

MAY 2, 2000 – WORKSHOP

The Board of County Commissioners, Walton County, Florida, held a Special Workshop on Tuesday, May 02, 2000, at 8:30 a.m., in the Commissioner's Boardroom of the Walton County Courthouse.

The following Board members were present: Chairman Van Ness R. Butler, Jr., Vice-Chairman Randall Infinger, Commissioner Joel Paul, Jr., Commissioner Herman Walker and Commissioner Gene Ryan. Ms. Shirl Williams, Administrative Supervisor, and Mr. Dan Bodiford, Clerk of Courts, were also present.

Chairman Butler called the meeting to order.

Mr. Ronnie Bell, Public Works Director, on behalf of the Infrastructure Committee, presented the following:

Phase I:	
Jail/Administration	\$ 7,150,000
South Walton GEC Infrastructure	4,406,000
Library	1,750,000 (budgeted)
Sheriff's Annex	1,095,000
Total for Phase I	\$15,121,050 (includes 5% contingency)
Phase II:	
Courthouse Addition	\$ 7,500,000
Parking Deck	1,300,000
Total for Phase II	\$ 9,240,000 (includes 5% contingency)
Phase III:	
South Walton Governmental Facility	\$ 3,420,000
Total for Phase III	\$ 3,591,000 (includes 5% contingency)

Mr. Bell submitted the following recommendations:

- (1) Combine Phases I & II, deleting courthouse addition and parking deck and purchasing/renovating the old Wal-Mart building: \$3,150,000.00 (projected cost including 5% contingency). Combined Phases I & II total cost: \$18,271,050.00.
- (2) Allow the Council on Aging to pursue using the old hospital as an assisted living facility (the Warren building would not be needed).

- (3) Construct a single story Jail/Administration facility off site. The County owns 40 acres north of DeFuniak adjacent to the prison that could be utilized. Water, gas and electric power are currently available. Sewer would need to be provided by the City of DeFuniak or by an inter-local agreement with the prison to utilize their sewer plant. If the property is located south of DeFuniak, between the city limits and the hospital, water, sewer, gas and electrical power would be available.
- (4) The total cost to do Phases I & III is \$21,862,050.00.

The total cost for Phases I & III versus the maximum guaranteed price (submitted by Watkins Construction) not to exceed \$27,952,000.00, will provide a savings to the County of \$6,089,950.00.

Mr. Bell stated that the existing courthouse would receive minimal renovations to accommodate an additional judge and hearing room, clerk related services and the County Probation office. In-house maintenance staff, excluding the construction of the metal roof over the existing courthouse, could complete these renovations. Mr. Bell advised that the Judges concurred with the recommendations as presented.

Ms. Williams informed the Board that if the proposal is accepted, the next steps would be to pursue the old Wal-Mart building and begin negotiation with the seller; contact an architect for a new design for the off-site jail; and construction of the Library, South Walton infrastructure and the Sheriff's Annex could begin shortly.

The Board questioned Mr. James Lewis, Architect, Clemmons, Rutherford & Associates, Inc., in regards to the Library. Mr. Lewis replied that he would have to clarify with the Library Board regarding the amendment to the contract with Watkins Construction to include a dollar figure for the Library (the price quoted is for the Construction Manager service only).

Mr. Bell remarked that Attorney Miller and Attorney McGinnis, Waste Management, are working on the language stipulated in the Waste Management

agreement regarding the liability concerns. Mr. Bell stated that he was verbally told that an easement would be provided for construction until the agreement is prepared.

The Board questioned which project could be started immediately and when the infrastructure could begin. Mr. Mark Carrell, Watkins Construction replied that the Library could be started as long as an easement is provided. Concerning the infrastructure, Mr. Charles Carlan, CarlanKillam, reported that the utility design is being prepared by Preble-Rish; the roadwork is basically complete; the application permits have been submitted to DEP and once the permits are received for the road construction, the infrastructure can be started immediately.

Ms. Williams asked the Board for directions concerning the old Wal-Mart, disclosing that the seller wants confirmation that the Board is interested in purchasing the building. The Board agreed that Ms. Williams and Mr. Bell should proceed with the negotiation process.

The Board requested the Committee to report their findings regarding the negotiation and property for the off-site jail at the next Board meeting, May 9, 2000.

Mr. Bill Fountain, Property Appraiser, questioned what use would the present Jail be used for if located off-site. Ms. Williams supplied Mr. Fountain a list of uses for the Jail/Administration.

Mrs. Sue Carter, Tax Collector, asked the Board if the offer still stands for the present Administration Building announcing her desire to accept the offer for the Tax Collector's Office commenting on the amenities the present location offers.

Mr. John Bryant voiced his enthusiasm in relation to the Board entertaining the options submitted by the Infrastructure Committee relating to the off-site location for the

Jail, commenting that the location is an excellent choice and mentioned a 100-acre parcel in the vicinity of the forty acres.

Mr. Bodiford commented on parking at the Courthouse for the Court facility and the limitations explaining that it is and will be a continuing issue and needs to be addressed, whether at the present location or the old Wal-Mart building.

There being no further discussion, the meeting adjourned at 9:15 a.m.

APPROVED: \_\_\_\_\_  
Van Ness R. Butler, Jr., Chairman

ATTEST: \_\_\_\_\_  
Dan Bodiford, Clerk