
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval by the Board to proceed with the renovation or removal of the existing house at Wilson's Landing Park and approval of proposed amenities.

DEPARTMENT: Leisure Services

DIVISION: Greenways and Natural Lands

AUTHORIZED BY: Joe Abel

CONTACT: Bryan Nipe

EXT: 2173

MOTION/RECOMMENDATION:

Approval by the Board to proceed with the renovation or removal of the existing house at Wilson's Landing Park and approval of proposed amenities.

District 5 Brenda Carey

Bryan Nipe

BACKGROUND:

Board of County Commission meeting August 12th 2008:

Staff brought a concept to the Board of County Commissioner's for improvements to Wilson's Landing Park. The improvements were to be made possible in part by a FRDAP grant received for \$76,281.10. The awarded scope included pavilion, interpretive signage, boardwalk improvements and hiking path. The concept did not address possible uses for the existing vacant house and the Board requested that staff return with two options.

Option 1: Conceptual and costs showing the amenities awarded through grant funding and renovation of the existing house for use as office space.

Option 2: Conceptual and costs to remove the house and in its footprint install a pavilion. All other proposed amenities based on grant funding would remain consistent. Staff was requested to research the possibility of utilizing the existing slab for the pavilion.

Staff has since obtained the following:

- Seminole County Building Official recommendations on bringing the existing house up to code (attached).
- Probable Renovation Costs based on Building Official recommendations (attached)
- Revised staff conceptual proposing house renovation, addition of hiking path, pavilion, interpretive signage, and mooring platform on the existing boardwalk with probable construction costs (attached).
- Consultant (Miller Legg) designed conceptual proposing a pavilion in place of the existing house and the addition of additional paths to the boardwalk and existing walkways, interpretive signage, and mooring platform on the existing boardwalk (attached). The consultant advised that engineering costs for utilization the existing slab for the pavilion may exceed the cost for demolition of the slab and pouring of a new

slab.

STAFF RECOMMENDATION:

In consideration of the above information staff seeks direction from the BCC to proceed with one of two options.

Option 1. Addition of proposed amenities and renovation of the existing house for use as meeting/event/office space.

Option 2. Construction of a pavilion in the footprint of the existing house and the addition of paths to the boardwalk and existing walkways, interpretive signage, and modification to and installation of a mooring platform on the existing boardwalk.

ATTACHMENTS:

1. Option 2 Cost
2. Option 2 Blow up of Proposed Pavilion
3. Option 2 Conceptual and Existing Conditions
4. Boardwalk and Waterfront Detail
5. Option 1 Staff Conceptual
6. Facilities Renovation Estimate 05'
7. GC Estimate 08'
8. Wilson's Grant
9. Soil and Water Request

Additionally Reviewed By:

- Budget Review (Ben Crawford, Lisa Spriggs)
- Grant Review (Jennifer Bero, Lisa Spriggs)

Wilson's Landing
Cost Estimate as of 2/12/09

Prepared by:



631 South Orlando Avenue, Suite 200
 Winter Park, Florida 32789

Prepared by: JTS (Checked by: MB)
 MILLER LEGG Project # 08-00378

STRUCTURES

<i>Item</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Total Cost</i>
<u>Pavilion</u>			
Classic Recreation Systems: 60' Oregon. HR-36 roof, 4:12 roof pitch, 2-tiers, surface mount TGIC poly powder coat w/ zinc rich primer.	1 EA	\$71,099	\$71,099
T & G Sub roof.	1 EA	\$17,859	\$17,859
Provisions for electrical	1 EA	\$550	\$550
<u>Kiosk</u>			
Classic Recreation Systems: 7' Triangle Kiosk. HR-36 roof, 6:12 roof pitch, surface mount. TGIC poly powder coat w/ zinc rich primer, 3 ea x 3x3 aluminum cabinets	1 EA	\$6,720	\$6,720
<u>Freight</u>	1 EA	\$4,255	\$4,255
<u>Sales Tax</u>	1 EA	\$6,736	\$6,736
<u>Installation</u>			
Installation of (1) 60' Oregon Shelter	1EA	\$53,705	\$53,705
Installation of (1) 7' Triangle Kiosk	1EA	\$4,032	\$4,032
Note: Concrete work & Site prep covered under hardscape below			
<u>Subtotal:</u>			\$164,956

HARDSCAPE

<i>Item</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Total Cost</i>
<u>Semi-Permeable Surface</u>			
Flexi-Pave	2331	\$9	\$20,979
<u>Concrete</u>			
includes ribbon curb	6862	\$7	\$48,034
<u>Cultured Stone</u>			
	732SF	\$7	\$5,124
<u>Block Wall</u>			
CMU wall	452 SF	\$10	\$4,520
<u>Subtotal:</u>			\$78,657

MISCELLANEOUS

<i>Item</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Total Cost</i>
<u>6' Powder Coated Steel Strap Bench</u>	6EA	\$1,122	\$6,732
<u>39" Hexagonal "Hex" Recycled Plastic Picnic Table</u>	16EA	\$825	\$13,200
<u>Premier Grill with Infinitely Adjustable Cooking Grate</u>	2EA	\$492	\$984
<u>6' X 25' Floating Dock</u>	1EA	\$7,000	\$7,000
<u>Demolition of Existing House</u>	1EA	\$11,045	\$11,045
	<u>Subtotal:</u>		\$38,961

DESIGN & PERMITTING

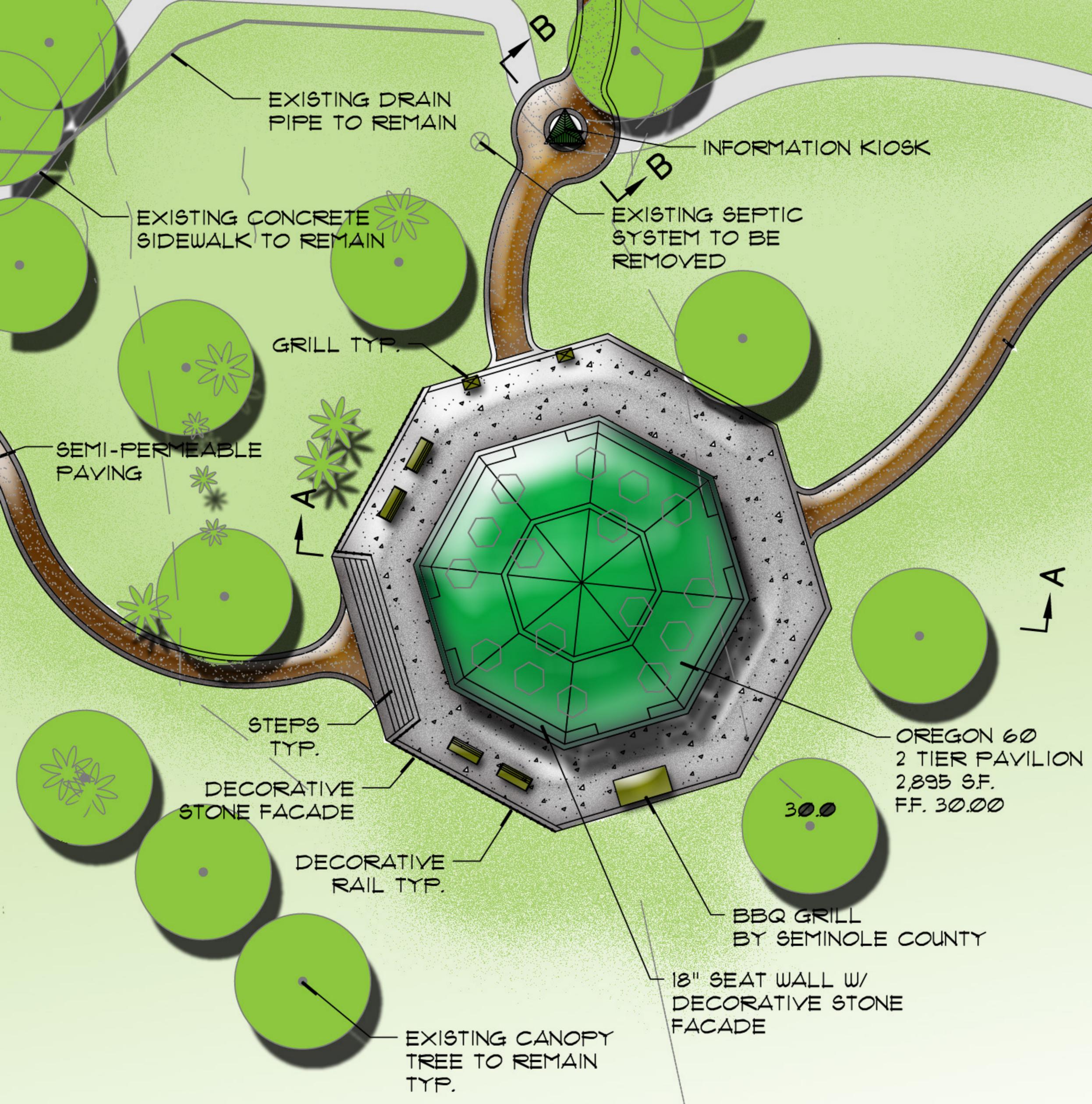
<i>Item</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Total Cost</i>
<u>DESIGN & PERMITTING</u>	1	\$38,000	\$38,000

CONTINGENY (10%)

\$32,057

Total:

\$352,631



EXISTING DRAIN PIPE TO REMAIN

EXISTING CONCRETE SIDEWALK TO REMAIN

GRILL TYP.

SEMI-PERMEABLE PAVING

STEPS TYP.

DECORATIVE STONE FACADE

DECORATIVE RAIL TYP.

EXISTING CANOPY TREE TO REMAIN TYP.

INFORMATION KIOSK

EXISTING SEPTIC SYSTEM TO BE REMOVED

OREGON 60 2 TIER PAVILION 2,895 S.F. FF. 30.00

30.0

BBQ GRILL BY SEMINOLE COUNTY

18" SEAT WALL W/ DECORATIVE STONE FACADE

WILSON'S LAUNDING PARK

SEMINOLE COUNTY, FLORIDA'S NATURAL CHOICE

FOR:

SEMINOLE COUNTY LEISURE SERVICES

387 MALEKKEAN TRAIL, SANFORD, FL 32771

SHEET LIST TABLE

Sheet Number	Sheet Title	Sheet Description
1	COVER	COVER SHEET
2	SP-1	EXISTING CONDITIONS
3	DET-1	SITE PLAN SITE STRUCTURES AND FURNISHINGS

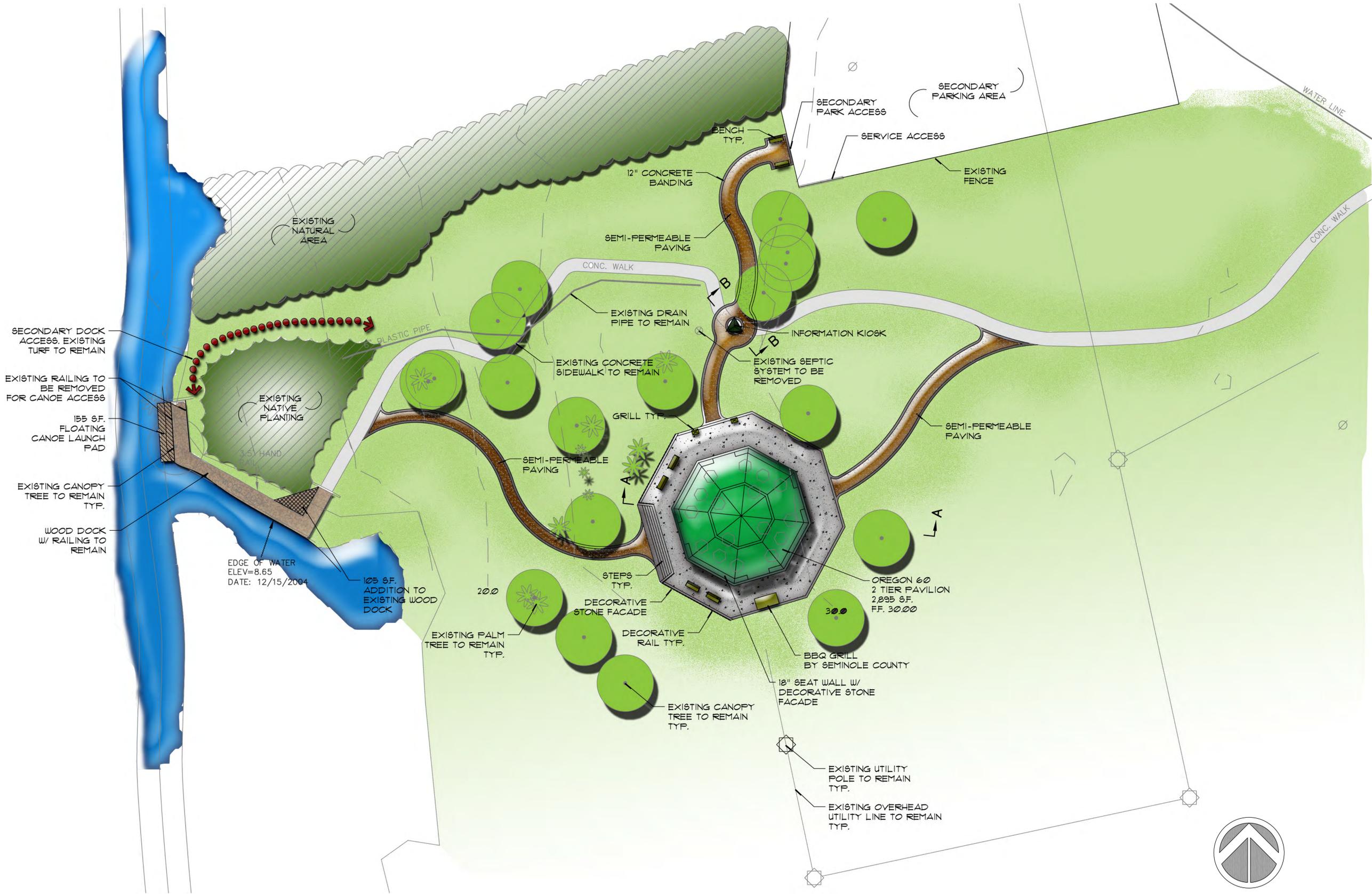


PROJECT CONTACT INFO:
 Owner: Seminole County Parks and Recreation
 845 Lake Markham Road
 Sanford, FL 32771
CONTACT PERSON:
 Bryon Nipe, MLA, LEED AP
 Phone # (407) 321-1693
 Fax # (407) 321-1775

DIRECTIONS TO SITE
 FROM I-4 TO SR46
 PROCEED WEST ON SR-46
 TURN LEFT ONTO OSPREY HAMMOCK TRAIL.
 TURN RIGHT ONTO MALEKKEAN TRAIL TO ENTER WILSON'S
 LANDING PARK.

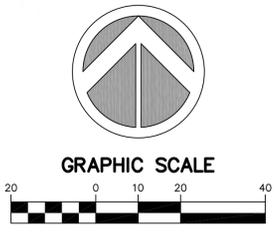
MILLER LEGG
 Central Florida Office: 631 S. Orlando Avenue • Suite 200
 Winter Park, Florida • 32789-7122
 407-629-8880 • Fax: 407-629-7883
www.millerlegg.com





WILSON'S LANDING IMPERVIOUS SURFACE CALCULATION

- EXISTING HOUSE AND RELATED IMPERVIOUS SURFACES: 5,115 S.F.
- PROPOSED IMPERVIOUS SURFACE: 6,862 S.F.
- PROPOSED SEMI-PERMEABLE SURFACE: 2,331 S.F.



NO.	DATE	REVISIONS

WILSON'S LANDING

SEMINOLE COUNTY, FL
SEMINOLE COUNTY

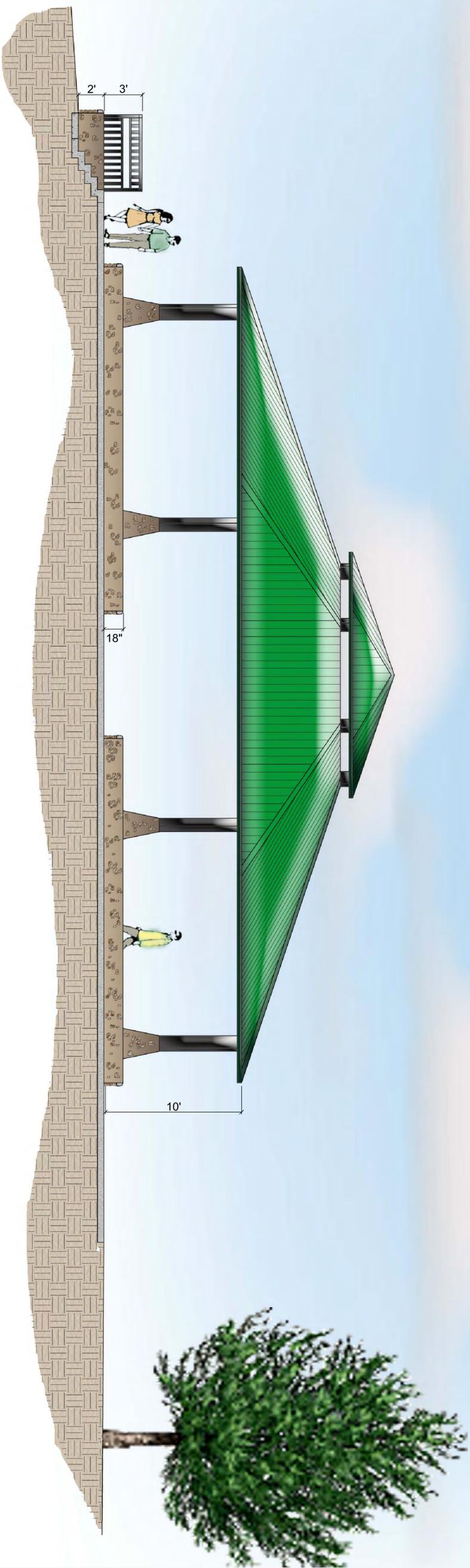
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SITE PLAN CONCEPT 3

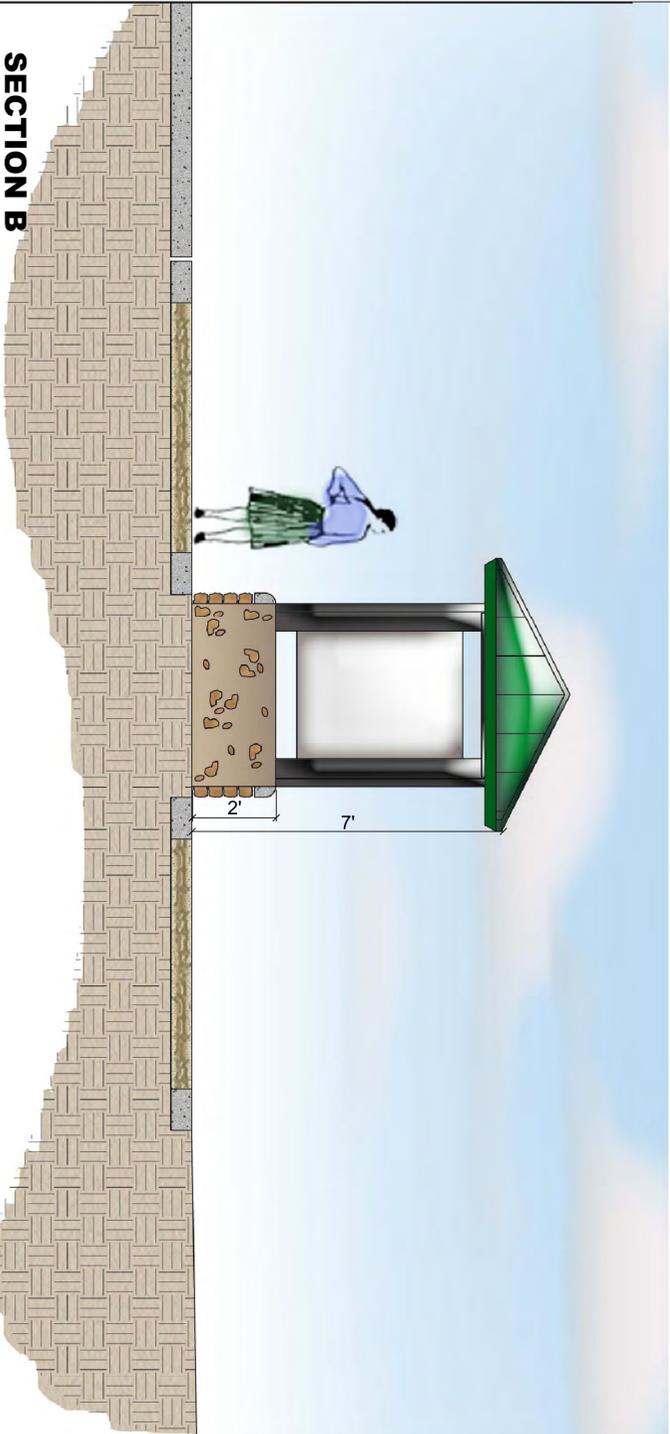
CERTIFICATES OF AUTHORIZATION: EB7318 LB6680 LC0337		
DES.	DWN.	CHK.
PROJECT / FILE NO. 08-00378		
DRAWING NO. SP-1		
DATE DRAWN: 1/12/09	BY: 2	OF 3

V:\PROJECTS\0808\SP-00378 - WILSON'S LANDING - MILLER LEGG\DRAWINGS\SP-00378-SP CONCEPT3.DWG 2/2/09 by JBL/TDM

APPROVED: _____ DATE: _____
 P.L.A. REGISTRATION NO. _____ DATE: _____



SECTION A
CLASSIC RECREATION SYSTEMS INC.
OREGON SERIES PAVILION
60' WITH 2-TIERS
SCALE: 1/4" = 1'



SECTION B
CLASSIC RECREATION SYSTEMS INC.
TRIANGLE KIOSK 7' X 7' X 7'
SCALE: 1/2" = 1'



**6' POWDER-COATED
 STEEL STRAP BENCH**



**39" HEX RECYCLED
 PLASTIC TABLE**



**GRILL W/ ADJUSTABLE
 COOKING GRATE**



**MASONRY TO MATCH
 PARK SIGN**

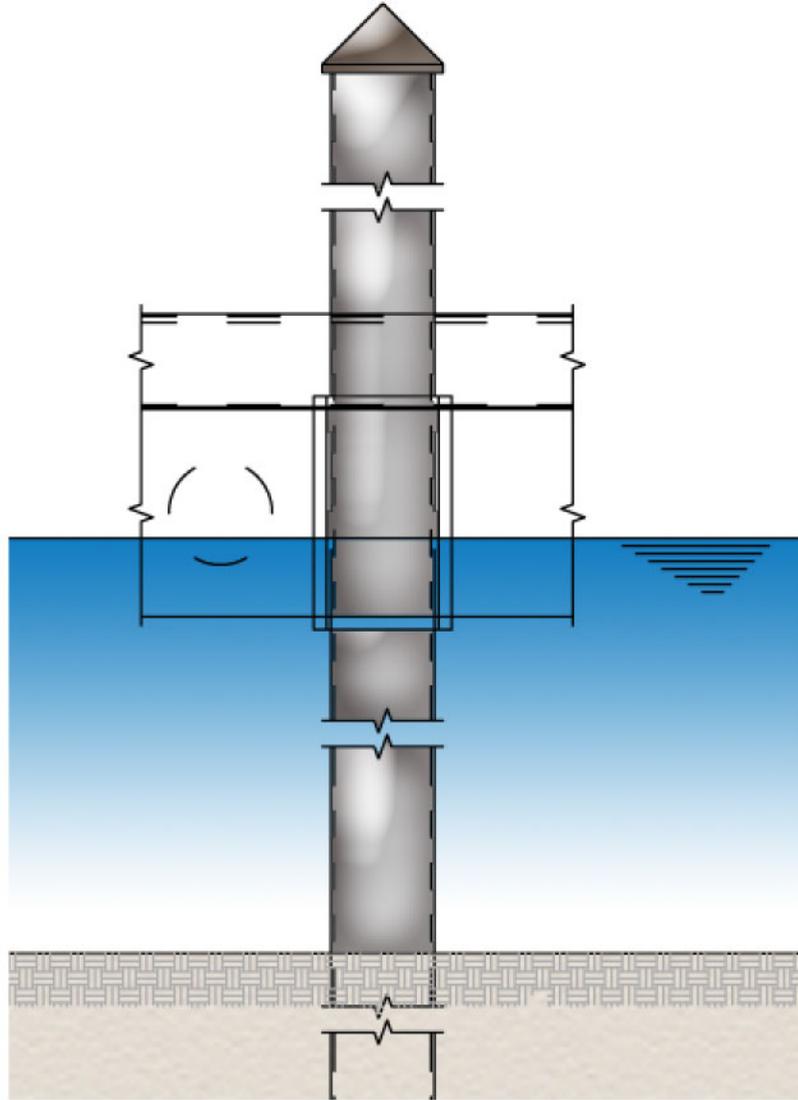
SITE STRUCTURES AND FURNISHINGS

DATE PLOTTED	1/12/09
DATE PRINTED	3
DATE	3
PROJECT / FILE NO.	08-00378
DRAWING NO.	DET-1
DESIGNED BY	3
CHECKED BY	3
DATE	3

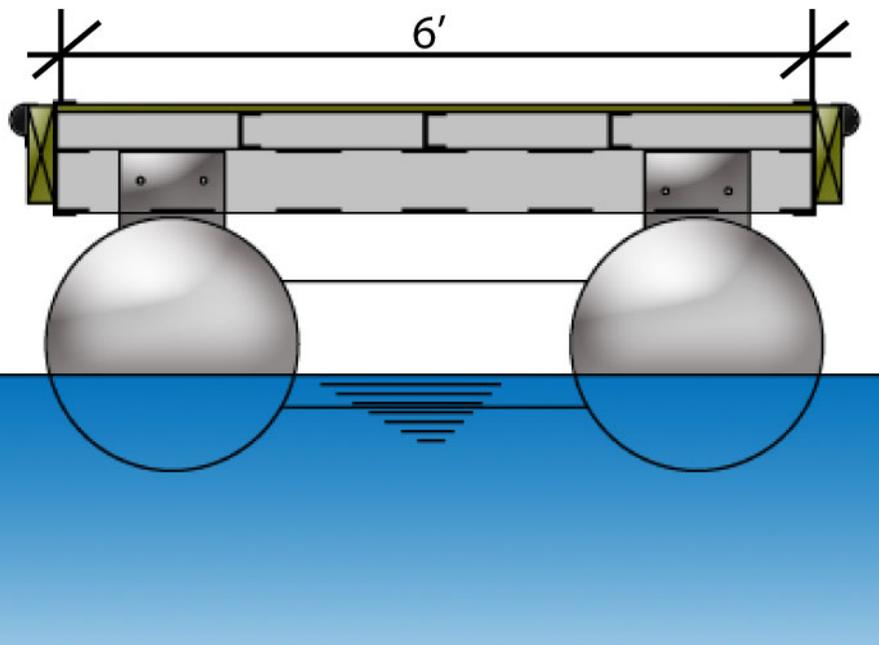
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WILSON'S LANDING
 SEMINOLE COUNTY, FL
 SEMINOLE COUNTY

NO.	DATE	REVISIONS	DES.	CHK.



FLOATING DOCK PILE SECTION



FLOATING DOCK ELEVATION

SECONDARY DOCK ACCESS. EXISTING TURF TO REMAIN

EXISTING RAILING TO BE REMOVED FOR CANOE ACCESS

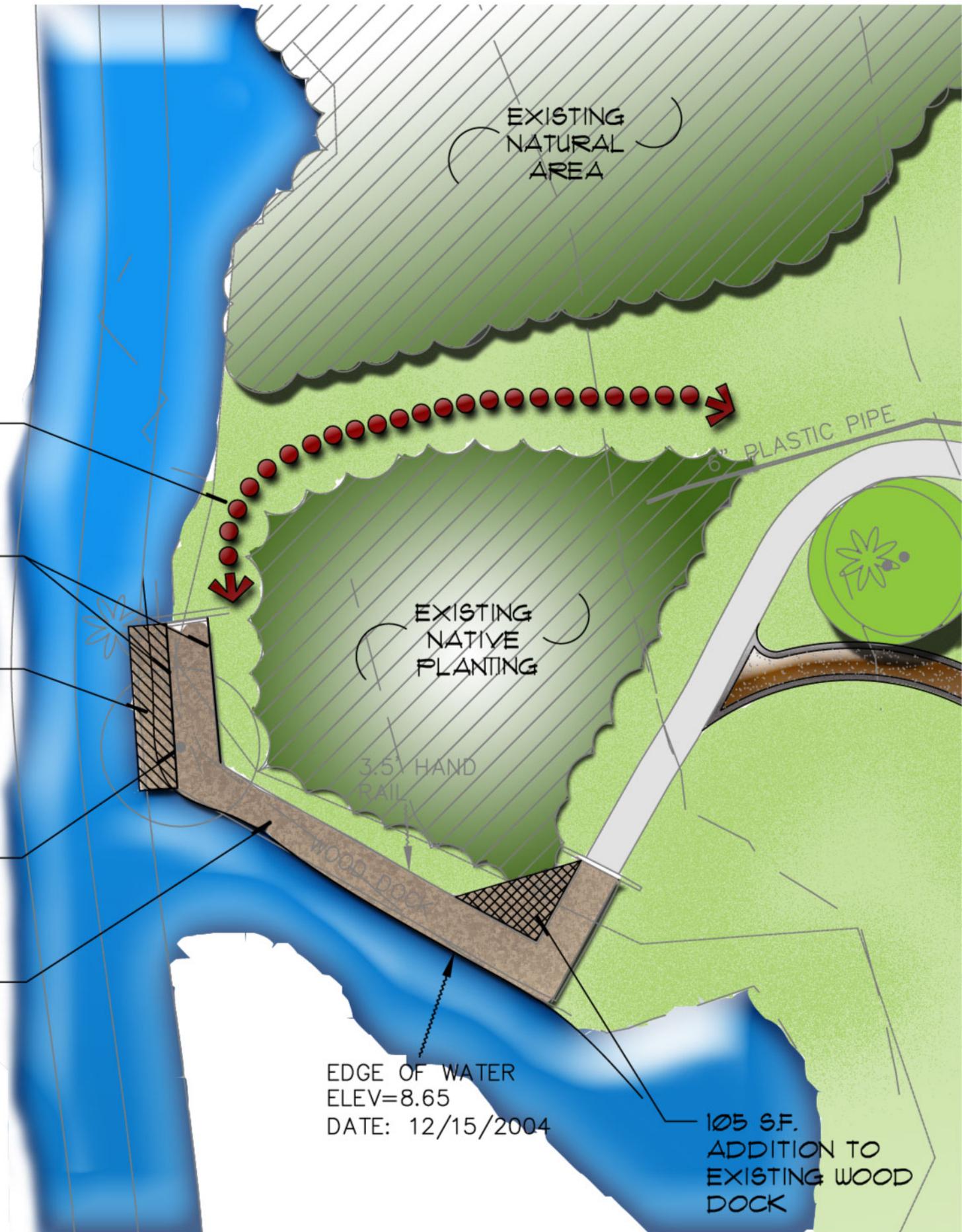
155 S.F. FLOATING CANOE LAUNCH PAD

EXISTING CANOPY TREE TO REMAIN TYP.

WOOD DOCK W/ RAILING TO REMAIN

EDGE OF WATER ELEV=8.65
DATE: 12/15/2004

105 S.F. ADDITION TO EXISTING WOOD DOCK





SEMINOLE COUNTY

REVISIONS	DATE	BY	DESCRIPTION	DESIGNED	NAME	DATE	DRAWN	NAME	DATE
					BRN	3-13-09			

SEMINOLE COUNTY
LEISURE SERVICES

APPROVED BY: _____ DATE: _____

DESIGNED BY: _____

CHECKED BY: _____

SUPERVISED BY: _____

WILSONS LANDING OPTION I

Wilson's Landing

Budget Estimate

Completely Renovate and R-Configure Existing Structure

Area Description	Quantity	Cost/SF	Cost
Demolition Roof	3,202 SF	\$ 5.00 /SF	\$ 16,010
Demolition Interior	3,202 SF	\$ 10.00 /SF	\$ 32,020
Floor Leveling	900 SF	\$ 40.00 /SF	\$ 36,000
New Roof	3,200 SF	\$ 20.00 /SF	\$ 64,000
Exterior Walls - Raise & Finish	240 LF	\$ 50.00 /LF	\$ 12,000
Kitchen/Prep	460 SF	\$ 75.00 /SF	\$ 34,500
Coolers/Storage	250 SF	\$ 40.00 /SF	\$ 10,000
Meeting Room	396 SF	\$ 40.00 /SF	\$ 15,840
Conference Suite	464 SF	\$ 65.00 /SF	\$ 30,160
Restrooms	340 SF	\$ 75.00 /SF	\$ 25,500
Function Hall	962 SF	\$ 50.00 /SF	\$ 48,100
Circulation	394 SF	\$ 40.00 /SF	\$ 15,760
Covered Office Entry	87 SF	\$ 25.00 /SF	\$ 2,175
Covered Service Entry	48 SF	\$ 25.00 /SF	\$ 1,200
Covered Entry	441 SF	\$ 25.00 /SF	\$ 11,025
			\$ 354,290

Phase I Site Improvements

Area Description	Quantity	Cost/SF	Cost
Landscape & Irrigation		Allowance	\$ 35,000
Retaining Walls & Stairs		Allowance	\$ 12,000
Sewer & Water		Allowance	\$ 40,000
Covered Loggia	1,460 SF	\$ 25.00 /SF	\$ 36,500
Garden Terrace	3,075 SF	\$ 15.00 /SF	\$ 46,125
Mulched Driveway	610 LF	\$ 35.00 /LF	\$ 21,350
Mulched Service Driveway	1,200 LF	\$ 35.00 /LF	\$ 42,000
Site Signage	1 LS	\$ 11,500	\$ 11,500
Dock	640 SF	\$ 26.00 /LF	\$ 16,640
Walks	1,030 LF	\$ 20.00 /LF	\$ 20,600
			\$ 281,715

TOTAL CONSTRUCTION \$ 636,005

Soft Costs 15% \$ 95,401
Contingency 10% \$ 63,601

TOTAL BUDGET \$ 795,006

Email from Administrative Services concerning possibility of renovating existing house into single tenant office space. June 16th 2008

Paul was kind enough to contact a private sector GC and walk him through Wilson's Landing and get a ballpark on the scope listed below. The GC did not have access to our previous numbers and had every reason to give us attractive costs since he, and almost everyone now, is hurting for work.

The costs reflected, below do not include sewer or site work, as Paul explained. The cost for that work, sewer and site, was estimated at \$283,575 in 2005/2006. The cost for the scope, below, is more current and more in keeping with the reduced scope you have suggested. Assuming that the sewer and site work were reduced by lesser scope and lower pricing, I still see the overall work in the \$750,000 to \$900,000 range.

We can be more accurate, but I feel it will require staff time and/or consulting time to get a closer estimate. At this level of cost, should we start expending resource to get more zero'd in?

Let me know if you want a more formal presentation. Thanks.

Email from Building Division Concerning renovation of Wilson's Landing into single tenant office space.

Sent: Monday, June 16, 2008 3:56 PM

Subject: Wilson Landing

I met with a Building Contractor, on Friday, the 13th of June. To bring the building into compliance as an office, the following must be done:

- Raise the floors to the same level throughout the house
- Raise the walls to the new floor level.
- Install new windows & raise sill levels.
- Install new plumbing and modify bathrooms to bring into compliance with the Florida Accessibility code.
- Modifications to the electrical system for code compliance.

The cost is between \$550,000.00 and \$650,000.00 an exact figure can be given only after looking at the plans and bid documents. This rough estimate is only for the interior alteration work. This does not include parking lot, site work, septic and/or sewer system to service the building.

Follow up letter from the Seminole County Building Division concerning Soil and Water Conservation request to renovate house for office space – single tenant. February 2009

Re: Wilson Landing Proposal

Without a complete set of plans detailing the proposed uses for the building, it is impossible to come up with a complete accounting of the requirements. The requirements for this building are subject to change due to variables such as single or multiple tenants, assembly uses and/or mixed uses.

The Single family home in question has an onsite sewage disposal system (septic system). Before a building permit could be approved to change of occupancy classification of this building, the Florida Department of Health would either have to certify the existing system or approve a permit for a new system that complies with the proposed use.

To use this building as offices for a single tenant for example, it must undergo a change of occupancy classification which requires compliance with chapter 8 of the Florida Existing Building Code, some of those requirements include.

- Compliance with Chapter 11 of the Florida Building Code, Building. This includes permanent accessibility to all portions of the building for individuals with disabilities. The existing bathrooms must be redesigned to make them accessible. There must be an accessible route from the parking area into the building (FEBC 806.1).
- The range and oven in the kitchen area must be removed or a type 1 commercial kitchen exhaust hood and grease duct exhaust system with fire suppression system must be installed (FEBC 809.1 and the Florida Fire Prevention Code).
- If cooking facilities were to remain, a grease interceptor complying with 64E-6 of the Florida Administrative Code would also be required (FEBC 810.3 and FAC64E-6).
- If the new occupancy is subject to increased or different plumbing fixture or increased water supply requirements in accordance with the Florida Building Code Plumbing, the intent of the respective Florida Building Code, Plumbing provisions shall be complied with for the new occupancy (FEBC 810.1).
- If the new occupancy is subject to increased mechanical ventilation requirements in accordance with the Florida Building Code, Mechanical, the intent of the respective Florida Building Code, Mechanical provisions shall be complied with for the new occupancy (FEBC 809.1).
- Light and ventilation shall comply with the requirements of the Florida Building Code, Building for the new occupancy (FEBC 811.1.1).
- If the new occupancy is or a portion is a place of assembly, the electrical wiring and equipment of the building or portion thereof that contains the place of assembly shall comply with the applicable requirements of Chapter 27 of the Florida Building Code, Building whether or not a change of occupancy group is involved (FEBC 808.1).

- A change of occupancy classification requires compliance with the prescriptive requirements of the Florida Building Code chapter 13 (energy efficiency) for those components which are being retrofitted or replaced (FBC 13-101.3).

Again, without a complete set of plans detailing the proposed uses for the building, it is impossible to come up with a complete accounting of the requirements.

Revised Budget for the 2008-09 FRDAP Application

Forms maybe found at our website www.dep.state.fl.us/parks/oirs

Response DEADLINE JUNE 6, 2008

FAX to our office @ 850/245-3038 or

e-mail to the assigned Community Assistant Consultant

Grantee Name: Seminole County Government

Project Name: Wilson's Landing

Project Application #: A09130

Financial Information

GRANT MATCH RATIOS:

<u>Project Cost</u>	<u>State Share</u>	<u>Grantee Share</u>
\$50,000 or less	100%	0%
\$50,001 to \$150,000	75%	25%
\$150,001 up to \$400,000	50%	50%

Project Cost = State Share + Grantee Share

A. FRDAP Funds Requested (State Share) \$ 76,281.00

B. Local Funds Available: (Grantee Share)

a. Cash: Line B \$ 25,427.00

b. In-Kind: Line C \$ _____

c. Land Value: Line D \$ _____

If property is developed, land value CANNOT be used as a match.

Total Local Match Line E \$ 25,427.00
Sum of lines B, C and D

C. Total Cost of Proposed Project Line F \$ 101,708.00
Sum of Lines A and E

Primary costs include all recreation facilities and opportunities. Including, but not limited to, beach access, picnic facilities, fishing piers, ball fields, tennis courts, trails, trailheads, etc. No enclosed structures are eligible costs. Costs of planning and site preparation should be included within the cost of each element. If this is a trail project, list the uses or types of trails. **FRDAP funded elements are not eligible for renovation if funded within the past 5 years. All elements which are the same must be completed for phased projects before element extensions can be applied for (Examples: Trail extensions and pier extensions, etc).**

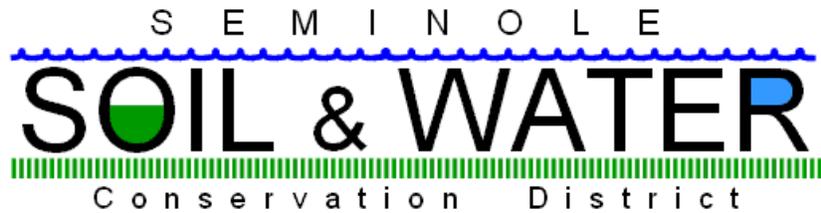
Primary cost must be equal to or greater than fifty percent of the total cost.

	Quantity	Description	Estimated Cost
N E W	1	Walking Path (1,000 linear feet, crushed shell trail loop)	\$4,588.00
	8	Picnic Tables @ \$1,200 each	\$9,600.00
	1	Picnic Pavilion (1,500 square feet)	\$69,520.00
R E N O V A T I O N S	1	Boardwalk Retrofit to create a canoe launch - 5' wide, 12' long. The length would be in two sections, one extending perpendicular from the boardwalk, then another piece extending parallel to the boardwalk towards the river.	\$12,000.00
	Total Primary		\$95,708.00

SUPPORT FACILITIES AND IMPROVEMENTS: *No enclosed structures are eligible except restrooms, bathhouses or restroom/concession stands. Other support examples are: parking, landscaping, and security lighting. Amenities such as benches, or bike racks will receive no points when being scored. FRDAP funded elements are not eligible for renovation if funded within the past 5 years. All elements which are the same must be completed for phased projects before element extensions can be applied for (Examples: Extension of parking lots and restrooms, etc).*

	Quantity	Description	Estimated Cost
N E W	10	Interpretative Signs @ \$600 each	\$6,000.00
R E N O V A T I O N S			
	Total Support		\$6,000.00

TOTAL COST OF PROPOSED PROJECT \$ 101,708.00



P.O. Box 180834, Casselberry , Fl. 32718-0834

**Board of County Commissioners
Seminole County Services Building
1101 E. First Street
Sanford, FL 32771**

March 16, 2009

Re: Wilson Landing Proposal

Dear Commissioners,

Last year on Jan 13, Seminole Soil submitted a letter to the board about the home at Wilson Landing. I am resubmitting our request to use the building. The issue last time we submitted this letter was that us using this space would make it commercial as it is a natural land parcel Since the Ed Yarbrough Center has always had office space and that is not considered commercial we would like to board to review our request again. We are just trying to create a win win for everyone. Thank you for your reconsideration of this request.

This home has sat vacate since the county purchased it. The county has had to keep the air conditioning running due to mold issues in the home. The carpets have been ripped out, so many of the floors are bare and the vinyl floors are in rough condition, but other than that the house is in good condition. Seminole Soil and Water is in need of a small space. Our proposal to the county is this: Soil & Water would occupy two small bedrooms to uses as our space, with some storage, and we would then offer the other 3 to 4 b spaces to other groups like Keep Seminole Beautiful who is also interested in having space. There would be no rent we would exchange space for volunteer labor on the property such as listed below ,replanting, create new gardens , do water way clean ups and have a presents at this wonderful location. But we would be more than glad to pay utility bills.

I have a company (Blue Sky Dry Wall & Popcorn Removal) who would come in and scrap down the entire popcorn ceiling and apply knock down to the walls and ceilings, county would jus pay for product, possible a cost of \$ 500.00.

Orlando Painting my company would pressure clean the outside of house and apply a fresh coat of paint to outside and the vanish double front doors. OPC would also paint interior of house. We would look for a donation on paint, or county could purchase the paint. The floors need something done to them as carpet has been ripped up and some floors are bear to cement. So we would need to look at inexpensive options to correct that problem.

We have several of the volunteers who would do the demolishing of the existing wall to the master bedroom, closet and master bath to open up that area completely to the formal living room; this would create a larger meeting room. An expandable portable or stationary handicap ramp would have to be available when needed due to a step down into that room. We would look for a donation of a small concrete walkway to the existing walkway for handicap purposes. We would also demolish the hearth in formal living room to make more floor space.

A few light fixtures must be replaced, and we are hoping to get those donated. We have many volunteers in place to help with this project, including our firefighters and community.

The rest of the work is elbow grease, cleaning windows, bathrooms removal of wall paper, yard work. Our thought was we could use some of our volunteers to get that done. I am sure in that group we may have a few handy people to switch out lights and correct any small problems that arise. This house has wonderful potential. The kitchen needs a good cleaning, but everything appears to be in working order, the only appliance needed is a refrigerator which again would be a minimal expense

This building has had no presence since the county purchased it, having these building utilized by these groups would one create a presence and two we could help the county with upkeep. These different groups who may be interested could offering gardening classes, organic gardening , bird watching, kayaking , natural walks and education classes to name a few. Etc. The different groups could also start advertising the great room for groups such as the Friends of the Wekiva, Audubon and Sierra Club to name a few. We would be responsible for opening and closing of building. If the county chose to rent the great room we would be more than glad to handle the clerical on this property. This may generate some money and not change the Natural Lands beauty of the property or the purpose of the property. I believe this could be a win for everyone so please do not hesitate to contact me with any question you may have. I know there will be details to work but we are open to discussion. Thank You for your time and consideration of the request.

**Deborah Schafer
Supervisor Group 1
Seminole Soil & Water Conservation District
PO Box 180834
Casselberry FL., 32718-0834
Mobile: 407.468-4699**

**I go to nature to be soothed and healed,
and to have my senses put in order. -- John Burroughs**