

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Request for funding for SCC Public Safety Training Complex and Driving Track

DEPARTMENT: Administrative Services **DIVISION:** Support Services

AUTHORIZED BY: *SH* Steve Howard, Director **CONTACT:** *mcl* Meloney Lung, Manager **EXT.** 5256

Agenda Date <u>12/12/06</u> Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION: Board direction on \$200,000 funding request from Seminole Community College (SCC) for use in the construction of a driving track at the SCC Public Safety Training Complex as well as the attached budget amendment request which will transfer funds from General Fund Reserve.

BACKGROUND:

On November 12, 1991, The BCC approved a 60 year lease with a 30 year renewal option with SCC with an annual lease rate of \$4,931.56 for 100 acres to house a public safety education and training facility for Fire/EMS and criminal justice personnel to be operated by SCC. The lease required that SCC obtain a minimum of \$500,000 for construction of the training center within four years of execution of the lease and begin construction by the fifth anniversary of the lease. The zoning was changed from A-1 to PLI during 1991.

On April 26, 1994, the BCC approved the first amendment to the SCC lease. This amendment increased the property being leased by 121.3 acres and increased the annual lease rate to \$11,146. This change was necessary to achieve maximum noise abatement and accommodate the design of both SCC and the Seminole County Gun Association ranges on separate, but parallel, parcels. The amendment also stipulates that such lease payments shall expire upon defeasance of the Seminole County Franchise Solid Waste Disposal System Revenue Bonds, Series 1993 or until April 2023, whichever shall occur first.

On November 8, 1994, the BCC approved the second amendment to the SCC lease which outlined the hours of operation of the training facility and gave SCC permission to erect buildings for the training facility on the lease premises.

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: <u><i>Co</i></u>
File No. <u>RASSS01</u>

On or about April 2000, the Fire Chiefs of Seminole County determined that the Geneva Facility was not desirable for Fire/EMS training due to its location. In October 2003, the County acquired approximately 19 acres and a building on Valentine Way for the purposes of developing a Fire/EMS Training Facility. The lease agreement with SCC was never modified to reflect this change in use.

SCC has requested assistance in the construction of the Phase 1 driving track portion of the training facility in the amount of \$200,000 (Attachment A). Also Attachment B represents the driving track overall site plan.

The Seminole County Sheriff's Office and the local law enforcement agencies are challenged when it comes to driver training. There is no driving track located in Seminole County. The Sheriff's Office currently completes their driver training programs in Volusia County when the track is available.

Phase II of the project does not have an anticipated date of design or construction. Until Phase II is constructed, driver training may continue to occur at other sites dependent upon law enforcement's training needs.

During the last two years, the Sheriff's Office, SCC, and other municipal agencies have worked together in the design of a driving track. Unfortunately, the design process has not kept pace with construction costs. The estimated cost for construction is \$3,000,000 and SCC is \$400,000 short to accomplish this much needed project. SCC is requesting \$200,000 from the Board of County Commissioners and a match of \$200,000 from the State.



Seminole Community College

E. Ann McGee, President

100 Weldon Boulevard | Sanford, FL 32773-6199 | 407.708.2010 | www.scc-fl.edu

November 13, 2006

The Honorable Carlton Henley
Chairman
Seminole County Board of County Commissioners
1101 E. First St.
Sanford, FL 32771

RECEIVED
NOV 17 2006
SEMINOLE COUNTY
COUNTY MANAGER

Dear Chairman Henley:

I am writing to request the assistance of the Seminole County Commission in providing \$200,000 in additional funding for Seminole Community College's Public Safety Training Complex and Driving Track on land the College is leasing from the County in Geneva.

As you know, planning for the Driving Track began nearly fifteen (15) years ago. The project was initially envisioned as costing \$1 million. Over time, as plans for the project solidified, costs have continued to rise. As a result, SCC sought and obtained \$250,000 in donations from the County and local municipal governments to fund a portion of Phase I of the track. This \$250,000 was matched dollar-for-dollar by the Florida Legislature under the Community College Facilities Matching Grant Program. In addition, SCC committed \$1,111,412 in funding during Fiscal Year 2005-2006.

Once the bids for the project were received, it was obvious that additional funds would be needed to complete the Driving Track. Since the College and the law enforcement community view this track as essential to their training and safety, the College added another \$1 million in funding during Fiscal Year 2006-2007 bringing the College's commitment to nearly \$2.2 million with \$250,000 from local government sources and \$250,000 in State Facilities Match.

As you are aware, over the past twelve months, construction costs have continued to escalate with dramatic increases in the costs of concrete, copper, steel and, most especially, asphalt. The College now has firm bid prices from prospective vendors that indicate we will need a total of \$3 million to complete Phase I of the project as planned. We have on hand just over \$2.6 million. We are \$400,000 short of the funding we need to complete Phase I.

We are left with three options: (1) to scale back the scope of the project; (2) to significantly raise the nominal fees we agreed would be necessary for the maintenance of the facility in order to recoup the \$400,000 construction shortfall plus interest on funds that would need to be borrowed; or (3) to ask for an additional \$200,000 for which we can obtain a dollar-for-dollar match from the state.

I have spoken with Sheriff Don Eslinger about this issue. We have agreed that reducing the scope of the project is not feasible or cost efficient. We simply would not have the type of

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A Diverse Learning Community...An Equal Access/Equal Opportunity College

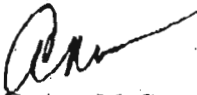
facility needed to provide the training required by Seminole County's law enforcement community.

Chairman Henley, this is a great project for our community which has been long-awaited by our dedicated law enforcement officers. It is one that is supported by Sheriff Eslinger and our entire law enforcement community. And it is one which I am hopeful the County Commission will agree is worthy of an additional \$200,000 in financial support to ensure completion of the track and training facility, which will result in enhanced training for our law enforcement officers and an overall safer community.

I would welcome the opportunity to discuss this request with you in person at your earliest convenience. The State-determined deadline for the receipt of funds, which will make them eligible for the State match, is January 31, 2007.

Thank you for your consideration and for the great support you have always shown for Seminole Community College.

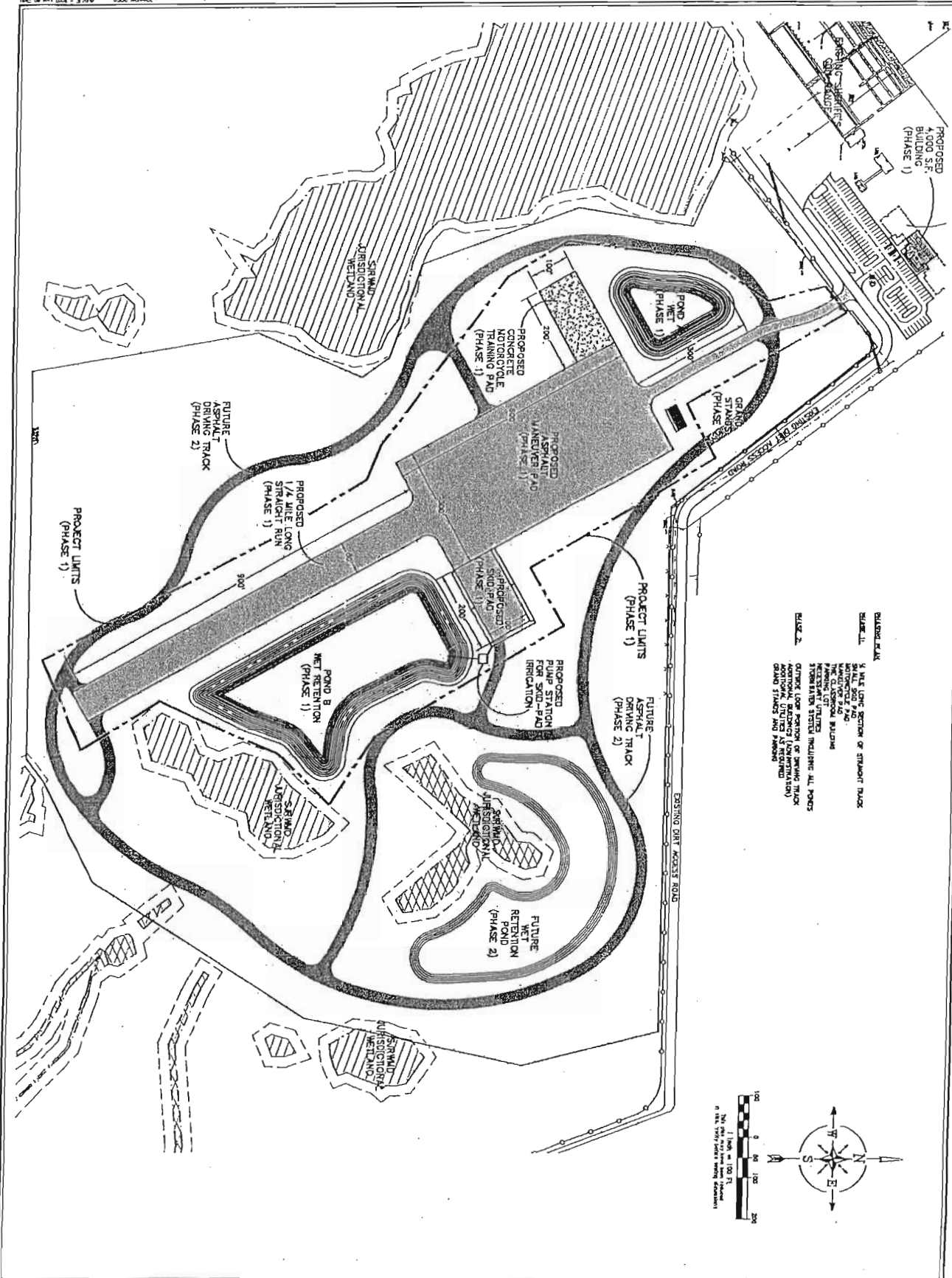
Sincerely,



E. Ann McGee
President

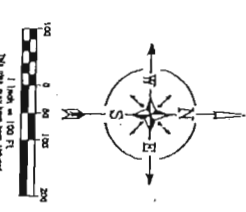
ldc

cc: Sheriff Don Eslinger
Seminole County Commissioners
Cynthia A. Coto, County Manager
SCC District Board of Trustees



BLINDING MAT
 1/4 MILE LONG SECTION OF STRAIGHT TRACK
 100' X 200' WET POND
 MANEUVER PAD
 CONCRETE MOTORCYCLE TRAINING PAD
 NECESSARY UTILITIES
 IRRIGATION SYSTEMS INCLUDING ALL PIPES
 OTHER LOW VOLTAGE OR WIRING TRACK
 ADDITIONAL UTILITIES AS REQUIRED
 GRAND STANDS AND PARKING

PHASE 2:
 OTHER LOW VOLTAGE OR WIRING TRACK
 ADDITIONAL UTILITIES AS REQUIRED
 GRAND STANDS AND PARKING



Driving Track Overall Site Plan

Scale: AS-NOTED
 Date: May 8, 2008
 Project No: 060802

Design: JLR
 Drawn: JLR
 Checked: RML

Revisions:

No.	Date	Description

Seminole Comm. College
Geneva Driving Track

Geneva
 Brevard County, Florida

HARRIS
 1801 North Orange Avenue
 Suite 200
 West Palm Beach, Florida 33411
 Phone: (561) 835-2777
 Fax: (561) 835-2788
 Email: harris@harrisinc.com

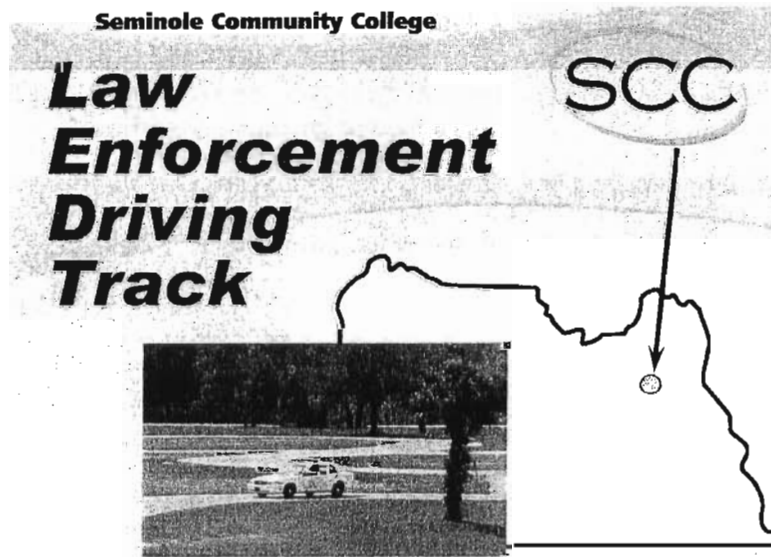
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**Seminole
Community
College**

**PUBLIC SAFETY TRAINING COMPLEX
AND DRIVING TRACK
AT GENEVA**

STATUS REPORT



November 22, 2006



PROJECT DETAILS

Phase I: Classroom building, maneuver pad, motorcycle pad, ¼ mile long section of straight track, skid pad, parking lot; utilities, storm water system (including all ponds).

Construction Start Date:	January, 2007
Estimated Completion Date:	August, 2007
Construction Bid Process:	5 qualified bidders, with bids ranging from \$2.625 million to \$3.04 million
Winning Bidder:	R.A. Harris Construction, \$2,625,000
Total Cost (including "soft" costs):	\$3 million
Wetland Impact:	None

Phase II Outside loop portion of driving track (serpentine), grandstand, additional buildings as needed, additional utilities as required, additional parking.

Construction Start Date:	To be determined
Estimated Completion Date:	To be determined
Total Cost:	To be determined.
Wetland Impact:	Yes. Will require surveys, approvals from the St. Johns River Water Management District and the Army Corps of Engineers, and mitigation.

CLASSROOM BUILDING DETAIL

Exterior Walls:	Concrete, Tilt Wall Construction (recommended by Hunton Brady as the most cost efficient after comparing different building systems)
Roof:	Metal (longevity and low maintenance)
Floors:	Corridors and Occupied Spaces: Terrazzo (durability and low maintenance) Mechanical Rooms and Store Rooms: Concrete
Interior Walls:	Drywall
Expandability:	Building is designed to accept additions

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Oviedo | Sanford/Lake Mary | Hunt Club

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PHASE I

REVENUES

\$1,000,000	SCC PECO Funds (Fiscal Year 2006-2007)
1,111,412	SCC PECO Funds (Fiscal Year 2005-2006)
250,000	Local Governmental Contributions
250,000	State Matching Funds
<u>\$2,611,412</u>	Total Revenues on Hand

COSTS

\$2,625,000	R.A. Harris Construction Bid
126,000	Design Architects/Engineers
120,000	Furniture and Equipment
129,000	Administration and Contingency
<u>\$3,000,000</u>	Total Project Costs, Phase I

Shortfall: \$400,000

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Wetlands Impact Map
 Date: November 2008
 Checked: JML
 Drawn: JMB
 Design: JMB
 Project No: 004021

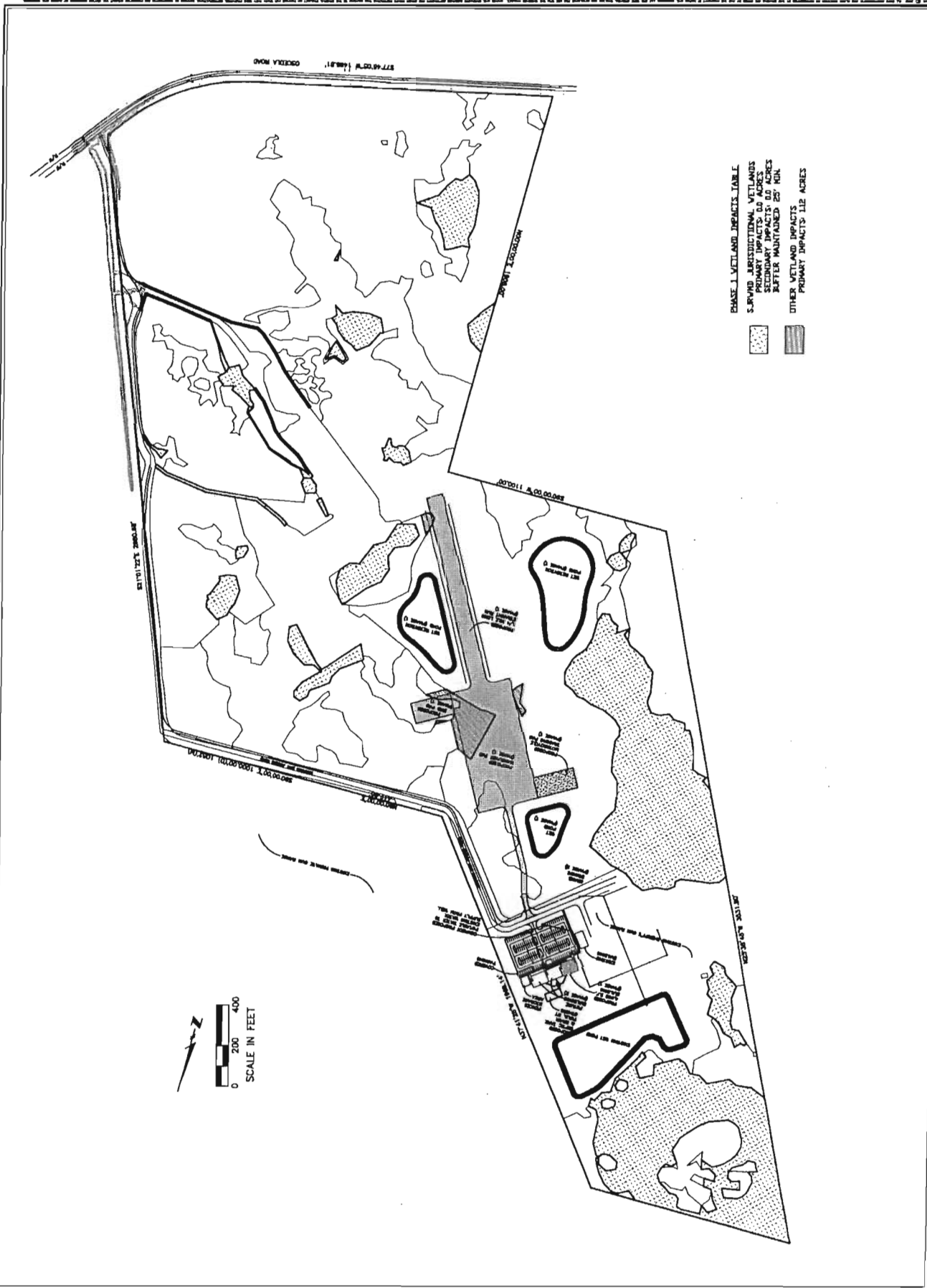
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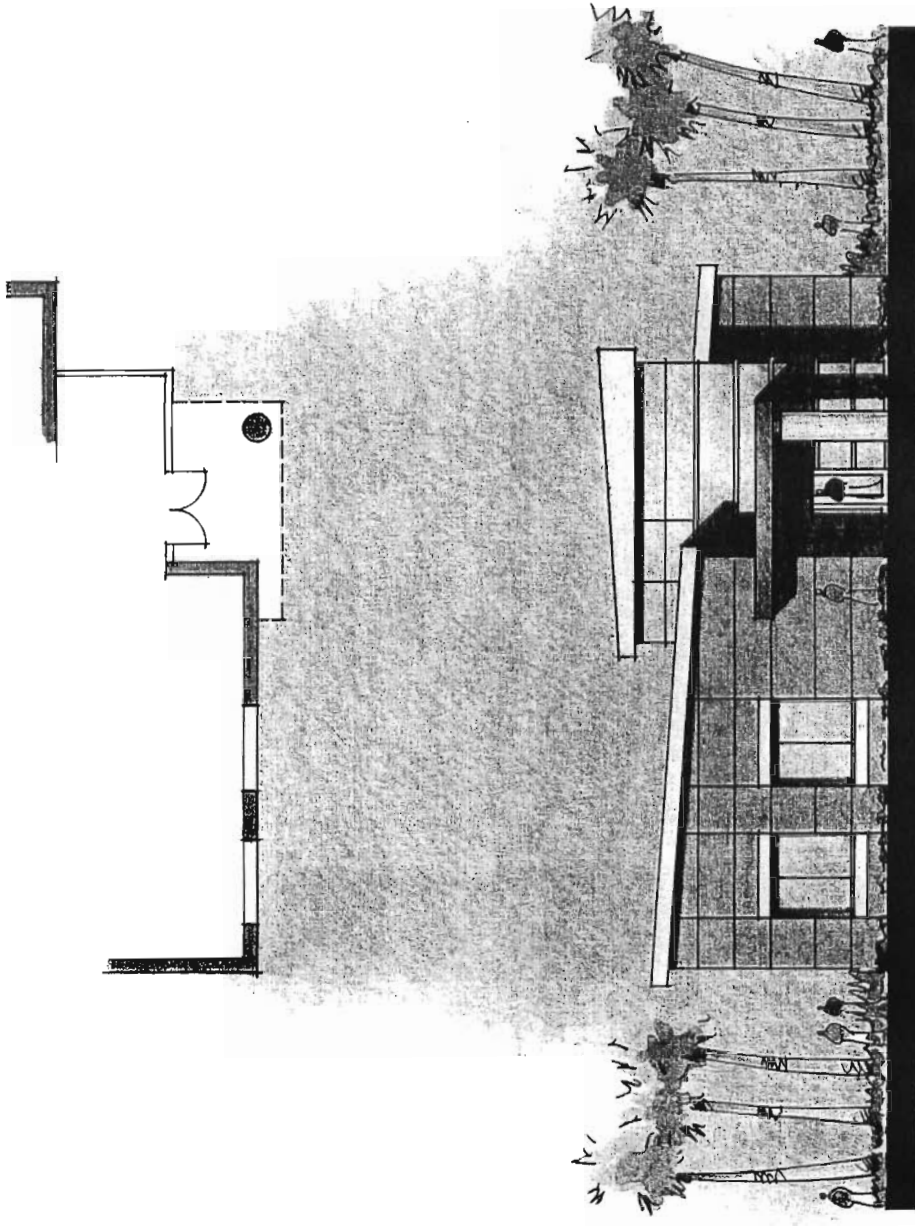
Seminole Comm. College
 Geneva Driving Track
 Geneva County, Florida



HARRIS
 Environmental Services, LLC
 431 South Orange Avenue
 Winter Park, Florida 32789
 Phone: 407-424-1777
 Fax: 407-424-1788
 www.harrisenv.com



PHASE 1 WETLAND IMPACT TABLE
 SECONDARY WETLANDS
 PRIMARY IMPACTS: 0.0 ACRES
 SECONDARY IMPACTS: 0.0 ACRES
 AFTER MAINTAINED 25' BUN
 OTHER WETLAND IMPACTS
 PRIMARY IMPACTS: 1.12 ACRES



East Elevation
Option II

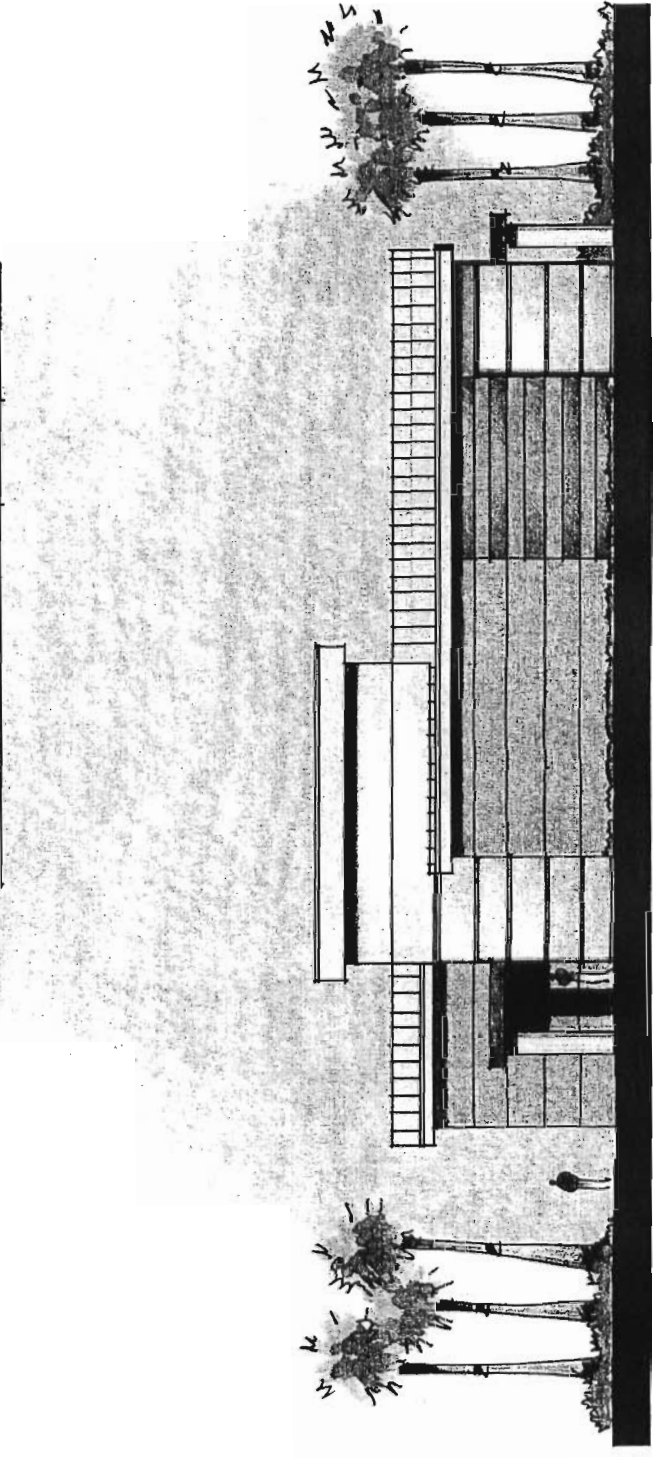


GENEVA CENTER CLASSROOM BUILDING

Geneva, Florida

HuntonBrady
ARCHITECTS

01.10.06



North Elevation
Option II

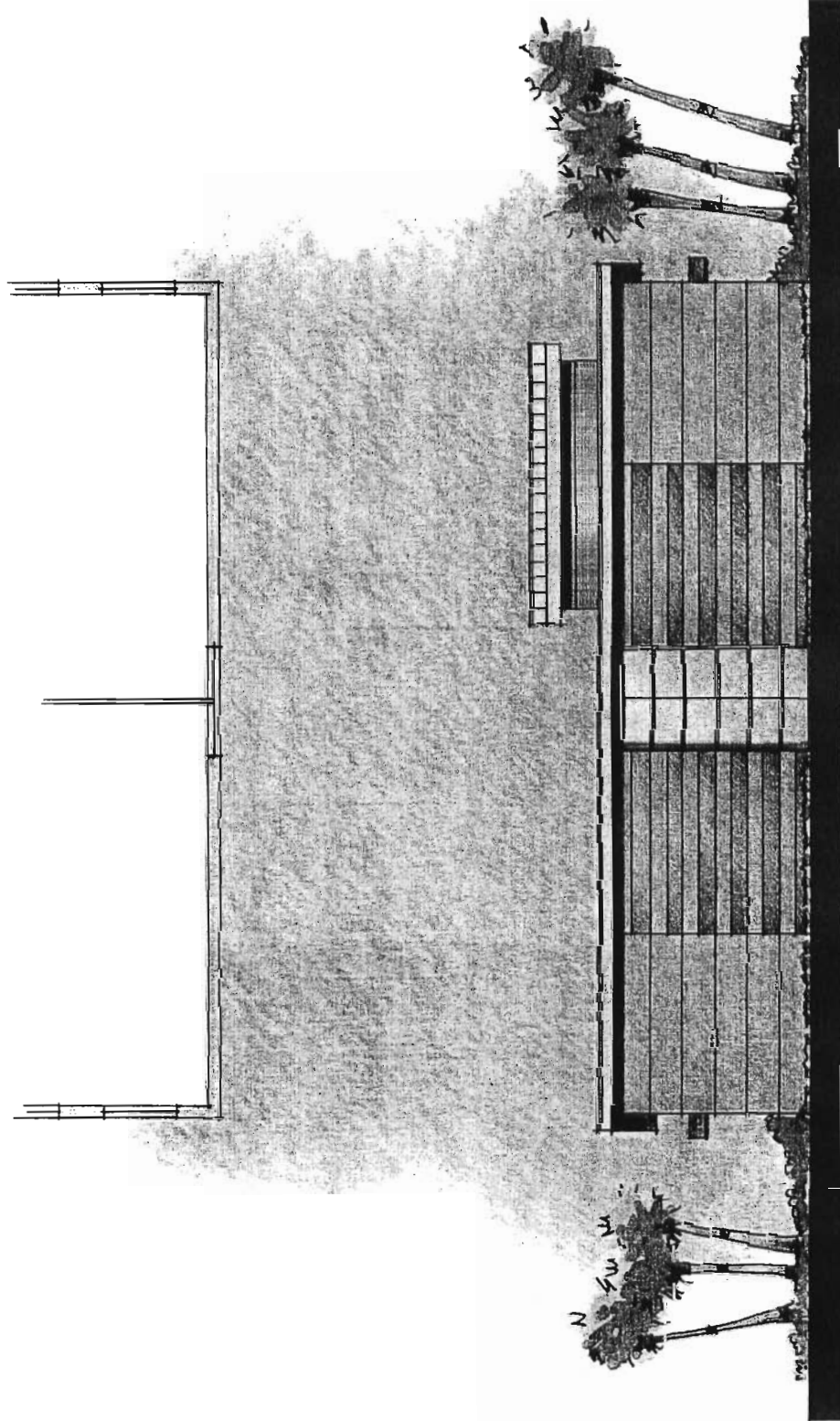


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Geneva, Florida

HuntonBrady

01.10.06



South Elevation
Option II

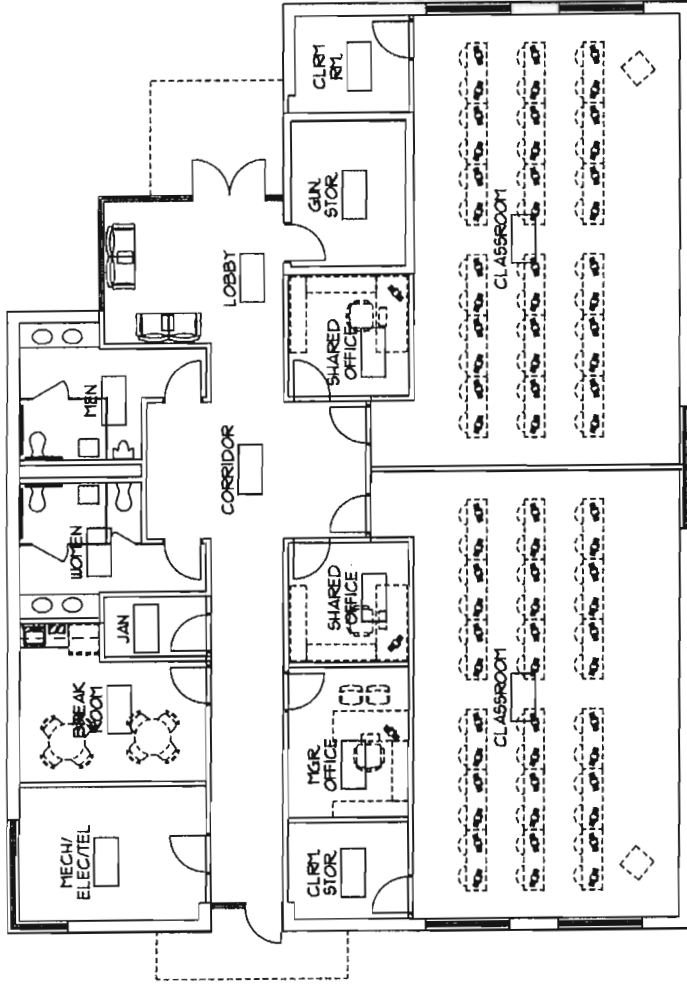


GENEVA CENTER CLASSROOM BUILDING

Geneva, Florida

HuntonBrady
ARCHITECTS

01.10.06



Total Gross Area: 3,906 GSF

Floor Plan - Option II



GENEVA CENTER CLASSROOM BUILDING

Geneva, Florida

HuntonBrady
ARCHITECTS, P.A.

01.10.06