

CITY OF DELAND
Request for Commission Action
March 18, 2024

SUBJECT: Consideration re Request for Further Direction from the City Commission for Demolition and/or Asbestos Removal Options for the Old Jail.

DEPARTMENT: Engineering

PREPARED BY: Keith Riger, Public Services Director

ATTACHMENTS: 2024-P003_DeLand Jail Assessment_JL2 PROPOSAL_2.15.2024 (002), Order of Magnitude Estimate to Rehabilitate Old Jail - Keith, Old County Jail Demolition, Georgia Ave. View, Asbestos Containing Materials, Narrow Doors and Passegways, First Floor, Jail Cell - Typical second Floor, New York Ave. View, Tar and gravel roof condition, Water Damage, First Floor

APPROVED BY: Michael Pleus, City Manager, March 13, 2024

SUMMARY/HIGHLIGHT:

The Old Volusia County Jail, located at 130 W. New York Avenue, was constructed in 1950, expanded in 1960, remodeled in the 1980's and was replaced by a new facility around 1998. The County of Volusia used a portion of the building ground floor to house IT switchgear (without personnel based in the space) through the early 2010's until it was relocated elsewhere. While the building has been unused for a decade, approximately 34 parking spaces on the jail site have been, and continue to be, routinely used by County personnel and the public.

In 2017, the City authorized a consulting planner (CPH) to develop a Vision/Master Plan for the Georgia Avenue District. This plan included a recommendation that the old jail be demolished and the site redeveloped by a private entity to provide mixed use office, retail, and possibly residential space to enhance existing uses in the area.

The City acquired the Old Jail, the parking lot on the South side of W. Georgia Avenue, and the former County vehicle inspection site located adjacent to the City's utility campus from the County in 2018, swapping the old City Library on West Rich Avenue. At the time, both parties desired to see the Old Jail building, considered an "eyesore" and not worthy of preservation, removed and replaced with a facility which would economically enhance Downtown DeLand. The City's representatives expressly represented to the County that the City would not demolish the jail just to create a city parking lot in that location.

Shortly after acquiring the site, the City issued a Request for proposals (RFP) for redevelopment of the site. Three proposals were received and evaluated by a selection committee appointed by the Commission. Two of the proposals required removal of the old facility, while the third involved selective demolition of building components and extensive renovation over a period of time. Ultimately, the selection committee recommended, and the City Commission approved, a contract with one of the proposers to develop the site and parking lots on the south side of W. Georgia Avenue. This contract required the City to demolish the Old Jail at the City's expense of \$300,000 with the developer to pay any amount in excess of the \$300,000.00.

As part of the rezoning process for the development of the jail site, the City did not approve the PD rezoning as submitted by the developer. At this time, it appears that the selected developer is not moving forward with its plans for development of this site. The property remains an eyesore and must be frequently re-secured to

prevent occupancy by vagrants. Although constructed mostly of concrete, the building does not contain modern fire suppression equipment (it does have interior hose cabinets which have not been maintained). Currently, the building's major systems are unusable, portions of the interior have been damaged by transients and indoor air quality is considered a risk.

At the December City Commission meeting, staff asked the Commission for direction on moving forward with the demolition of the old jail. Staff had previously been working on demolition options and costs. However, at the meeting it was expressed that staff also look at asbestos removal only in the hope that the building could be rehabilitated. In order to do so, a detailed analysis of the work required to rehabilitate the old jail and develop an accurate cost estimate is beyond the capability of City Staff. The attached quote was therefore obtained from the City's Architectural consultant to perform a formal evaluation of the building and its systems. The study would include site visits and review of plans by professional architects and engineers to assess the building and its components for a proposed fee of \$23,398. Upon completion of this work, additional study would be needed to develop a conceptual building use concept and preliminary cost estimate for building rehabilitation.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Economic Development.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

Quotations for demolition of the Old Jail obtained by Staff in August, 2023 ranged from \$218,000 to more than \$500,000. Consulting services by a specialized expert to assist staff with bid specifications and seismic monitoring (to measure and document background vibration in soils around the site, prior to and during demolition), is expected to cost about \$25,000 to \$50,000. If demolition is desired in the near future, staff will obtain a firm quote for consulting services and bid the necessary work for consideration of award by the Commission.

Should further evaluation of building rehabilitation be desired, fees for initial professional services will cost \$23,398.

RECOMMENDATION:

Staff recommends that the City Commission authorize them to obtain a formal proposal for consulting assistance with bid specifications and seismic monitoring and to bid the demolition of the Old Jail. Alternatively, the Commission may elect to authorize the study proposed by JL2 Architecture for a fee of \$23,398. Additional study (with additional fee) will be needed to develop a conceptual building use concept and preliminary cost estimate for building rehabilitation. Staff notes that it's own in-house "order of magnitude" estimate to rehabilitate the building exceeds \$10 million.

BACKGROUND/DISCUSSION:

As mentioned above, one of the respondents to the City's 2018 RFP proposed to rehabilitate the existing structure. At the time, the selection committee considered this a less desirable and less economically feasible alternative to demolition and reconstruction due to several factors which included:

1. Studies of the building have documented a lot of asbestos containing materials in building pipe insulation, flooring and ceilings. This material will need to be removed by a specialized contractor during building demolition, but will be much more expensive to remove and replace (or encapsulate) to render the building safe

for reuse. Although not documented by a formal study, the building is also likely to contain lead-based paint and thought to have air quality problems, especially in the formerly conditioned space.

2. The building's life safety features and equipment are antiquated and will not meet current codes. As mentioned above, the building does not have fire suppression sprinklers or functioning alarms. It does not have standby power. Elevators, emergency lighting, backup power and communication systems are non-functional and likely will need to be removed and replaced.

3. Most of the building was constructed long before modern ADA (Americans with Disability Act) requirements were enacted. Many doorways and some passageways are too narrow for access by the disabled. Because the building has been constructed as a jail, its walls and hallways are very stoutly constructed, so that widening doors will be difficult and costly. Another area of concern is that stairway landings are not sufficient in size to serve as areas of refuge for the disabled during a fire.

4. The building frame itself is likely to limit use of the second and third floors. While the height between the ground floor slab and the bottom of the second floor is 12 ft. in most areas, the height between the slabs on the second and third floors is approximately eight ft. Only the first floor was equipped with air conditioning and ducted heating. The second and third floors will be difficult to condition and serve with power, fire sprinkler piping and lighting due to limited ceiling height and lack of insulation required by the energy codes. Since the first floor of the building contains less than 20,000 square feet of space, its economic impact would be less than a multi-story building constructed on the site having several times that conditioned space.

5. With the exception of the building frame, virtually all of the building major components will need to be replaced or extensively reconditioned including HVAC, plumbing, electrical, roofing, fire protection, ceilings, doors and windows.

6. The building exterior is not aesthetically pleasing, especially from its south and east sides. Extensive work would be required to alter its appearance.



Proposal for Professional Design Services

February 15, 2024

Mr. Ray Bahrami, PE
Deputy Public Services Director
City of DeLand
1102 S Garfield Ave
DeLand, FL 32724

Re: Proposal for Professional Design Services
City of DeLand—Jail Assessment

Commission No. 2024-P003

Dear Mr. Bahrami:

j|2 Architecture appreciates the opportunity to submit our proposal for Professional Architectural & Engineering Services on the above referenced project for your consideration. The scope of work and compensation for the project is described as:

I. Description of Project Scope Items included:

A. j|2 Architecture has been asked to provide a building & systems assessment for the DeLand Jail facility. See the attached below for a breakdown of the proposed design scope of work:

1. Site visit to visually observe the general condition of the facility relative to current codes, remaining serviceable life expectancy, potential need for maintenance, repairs, upgrade or replacement.
2. Architectural assessment of space, material & exterior conditions.
3. Observation of ADA conditions.
4. Engineering review of HVAC systems.
5. Engineering review of Plumbing systems.
6. Engineering review of Electrical systems.
7. Engineering review of Fire Protection systems.
8. Engineering review of Structural systems.
9. Photo documentation

II. Design Disciplines included:

A. Design services for the project include the following disciplines:

1. Architectural / j|2 Architecture
2. MEPF, Security / TLC Engineering
3. Structural Engineering / BBM Structural

III. We understand that the final schedule is yet to be determined and will be finalized by the City. We have listed below a draft schedule for the j|2 team's scope of work. Description of Design Phases and Draft Milestone Schedule included (billing will occur monthly & be based on the percentage of work performed at that time):

A. Phases and Deliverables for this proposal include:

1. Site Investigations—**1 week**
2. Draft Report—**4 weeks**
**includes 2 weeks for City Review*
3. Final Report—**2 weeks**

IV. Design Services Exclusions & Clarifications:

A. Items not listed in the Scope of Work and Design Services above & listed below are not included in this proposal:

1. DeLand to provide all available existing facility drawings.
2. Does not include invasive, forensic efforts including material testing or removal of finishes.
3. Does not include solutions/recommendations.
4. Does not include phase one or asbestos testing.

5. Totals include all printing and other expenses required to complete scope of work listed above.
6. All documents will be submitted electronically to the City of DeLand.

V. Compensation for Architectural / Engineering Services:

For the scope listed above, we propose a fixed lump sum fee of \$23,398.00.00 (Twenty Three Thousand Three Hundred Ninety Eight Dollars). See the attached **Exhibit A** for hourly breakdowns for the proposed design scope of work:

We hope this proposal meets with your approval and we are available to discuss with you or your staff any aspect of the information contained herein. j|2 Architecture is prepared to initiate start-up immediately at the direction of Wharton-Smith and we are committed to servicing you with our fullest capabilities. We look forward to hearing from you soon.

Sincerely,



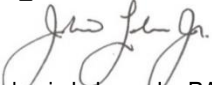

Johnnie Lohrum Jr., RA
President

EXHIBIT A--City of DeLand-Jail Building Assessment--Hourly Breakdown									
ARCHITECTURAL									
February 15, 2024									
	170	170	130	170	160	95			
	Project	Int.	Cad	Spec	Const.	Admin.			
	Arch	Designer	Designer	Writer	Admin.				
Planning Phase									
Document Collection & Review	2								
Review Site Conditions	6								
Team Coordination	4								
Prepare Draft Report	20								
Address City Draft Report Comments	4								
Prepare Final Report	20								
Subtotal hours	56	0	0	0	0	0	Total		
Subtotal fees	9520	0	0	0	0	0	9520		
ARCHITECTRAL TOTAL FEES									9520
MEPF									
MEPF(See attached breakdown)									8,840
Structural									
Structural(See attached breakdown)									5,038
TOTAL PROJECT FEES									23,398

City of DeLand-Jail Building Assessment--Hourly Breakdown												
STRUCTURAL												
February 15, 2024												
	170	170	130	170	137	68						
	Project	Int.	Cad	Spec	Const.	Admin.						
	Arch	Designer	Designer	Writer	Admin.							
Planning Phase												
Document Collection & Review	4											
Review Site Conditions	6				6							
Team Coordination	2											
Prepare Draft Report	6					1						
Address City Draft Report Comments	2											
Prepare Final Report	4					1						
Subtotal hours	24	0	0	0	6	2	Total					
Subtotal fees	4080	0	0	0	822	136	5038					
STRUCTURAL TOTAL FEES												5038

City of DeLand-Jail Building Assessment--Hourly Breakdown												
MEPF SYSTEMS												
February 15, 2024												
	170	170	130	170	160	95						
	Project	Int.	Cad	Spec	Const.	Admin.						
	Arch	Designer	Designer	Writer	Admin.							
Planning Phase												
Document Collection & Review	2											
Review Site Conditions	4											
Team Coordination	4											
Prepare Draft Report	20											
Address City Draft Report Comments	2											
Prepare Final Report	20											
Subtotal hours	52	0	0	0	0	0	Total					
Subtotal fees	8840	0	0	0	0	0	8840					
MEPF SYSTEMS TOTAL FEES												8840

Order of Magnitude Estimate to Rehabilitate Old Jail

Order of magnitude costs to rehabilitate the building first floor area of about 20,000 SF as conditioned retail or commercial space will likely exceed \$300 per square foot (in 2024 dollars). Due to ceiling height limitations and ADA issues, use of the second and third floors for retail, commercial or residential purposes requiring conditioned space may not be practical, however life safety requirements and environmental issues would need to be addressed on those floors at a significant additional cost. A cost of \$100 per square ft. was assumed to address the second and third floor areas. Costs are estimated based on work performed by a commercial general contractor engaged via private entity.

It must be emphasized that the costs below are preliminary and need to be verified following an architectural and engineering study of the building and its intended use when rehabilitated.

Asbestos and lead paint removal or encapsulation, mold removal	\$500,000
Selective demolition- building interior and exterior	\$400,000
Site work	\$400,000
First floor rehabilitation, 20,000 SF @ \$300/SF	\$6,000,000
Second floor rehabilitation - life safety and ADA, 7,950 SF @ \$100/SF	\$795,000
Third floor rehabilitation - life safety and ADA, 7,950 SF @ \$100/SF	\$795,000
Roof Replacement	\$450,000
Electrical service	\$100,000
Elevator replacement	\$250,000
Exterior structural and aesthetic upgrades and painting	\$1,500,000
Subtotal	\$11,190,000
General Contractor overhead and profit	\$1,000,000
Architectural and Engineering services	\$1,000,000
Permits and fees	\$250,000
Contingency	\$600,000
Total Estimate - Rehabilitation Cost	\$14,040,000

Keith Riger

March 3, 2024

Old County Jail Demolition

Findings to Date: 8-22-2023

We have received 3 preliminary quotes from recommended companies that are qualified to perform the demolition. These quotes were for budgetary investigation, and the project will need to be formally bid in the future. All of the companies were requested to provide a bid that included the cost for demolition seismic monitoring 2 months prior, and during demolition.

It appears that the only company that provided the seismic monitoring in their written quote was Samsula Demolition. I met with the rep for Samsula Demolition after receiving the quote and they stated that their costs with any foreseeable additions should be under \$300K.

We received 2 quotes from separate seismic companies that were both under \$50K.

We have been in contact with 2 companies to provide quotes for consulting on the project and have received a quote from Milburn Demolition shown below. Duane Wrecking (Consulting) is scheduled to review the site for quoting on July 17th at 9:00am.

Recommended Companies-

Demolition -

Pece of Mind Demolition

Estimated Cost - \$375,000

DESCRIPTION OF WORK:

- Taxes
- Dumpsters, trucking, and landfill fees
- All scrap salvage rights including all structures, mechanical equipment, plumbing services, and electrical equipment and wiring
- Permit fees or notification fees

Milburn Demolition

Estimated Cost - \$327,689

DESCRIPTION OF WORK: Somewhat unclear -

- Demolition of Jail and Fire Station 81

Samsula Demolition

Estimated Cost - \$218,321

DESCRIPTION OF WORK:

- Demo permit
- Chain link fencing around the site for public safety
- Abatement of asbestos shown on survey (\$57,200.00 of the total)
- Seismic monitoring before during and after demolition
- Inspection of surrounding buildings prior to and after demolition
- Mobilization of equipment
- Supervision

- Labor
- Removal of jail building
- Salvage rights
- Utility locates
- Mandatory FDEP 10-Day Notification of Demolition
- Leveling of existing soils
- Importing of fill dirt to fill holes left by footers
- Sodding of disturbed area 20 feet back from the sidewalk on New York Ave.
- Hydroseeding the remainder of the disturbed area
- Trucking of debris to a licensed disposal facility including tipping fees

Paw Demolition

Estimated Cost - \$539,477.51

DESCRIPTION OF WORK:

- NESHAP Pre Demolition Notification.
- Demolition Permitting
- Cut and Caps of water and sewer.
- Removal and proper disposal of refrigerant gases.
- Construction fences exterior perimeter of site.
- Removal of bulbs and ballasts with proper disposal.
- Demolition of entire Jail.
- Saw cut asphalt along east line for clean finish edge.
- Install fill, compact, and rough grade site to match adjacent.
- Supervision, manpower, equipment, hauling, and disposal included.
- Asbestos abatement per two provided surveys

Consulting - *Milburn Demolition Consulting*

Rates -

- Demolition Superintendent Hourly \$87.31
- Demolition Project Manager Hourly \$92.40
- Fee 12% on quoted contracts

DESCRIPTION OF WORK:

- Provide Site logistics plan
 - Fencing with screening, silt fencing and access
- MOT plan
- Develop and implement a Storm Water Protection Plan
- Provide demolition specifications.
- Demolition permits & DEP notifications
- Provide a minimum of 3 asbestos abatement quotes
 - Including but not limited to asbestos, refrigerant and any other hazardous materials
- Provide abatement third party air monitoring during asbestos abatement
 - Provide all closure reports from abatement
- Engage and implement engineering protocols from engineering firm

- Provide seismic surveillance protocols
- Provide seismic surveillance of adjacent historic buildings
- Provide dust mitigation plan
- Engage plumbing contractors to price and execute water and sewer disconnects
- Coordinate all utility disconnects
- Engage and qualify a minimum of 3 competent demolition contractors to demolish structures
- Manage demolition process
- Site restoration plan
- All contracts will be shared and vetted with city management





EXIT









