantages

- Will not need to rent space for UC staff or construction workers to complete the work
- The UC can have an efficiently designed space to meet their needs
- Can increase daytime economic activity in the I-95/SR44 Activity Center
- Easy access for employees and customers

Concerns

- Wetland mitigation
- New site development (power, sanitary, water)

(See Appendix for Spreadsheet details)

Rough Order of Magnitude Opinion of Possible Cost: Building New Headquarters Building					
POND Project No. 11903889					
11/01/19					
9,432 26,680					
Site (sq yd) Bldg (sq ft)					
Item Description	Notes	Cost	Unit	Subtotal	Total
Planning/ Design Fees					
Z10	Architectural/ Engineering Design Fee	Fees for design of new building	\$309,349	Lump Sum	\$309,349
	Surveying		\$30,000	Lump Sum	\$30,000
	Geotechnical		\$19,000	Lump Sum	\$19,000
	Environmental		\$15,000	Lump Sum	\$15,000
	Civil Engineering Fees		\$277,589	Lump Sum	\$277,589
Planning Approval Design Fee				\$2,000	\$2,000
Subtotal Design Fees					\$652,938
Construction Costs					
Uniformat Level 1					
A10	Foundations		\$10	S.F.	\$266,800
B10	Superstructure		\$16	S.F.	\$426,880
B20	Exterior Enclosure		\$23	S.F.	\$613,640
B30	Roofing		\$14	S.F.	\$373,520
C10	Interior Construction		\$15	S.F.	\$400,200
C20	Staircases		\$0	S.F.	\$0
C30	Interior Finishes		\$14	S.F.	\$373,520
D10	Conveying Systems		\$0	S.F.	\$0
D20	Plumbing		\$13	S.F.	\$346,840
D30	HVAC		\$33	S.F.	\$880,440
D40	Fire Protection		\$6	S.F.	\$160,080
D50	Electrical		\$20	S.F.	\$533,600
E10	Equipment		\$2	S.F.	\$53,360
E20	Furnishings		\$0	S.F.	\$0
F10	Special Construction		\$14	S.F.	\$373,520
F20	Selective Demolition		\$0	S.F.	\$110,000
Building Cost Subtotal					\$4,912,400
G10	Site Development	Site Preparation	1	Lump Sum	\$311,081
		Site Improvements	1	Lump Sum	\$387,983
		Site Mechanical Utilities	1	Lump Sum	\$133,495
		Site Electrical Utilities	1	Lump Sum	\$308,210
		Wetland mitigation	1	Lump Sum	\$140,000
Site Cost Subtotal					\$1,280,769
Subtotal Direct Cost					\$6,846,107
Contractor Cost/ Fees					
Z20	Contingency		15%		\$1,026,916
	CM Fee		5%		\$342,305
	General Liability Insurance/Builders Risk		2%		\$164,307
	Payment and Performance Bond		2%		\$164,307
	Escalation		4%		\$273,844.28
Subtotal Contractor Cost					\$1,971,679
Indirect Costs					
Building City Permit Fees		\$85,000	Lump Sum	\$85,000	
Subtotal Indirect Cost					\$85,000
Rough Order of Magnitude Opinion of Possible Cost					\$9,555,724



NEW HEADQUARTERS

POND

WESTERN UTILITY COMPLEX WILLIAMSON BLVD



POND

Williamson Boulevard Route 'A'



Williamson Route 'A'



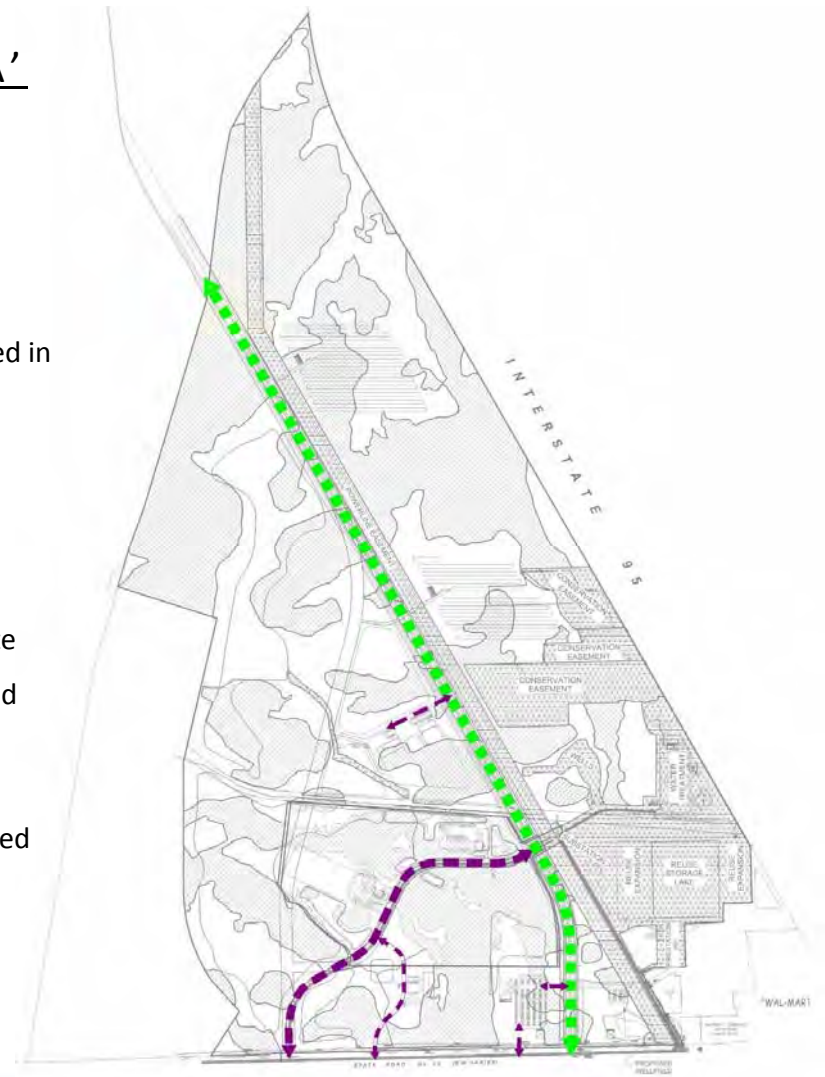
Ancillary Roads/Drives

Advantages

- Alignment coordinates with the alignment proposed in the I-95 SR44 Activity Center Design Guide
- Possible smaller impacts to wetlands
- Lessens impact of noise on adjacent residential community
- Closely follows the existing FPL corridor
- Creates most direct route to the North from the site
- Creates large contiguous areas for the Reclaim Pond and the Reuse Ponds and UC Facilities
- Reduced internal roads for UC use
- Proposed alignment provide easy access to proposed park at SE corner of UC parcel

Concerns

- Signaled intersections are close (Walmart and proposed alignment along SR44) and will need FDOT approval.





WILLIAMSON BLVD.



POND

Williamson Boulevard Route 'B'

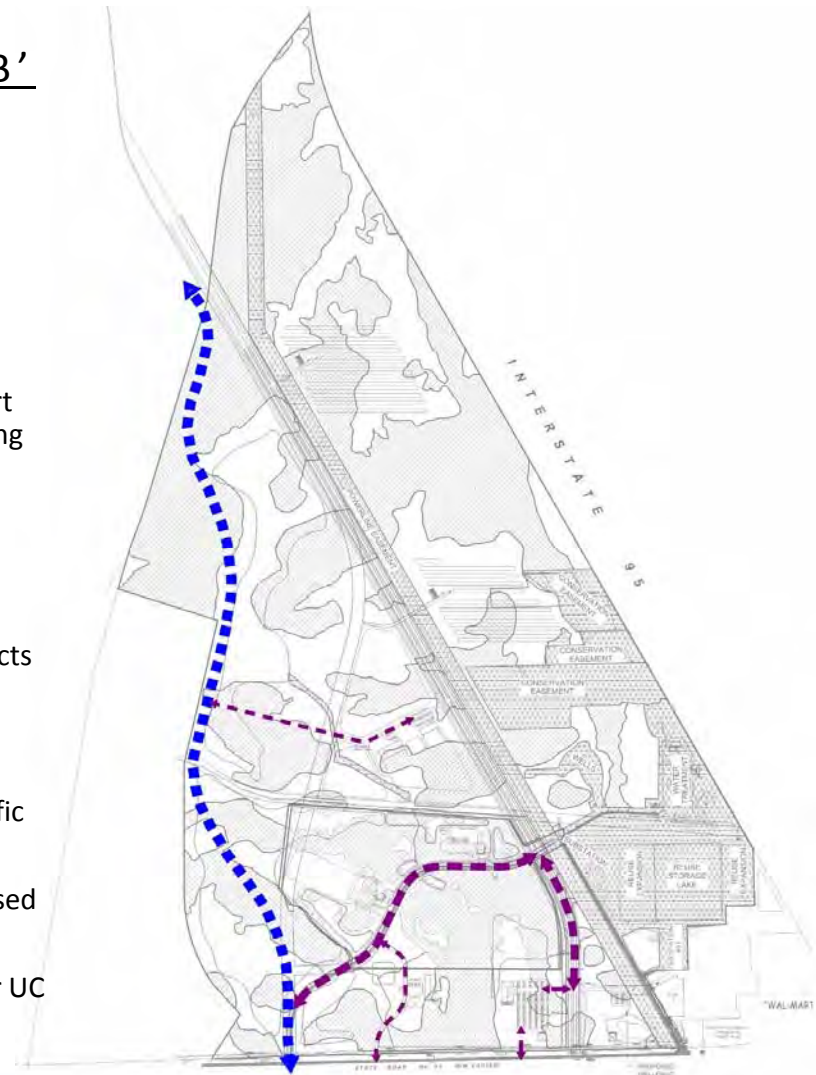
-  Williamson Route 'B'
-  Ancillary Roads/Drives

Advantages

- Signaled intersections are farther away (Walmart and proposed alignment at SR44) possibly making FDOT approval simpler.

Concerns

- Potential increased wetland impacts.
- Potential longer internal roads for UC use (impacts drainage and possible longer utility runs (storm, water, sewer, power))
- Route closest to neighboring residential developments that could create issues with traffic noise.
- UC access roads would be used to access proposed park at SE corner of site
- Reduces contiguous building area/pond area for UC use





WILLIAMSON BLVD.



POND

Williamson Boulevard Route 'C'

-  Williamson Route 'C'
-  Ancillary Roads/Drives

Advantages

- Combination of routes 'A' and 'B'.
- Potentially less wetland impacts as compared to Alternate B.
- Signaled intersections at SR44 are farther apart possibly making FDOT approval easier as compared to Alternate A.
- Lower impacts to neighboring residential developments due to traffic noise as compared to Alternate B

Concerns

- UC facilities will be closer to Williamson Blvd – reduce buffer from main road
- UC access roads are potentially longer as compared to Alternate A.
- Reduces contiguous building area/pond area for UC use



WILLIAMSON BLVD.



POND

The background features a large, stylized graphic. It consists of two overlapping circles. The left circle contains the text "CITY UTILITIES" in a bold, sans-serif font, with "CITY" at the top and "UTILITIES" at the bottom. The right circle contains the text "BEACH" in a bold, sans-serif font, with "BEACH" at the top and "UTILITIES" at the bottom. A large, stylized lightning bolt is positioned in the center, overlapping both circles. The lightning bolt is white with a black outline and is set against a dark blue background. The word "Recommendations" is written in white, sans-serif font across the center of the image, overlapping the lightning bolt and the circles.

Recommendations

RENOVATE COB VS NEW BUILDING

Methodology

- Compared COB Renovation Estimates by A/E firm to the New HQ Building at the Western Utility Complex Cost Estimates by the A/E firm (less the projected value of the COB)
- Valuation of COB via two methodologies: Comparable Sales and Economic Valuation via capitalization rate (Cap Rate)

A/E Firm Provided Cost Estimates

- COB Renovation Estimate: \$11,656,589
- New HQ at Western Utility Complex: \$9,555,724
 - Note that the new HQ is assumed to be 26,680 square feet

COB Valuation Summary

- Comparable Sales Valuation: \$3,336,625
- Economic Valuation of COB: \$5,353,463
- Average Value of COB: \$4,345,044



RENOVATE COB VS NEW BUILDING

FINDINGS

- Utilities Commission COB Renovation: \$11,656,589
- Proposed New Construction at Western Complex: \$9,555,724
- Estimated New Construction Cost Savings: \$2,100,865

Recommendation

- Based on current market conditions and estimates provided by the A/E firm, the construction and relocation to the proposed new HQ Building at the Western Utility Complex is the optimal financial choice





Recommendations for Next Steps

- Land Use – keep property for UCNSB use
 - Critical infrastructure (current and future) buildings, water assets, utility scale solar installations, and security needs
 - Retail pricing does not support sale
- Continue to pursue combined fleet facility opportunities with City
- Headquarters Location – New Building at WUC
 - Based upon Economics
 - Supports CRA Findings
- Williamson Blvd. Route – Finalize preferred route (B or C)
 - Move forward with County to develop agreements for land use, construction plans, etc.



Appendix





Utilities Commission City of New Smyrna Beach Western Utility Complex
Rough Order of Magnitude Opinion of Possible Cost: Renovate Existing Headquarters Building
POND Project No.: 1190389

10/31/19

6,111

40,000

	Item Description	Notes	Cost	Unit	Subtotal	Total
Environmental Cost						
	Asbestos/ Lead Paint Testing		\$10,000.00	Lump Sum	\$10,000	
	Cost for UC Administration		\$5,000.00	Lump Sum	\$5,000	
	Cost of Asbestos/ Lead Paint Abatement		\$20,000.00	Lump Sum	\$20,000	
Subtotal Environmental Cost						\$35,000.00
Planning/ Design Fees						
	Building Condition Assessment		\$71,000.00	Lump Sum	\$71,000	
	Surveying		\$15,000.00	Lump Sum	\$15,000	
	Geotechnical		\$15,000.00	Lump Sum	\$15,000	
	Developing As-Built Condition Backgrounds		\$20,000.00	Lump Sum	\$20,000	
	Renovation Design Fee (Architectural & S/M/E/P Engineering)		\$342,579.00	Lump Sum	\$342,579	
	Renovation Design Fee (Civil Engineering)		\$291,444.00	Lump Sum	\$291,444.00	
	Design Fee for temporary Office Space		\$30,000.00	Lump Sum	\$30,000	
	Certificate of Appropriateness Design Fee (HPC)		\$2,000.00	Lump Sum	\$2,000	
Subtotal Design Fees						\$787,023.00
Construction Cost						
Uniformat Level 1						
A10	Foundations		\$1	S.F	\$13,330	
B10	Superstructure		\$1	S.F.	\$56,000	
B20	Exterior Enclosure		\$1	S.F.	\$40,000	
b23	Exterior Doors		\$49,000	Lump Sum	\$49,000	
B30	Roofing		\$5,621	Lump Sum	\$5,621	
C10	Interior Construction		\$10	S.F.	\$400,000	
C12	Interior Doors		\$10	S.F.	\$400,000	
C13	Interior Specialties		\$3	S.F.	\$120,000	
C20	Staircases		\$37,500	Lump Sum	\$37,500	
C30	Interior Finishes		\$17	S.F.	\$680,000	
D10	Conveying Systems	Elevator Modernization	\$400,000	Lump Sum	\$400,000	
D20	Plumbing	New lines with connection to site	\$15	S.F.	\$600,000	
D30	HVAC	New centralized system	\$30	S.F.	\$1,200,000	
D40	Fire Protection		\$5	S.F.	\$200,000	
D50	Electrical Service and Distribution	New feeders and New Panels	\$9	S.F.	\$360,000	
D52	Lighting and Branch Wiring		\$23	S.F.	\$924,000	
D53	Communications and Branch Wiring		\$8	S.F.	\$308,000	
D54	Special Electrical Systems		\$1	S.F.	\$40,000	
E10	Equipment		\$1	S.F.	\$40,000	
E20	Furnishings		\$0	S.F.	\$0	
F10	Special Construction		\$12	S.F.	\$476,000	
F20	Selective Building Demolition		\$12	S.F.	\$480,000	
Building Cost Subtotal					\$6,829,451	
G10	Site Development	Site development (new asphalt, new striping, new backstops, new signage, new LED lighting, new sanitary line and connection)	\$46	S.Y.	\$282,328	
G20	Site Improvements		\$46.00	S.Y.	\$281,106	
G30	Site Mechanical Utilities		\$420,296.10	Limp Sum	\$420,296	
G40	Site Electrical Utilities		\$579,884.90	Limp Sum	\$579,885	
G90	laydown Area Rental		\$9,368.10	Limp Sum	\$9,368	
Site Cost Subtotal					\$1,572,983	
Subtotal Direct Cost						\$8,402,434
Contractor Cost/Fees						
	Contingency		15%		\$1,260,365	
	CM Fee		5%		\$420,122	
	General Liability Insurance/Builders Risk		1%		\$84,024	
	Payment and Performance Bond		1%		\$67,219	
Z30	Escalation		4%		\$336,097	
Subtotal Contractor Costs						\$2,167,828
Indirect Costs						
	Temporary Workspace of Employees	Includes Parking and Fees (1 year)	\$189,304.00	Lump Sum	\$189,304	
	Historical New Smyrna Beach Preservation Commission Fees		\$0.00	Lump Sum	\$0	
	Building Permit Fees		\$85,000.00	Lump Sum	\$85,000	
	Grant	Possible credit from Florida State Historic Preservation Office (SHPO) for Renovating Historically Significant structure	-\$5,000.00	Lump Sum	-\$5,000	
	Grant	Possible streetscape/parking grant	-\$5,000.00	Lump Sum	-\$5,000	
Subtotal Indirect Costs						\$264,304
Rough Order of Magnitude Opinion of Possible Cost						\$11,656,589

<div>   </div> <div> <div>Utilities Commission City of New Smyrna Beach Western Utility Complex</div> <div>Rough Order of Magnitude Opinion of Possible Cost: Building New Headquarters Building</div> <div>POND Project No. 11903889</div> </div>						
10/31/19					9,432	26,680
					Site (sq yd)	Bldg (sq ft)
	Item Description	Notes:	Cost	Unit	Subtotal	Total
Planning/ Design Fees						
Z10	Architectural/ Engineering Design Fee	Fees for design of new building	\$309,349	Lump Sum	\$309,349	
	Surveying		\$30,000	Lump Sum	\$30,000	
	Geotechnical		\$19,000	Lump Sum	\$19,000	
	Environmental		\$15,000	Lump Sum	\$15,000	
	Civil Engineering Fees		\$277,589	Lump Sum	\$277,589	
	Planning Approval Design Fee		\$2,000	Lump Sum	\$2,000	
Subtotal Design Fees						\$652,938
Construction Costs						
Uniformat Level 1						
A10	Foundations		\$10	S.F.	\$266,800	
B10	Superstructure		\$16	S.F.	\$426,880	
B20	Exterior Enclosure		\$23	S.F.	\$613,640	
B30	Roofing		\$14	S.F.	\$373,520	
C10	Interior Construction		\$15	S.F.	\$400,200	
C20	Staircases		\$0	S.F.	\$0	
C30	Interior Finishes		\$14	S.F.	\$373,520	
D10	Conveying Systems		\$0	S.F.	\$0	
D20	Plumbing		\$13	S.F.	\$346,840	
D30	HVAC		\$33	S.F.	\$880,440	
D40	Fire Protection		\$6	S.F.	\$160,080	
D50	Electrical		\$20	S.F.	\$533,600	
E10	Equipment		\$2	S.F.	\$53,360	
E20	Furnishings		\$0	S.F.	\$0	
F10	Special Construction		\$14	S.F.	\$373,520	
F20	Selective Demolition		\$0	S.F.	\$110,000	
Building Cost Subtotal					\$4,912,400	
G10	Site Development	Site Preparation	1	Lump Sum	\$311,081	
		Site Improvements	1	Lump Sum	\$387,983	
		Site Mechanical Utilities	1	Lump Sum	\$133,495	
		Site Electrical Utilities	1	Lump Sum	\$308,210	
		Wetland mitigation	1	Lump Sum	\$140,000	
Site Cost Subtotal					\$1,280,769	
Subtotal Direct Cost						\$6,846,107
Contractor Cost/ Fees						
Z20	Contingency		15%		\$1,026,916	
	CM Fee		5%		\$342,305	
	General Liability Insurance/Builders Risk		2%		\$164,307	
	Payment and Performance Bond		2%		\$164,307	
Z30	Escalation		4%		\$273,844.28	
Subtotal Contractor Cost						\$1,971,679
Indirect Costs						
	Building City Permit Fees		\$85,000	Lump Sum	\$85,000	
Subtotal Indirect Cost						\$85,000
Rough Order of Magnitude Opinion of Possible Cost						\$9,555,724

Utilities Commission City of New Smyrna Beach Western Utility Complex



New Headquarters Building Program

Space	Staff	Square Foot/ person	Total SF	Comments
Office Space				
Executive Offices	2	225	450.00	
Large Offices	6	150	900.00	
Small Offices	12	120	1,440.00	
Open Workstations	79	80	6,320.00	
Reception	1	80	80.00	
Board Room (Assembly)	50	15	750.00	
Meeting Room 1	12	15	180.00	
Meeting Room 2	12	15	180.00	
Meeting Room 3	8	15	120.00	
Meeting Room 4	20	15	300.00	
Customer Service Center	30	15	450.00	
Customer Service Staff	6	100	600.00	
Bill Pay	6	15	90.00	
Bill Pay Staff	6	100	600.00	
Break Rooms	20	15	300.00	
Server Room	1	150	150.00	
Storage	5	120	600.00	
Printer/ Copier/ Fax Center	5	120	600.00	
Restrooms	100	5	500	
Executive Restroom	2	45	90	
Building Support Spaces (Mechanical/ Electrical)		10% of Net SF	1,470.00	
Sub Total	100		16,170.00	
Building Circulation Factor (1.65)			10,510.50	
Total			26,680.50	