

KOTS Easter Seals Site

Staff Update Presentation – May 5, 2015

1. KOTS Siting Requirements

Direction from Commission Meeting – February 3, 2015 and March 17, 2015

Incorporated review of Executive Summary (Planning Consultant Don Craig)

Addressed Resolutions 15-046 and 15-111

Conducted meetings with KOTS/SHAL Staff

(Former Exec. Dir. of SHAL Randi Cohen Brown & Interim Exec. Dir. Of SHAL John Miller)

Processing of Clients

Facilities available for Reuse

Performed Site Visit to existing KOTS Facility

(ACM Sarah Spurlock, Eng. Srvs. Dir. Jim Bouquet, Civil Eng. Gary Volenec, Sr. Planner Kevin Bond)

2. Evaluated existing Easter Seals Site for KOTS use

Performed Site Visits

(ACM Sarah Spurlock; Planning Dir. Thaddeus Cohen; Chief Bldg. Official Ron Wampler; Eng. Srvs. Director Jim Bouquet; Civil Eng. Gary Volenec; Sr. Planner Kevin Bond; Former Exec. Dir. of SHAL Randi Cohen Brown; Interim Exec. Dir. Of SHAL John Miller)

Determined Site Development Requirements

Zoning & Land Development Issues

Flood Zone Requirements

Hurricane/Wind Loads

Site Utilities

Assessed Condition of existing Easter Seals Building

Based on assessment of building condition and proposed use, staff recommends mainly superficial repairs, plumbing upgrade for laundry and ADA compliancy.

3. Prepared Preliminary Site Plan

Addressed Code Requirements

Established Sleeping Capacity – 120 persons / Code Requirement of 50 SF per person

Determined Fire Protection Requirements

Evaluated Modular Bathroom Facilities/ADA

Evaluated Sleeping Area Structures

Sleeping Area with Open Sides

Previously Presented to Commission in Executive Summary

Fence and screen sides

Roll down side weather curtains

Building Shell (3,000 SF) \$193,500.00

Fencing/Gates/Skirt \$ 36,240.00

Total per Building \$229,740.00

Priced Alternate - Sleeping Area with Closed Sides

Building Shell (3,000 SF) \$204,000.00

Doors/Openings \$ 18,000.00

Total per Building \$222,000.00

Based on favorable cost comparison, Staff recommends Sleeping Area with Closed Sides

Provide metal exterior walls; Access doors;

Incorporate screened window openings with weather curtains

Better security

Improved Weather Protection

Structurally more sound

(See Site Plan Figure – Attached)

4. Assembled Cost Data

Contacted Vendors and Incorporated Site Development and Code Requirements

Preliminary Budget Estimate

Site Work/Miscellaneous \$ 167,000

Repairs to Easter Seals Building \$ 150,000

Building Improvements \$ 630,000

Soft Costs \$ 75,000

Subtotal \$1,022,000

Contingency (15%) \$ 154,000

Total \$1,176,000

Budget \$1,200,000

Summary

Staff has followed Commission Direction

Resolution 15-046 February 3, 2015

Resolution 15-111 March 17, 2015

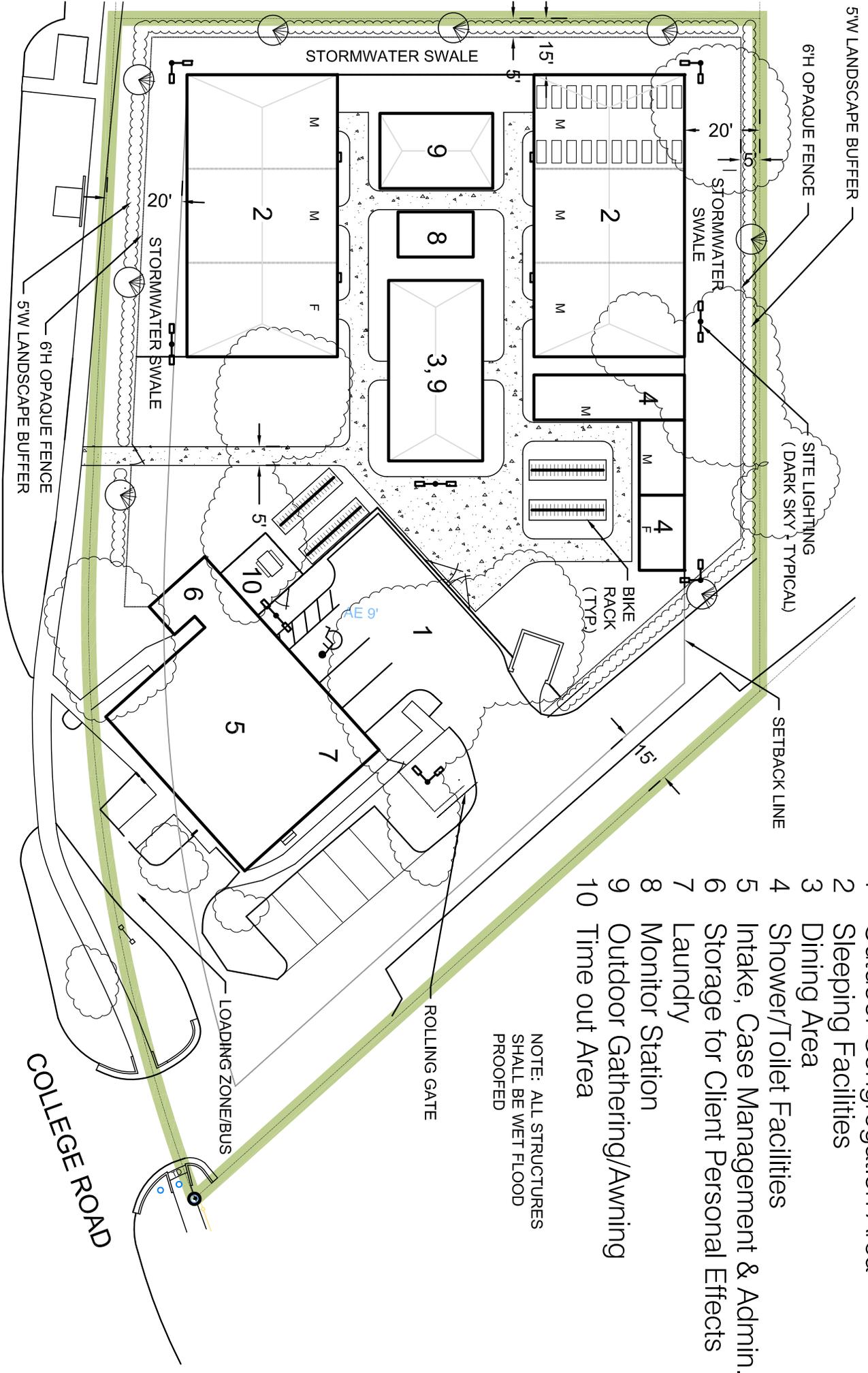
Prepared Description of Facilities and Site Layout

Prepared Preliminary Budget Estimate

Established the Permissible Number of Occupants

Staff requests guidance from Commission on how to further proceed

Preliminary KOTS Facility



- Legend**
- 1 Outdoor Congregation Area
 - 2 Sleeping Facilities
 - 3 Dining Area
 - 4 Shower/Toilet Facilities
 - 5 Intake, Case Management & Admin.
 - 6 Storage for Client Personal Effects
 - 7 Laundry
 - 8 Monitor Station
 - 9 Outdoor Gathering/Awning
 - 10 Time out Area

NOTE: ALL STRUCTURES SHALL BE WET FLOOD PROOFED