



Institute for Senior Professionals

Okaloosa-Walton Community College

**REPORT ON
SPACE REQUIREMENTS
FOR
OKALOOSA COUNTY
GOVERNMENTAL FUNCTIONS**

May 1992

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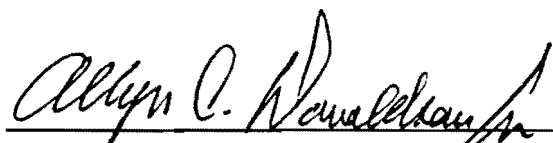
PREFACE

The Okaloosa-Walton Community College's Institute for Senior Professionals (ISP) is an organization committed to providing a means for talented retired individuals to continue to make contributions to the community through community problem solving, participation in economic development of the College district and through volunteer participation in the College's educational programs.

On September 10, 1991, Ms. Ellen Holt, Administrator for the Okaloosa Board of County Commissioners, made a presentation to the ISP describing the need for a comprehensive study of Okaloosa County facilities.

The conclusions and recommendations presented within this Report are the results of a thorough review of the present space utilization and interviews with county employees. Further, this study has not attempted to determine the costs associated with the implementation of recommendations, or how the funds could be provided.

The OWCC Institute for Senior Professionals is pleased to present this Report to the Okaloosa County Board of Commissioners for their review and consideration as requested.



Allyn C. Donaldson Jr.
Chairman, Institute for
Senior Professionals

INTRODUCTION

Crestview, Florida is the official seat of government for Okaloosa County. The original county government functions were established and located in the county owned Courthouse Building and other county owned buildings and facilities in Crestview and the surrounding area. In addition to the Courthouse, other facilities include the County Jail, Sheriff's Office, Agriculture and Maintenance Building, old Hospital Building, Road Department Facility and the Courthouse Annex Building.

Okaloosa County is geographically split horizontally through the middle of the county by the Eglin Air Force Base property. This results in a split in the general population, commercial and public sectors into two areas, i.e. North County consisting of the area north of Eglin and South County consisting of a narrow strip around Choctawhatchee Bay and the Gulf of Mexico shoreline (see map).

This geographic separation gave rise for the need for two centers for county government and services. Accordingly, in 1976 the Okaloosa County Courthouse Annex was constructed on Eglin Parkway in Shalimar. Since that time several government offices have been established in county owned and leased facilities in Shalimar and Fort Walton Beach to provide timely and efficient services to the public.

Some of the functions that operate dual facilities in Crestview and Shalimar are the County Court System and related offices, Tax Collector, Property Appraiser, Supervisor of Elections, Sheriff's Office, Road Department, Water/Sewer Department, plus some general administrative offices, including the County Commissioners. Other county office functions are covered by personnel shuttling between the two facilities on a scheduled basis. Thus, all of the county functions require some space and facilities at both locations.

Several population growth projections were obtained by the Institute for Senior Professionals (ISP), for Okaloosa County, and are Appendices of this Report. Gulf Power projects the County population to grow from the current 143,776 (1990) to 207,527 by the year 2000. The Okaloosa County Economic Development Council estimates the population will grow to 210,876 by the year 2000. From these studies it is evident the population of the County will exceed 200,000 by the year 2000.

A review of the population, business/industry and commercial growth patterns within the county indicate the South County area has grown faster than the North County area. This has resulted in the government offices and facilities in the South County area becoming increasingly over crowded, out dated, and generally inadequate. During this time the county operations in Crestview have stabilized and the space and facilities, for most of the functions, are currently adequate and no significant expansion is required in the near future. The Crestview Courthouse Building has been renovated in recent years and provides an attractive and reasonably efficient space for all occupants. During the investigation by the Institute of Senior Professionals, it was noted that courts and related facilities are not utilized to their maximum capacity.

Trends indicate that future growth in the county will be essentially concentrated in the South Area for the foreseeable future. However, due to the limited land area along the Bay and Coastal areas, long range development and expansion will be completed in 15 to 20 years, causing the county growth pattern to turn to the North County area. At that time, it is expected the growth will require consideration of additional facilities in the Crestview area.

CONCLUSIONS

The Institute for Senior Professionals concludes the following:

1. There is a need for additional space to provide an adequate working environment for various elements of county government. This is especially true for the courts and court-related functions and the Sheriff's office functions.
2. The needs of the court and court-related functions **cannot** be met in the South County without a significant increase in the space allocated for these functions.
3. Security for the judges is inadequate and is a major concern, as is the inadequacy of space for the supporting elements necessary for an effective court system.
4. The security associated with the handling of prisoners to be tried does not properly provide protection to the jurors or general public.
5. The Sheriff's office functions are over crowded in the Shalimar Annex and action is required to provide space for current needs and to cope with the pending population growth of the south county area.
6. While there are some other functions requiring additional space, these are not pressing, and the facility under construction on Lewis Turner Boulevard will alleviate many of these problems.
7. The near term space needs at the North County locations can be solved with a minimal effort.

RECOMMENDATIONS

The Institute for Senior Professionals recommends the following:

1. The immediate relocation of the Emergency Medical Service and the Sheriff's office functions from the Shalimar Courthouse to leased space.
2. The renovation of space vacated by Emergency Medical Services and the Sheriff's office and allocate as appropriate.
3. The relocation of the Public Defender's office to the Shalimar Courthouse Annex.
4. The Emergency Medical Services should be relocated to provide adequate space in the Northern part of the county for the Sheriff in Crestview.
5. The Courthouse Annex in Crestview be renovated and upgraded so the space will be suitable for a minimum of five to ten years.
6. The tenants presently in the old Crestview hospital be relocated and the building demolished.
7. The relocation of the Public Works functions on Okaloosa Island to the South County Road Department area and the Island property sold or leased.
8. A five-story, high-rise structure should be constructed at the present Shalimar site, in the courtyard and/or over the present parking area, to house the courts and court-related functions.
9. The County should contract for an Architectural and Engineering feasibility study to evaluate the technical feasibility of the new five story courthouse building and develop cost data.
10. The County should identify and acquire land in the immediate vicinity of the Shalimar Courthouse Annex to provide adequate parking for the public and employees.

GENERAL OBSERVATIONS AND RECOMMENDATIONS

As a part the ISP Task Force data collection effort, Task Force members visited most of the county facilities and interviewed senior personnel in the various functional areas. As a result of this effort, two items surfaced which are worthy of special comment. They deal with file and record storage and computer acquisition.

Large quantities of files and records were observed stored in work areas in numerous locations. This practice presented a crowded and unkept appearance to visitors as well as to personnel working in the area. Most importantly, valuable space is lost to activities within the work area, contributing to some of the stated space shortages. Although microfiche storage is being used in some areas, there does not appear to be a central directed and coordinated effort to address this problem.

Computer and software acquisition has properly focused on efficiencies to be gained from commonality and inter-operability in some functional areas. However, clear direction and a central focal point to coordinate efforts in this direction is not evident. Numerous activities still procure and operate their own unique computer systems. This situation is wasteful both in day-to-day operation and in the efficient use of tax dollars.

RECOMMENDATIONS

1. Develop a county wide plan for proper handling and storage of files and reports. The maximum use of microfiche storage should be part of this plan.
2. Designate a central focal point for coordinating all computer and software acquisition to support county government activities. A plan should be developed and implemented to gain maximum use of commonality and inter-operability of all computer assets.

NORTH COUNTY

The various county agencies', excluding law enforcement and Emergency Medical Services (EMS), need for space in the Northern portion of the county were examined by interview with appropriate personnel and visits to presently occupied space. Table 1, on the following page, summarizes the current, near-term, and long-term requirements, with ISP comments included. In arriving at the ISP comments, planned movement of some agencies presently located in the northern portion of the county to the planned and funded new county administrative building on Lewis Turner Boulevard were considered.

The ISP found the following:

1. That upon completion of planned moves to the Lewis Turner Facility, all short term needs for the northern portion of the county, excluding law enforcement and EMS, can and should be satisfied by minor arrangements of presently available space.
2. The Courthouse Annex should be renovated and upgraded so that space will be suitable for at least 5 to 10 years. The requirement for new construction is questionable. Further study, at a later date, will be required, depending upon growth in the northern portion of the county.
3. The agencies presently in the old hospital wing should be relocated and the wing demolished.

CHART I • NORTH COUNTY

Agency	Location	Personnel	Current Space	Short Term Need	Long Term Need	Comments
County Commissioners	Courthouse	3	2448	3672	Same	Conference room required
Purchasing	Courthouse Annex	10	2509	3724	5520	Note 1
Personnel	Hospital	10	3054	–	6050	Note 1
Property Appraiser	Courthouse	8	2324	2808	–	Storage space needed, Note 1
Tax Collector	Courthouse	14	2700	–	5000	Note 1
Supervisor of Elections	Courthouse	9	1105	2210	–	Note 2
Planning Inspection	Courthouse Annex	6	2944	–	4000	Note 2
Water/Sewer	Courthouse Annex	10	4424	–	15,500	Note 2
Vet Serv.	Courthouse Annex	1.5	288	–	400	Note 1
Courts	Courthouse	7	14,894	–	–	No added space needed
State Attorney	Courthouse Annex	5	2319	2719	3119	Storage and library needed, Note 1
Agriculture	Agriculture Building	5	9,984	–	–	No added space needed
Public Works	South 85 - Bethel Rd.	89	48,165	–	–	No added space needed
Sheriff Department/ Emergency Services	Law Enforcement Building	30	1496	5853	21,763	–

NOTE: The needs shown are requests of the applicable supervisor and were not evaluated nor confirmed by the ISP.

Note 1 Necessary space will become available upon planned movement to the Lewis Turner facility.

Note 2 Moving to the Lewis Turner Facility

SOUTH COUNTY

FACILITIES

The Space/Facility Chart II on the following page shows most of the government offices for the South County are located in the Shalimar County Courthouse Annex. Other locations include the Water/Sewer Building in Ocean City, a maintenance facility on Okaloosa Island, and leased space for the Public Defender's Office on Eglin Parkway in Shalimar. A minor location is the old Fort Walton Beach Hospital building, which provides 6100 square feet of space used by the Council on Aging. The Council on Aging occupies additional space in the old Post Office Building on Okaloosa Island. The Council on Aging is not a county requirement and is using the space only because it is available and not required for county needs. In conducting this study it was ascertained that the building on Okaloosa Island is scheduled for disposal in the near future.

The County is currently constructing a new facility on Lewis Turner Boulevard to house the Planning/Inspection function, presently located in Crestview, the Water/Sewer functions, located in Ocean City, and all the functions of the Supervisor of Elections, currently located in Shalimar and Crestview. The new facility is located on 3.68 acres of land owned by the County. The building will contain 28,000 square feet of space located on four floors. Long term expansion has been included for primary county functions. Adequate parking for the public and employees must be provided. The new building is scheduled for completion in early 1993.

NEAR TERM NEEDS AND RECOMMENDATIONS

The primary space problem identified in the South County area is at the Courthouse Annex facility. The greatest needs are the immediate and long range space requirements of the Courts and Court-related functions, and the administrative requirements of the County Commissioner's offices, the State's Attorney's Office, Emergency Medical Service, (EMS), Property Appraiser, and Veteran Services. Space for the basic administrative needs can be accommodated by the relocation of the Supervisor of Election's functions to the new Lewis Turner Boulevard facility in early 1993, and relocating the EMS functions to the present Water/Sewer facility in Ocean City. Another option would be to relocate the EMS to new leased space to be co-located with other County functions. Many officials contacted agreed the EMS would function more efficiently if it were located by itself.

The above moves would free 600 square feet presently used by the Supervisor of Elections, and 2500 square feet presently used by the EMS. This 3100 square feet would provide additional storage space, conference and law library space needed by the courts, and States Attorney's office. Only minor alterations would be required to adapt the vacated space for new occupants. It is recommended this action be accomplished at the earliest possible date, upon occupancy of the Lewis Turner facility.

CHART II • SOUTH COUNTY

Agency	Location	Personnel	Current Space	Short Term Need	Long Term Need	Comments
County Commissioners	Courthouse Annex	5	7530	8130	9630	Needs 600 sq. ft. storage now; Future for 1 additional person
Water/Sewer	10 First Ave Ocean City	21	2600	—	—	Going to new Lewis Turner Boulevard building
Property Appraiser	Courthouse Annex	8	900	1100	—	Need 200 sq. ft. for Field Supervisor
Tax Collector	Courthouse Annex	17	3300	—	5000	Currently adequate
Supervisor of Elections	Courthouse Annex	1	600	—	—	Going to new Lewis Turner Boulevard building
EMS	Courthouse Annex	3.5	2500	4850	7300	Should relocate to leased space
Vet Serv.	Courthouse Annex	1.5	600	1000	—	Low Priority
Council on Aging	Old FWB Hospital	5	6100	—	—	Not County Requirement
Public Defender	Leased \$60,000 p.a. Eglin Parkway	15	3559	—	5139	Needs to be consolidated with court functions
Courts	Courthouse Annex	34	3 rooms 26,410	—	52,820	Top Need
State Attorney	Courthouse Annex	23	4798	6178	7558	Top need
Sheriff Department	Courthouse Annex	27	6658	19,658	—	Should move to leased space; May consolidate
Public Works	Ind. Park/ Santa Rosa Blvd.	60	27,500	—	—	No added space needed

As discussed in the section of this Report dealing with the Okaloosa County Sheriff's Department, immediate short term relief is required by the Sheriff's operation in Shalimar. Relocation of the Sheriff's operation immediately to a leased location is recommended. This relocation would vacate 6,658 square feet in the Courthouse Annex Facility, which would accommodate the 3,559 square feet currently utilized by the Public Defender's office at its leased location. It would also create approximately 3100 square feet of additional space which would provide immediate relief for juror processing and waiting operations, grand jury rooms and additional space for prisoner holding until such time as a permanent long-range facility can be completed. The \$60,000 currently being paid annually for space for the Public Defender's office can be diverted to help cover the costs of leased space for the Sheriff's office.

LONG TERM NEEDS

The long term needs are primarily for Court and Court-related functions. The analysis concludes that these needs cannot be reasonably met within the current Courthouse Annex Facility. This fact is documented in the report prepared by the Facilities Subcommittee of the First Circuit Court in June/July 1991.

The most critical needs of the Courts and Court-related functions contained in the Subcommittee report are summarized as follows:

1. Inadequate prisoner security and holding area.
2. Inadequate juror processing and waiting areas.
3. Poor security for Judges and the Courtrooms.
4. Inadequate space for the Clerk of the Court, State Attorney, Public Defender, Guardian Ad Litem, and Marshall/Sheriff's related functions.
5. Need for Juvenile Justice Center in Shalimar.
6. Lack of Grand Jury rooms in Shalimar.
7. Inadequate sound system required for taping.
8. Inadequate soundproofing in Courtrooms and Judge's offices.
9. Need for additional space for visiting judges.
10. Need for space for two additional judges.
11. Inadequate parking spaces for large court docket, or large legal cases.

Even if all these requirements could be met within the present building structure, the cost would be prohibitive. The present building does not lend itself to more efficient arrangements to satisfy the space requirements for the required government functions.

ALTERNATIVES

Upon the completion of the survey of the Shalimar Courthouse Annex and interviews with supervisory and office personnel, the ISP agree with the conclusions reached by the Facilities Subcommittee. An Appendix contains the alternatives and a list of pros and cons for each. The alternatives considered by the ISP are as follows:

1. Move all administrative functions out of the Courthouse Annex Building to a permanently leased facility. Renovate the Annex Building for exclusive Court and Court-related functions to meet immediate and most critical long-term needs that can reasonably be met in the existing facility.
2. Construct a new County owned Courthouse Annex at another site adequate for the Courts and Court-related functions. Renovate the space vacated by these activities in the Shalimar Courthouse Annex facility for use by all administrative functions.
3. Construct a new high-rise structure at the present Shalimar site, in the court yard and/or over the present parking area, to house all Courts and Court-related functions. Renovate the present Annex facility for use by all administrative functions. Acquire additional property in the immediate vicinity of the Courthouse to satisfy the parking requirements.
4. Construct a new high-rise structure at the present Shalimar site in the court yard and/or over the present parking area for all Administrative functions. Renovate the present Annex facility for use by the Courts and court-related functions. Acquire additional property in the immediate vicinity of the Courthouse to satisfy the parking requirements.
5. Construct an entirely new Courthouse Annex facility at a new site, in Shalimar or Fort Walton Beach, and dispose of the present facility.

ANALYSIS FACTORS

The primary factors considered in analyzing the alternatives were:

1. Priority of needs
2. Time frames to realize adequate solutions.
3. Total costs associated with various alternatives.
4. Funding capabilities of the County for capital improvements.
5. Continuity of operations during construction and/or renovations.
6. Obtaining maximum utilization and amortization of present County owned capital investments.
7. Obtaining optimum arrangements and operational efficiency of new space and present space to be renovated.
8. Adequacy of present general location of the Courthouse Annex in Shalimar.

It appears feasible that a high-rise building can be constructed in the court yard of the present Annex facility, as shown on the sketch in the Appendix. A five story building constructed on the 80 foot by 160 foot area would provide the projected Courts and Court-related space needs, totally consolidated in a structure which would provide maximum security and operational efficiency for these functions. The space to accommodate two additional Judgeships would be available.

A five story building would provide 12,800 square feet per floor. The estimated useable space per floor, considering a normal 70% net/gross ratio would produce 8,960 useable square feet of space per floor. If only four of the floors were finished for occupancy, this would provide 35,840 square feet of space, compared to the projected need of 35,706 square feet.

When the Court's and the Clerk of the Court's functions are relocated to the new high-rise, 26,410 square feet of space would become available. This space could be renovated to meet the needs of the Administrative functions in the Shalimar Annex. The current projected space needs for Administration is approximately 12,500 square feet. This space from the 26,410 square feet would allow 13,090 square feet of space to be used for the Public Defender's office, which now occupies 3559 square feet in a leased facility at an annual cost of \$60,000, and space for the establishment of a badly needed Juvenile Justice Center for the South County.

The design of the present Courthouse Annex Facility lends itself to constructing the high-rise building, as proposed. There have been two additions to the complex since it was constructed in 1976. Since the required land is available and is owned by the County, costs for Alternative 3. would be more favorable than any of the other alternatives presented. Also, the current location is considered optimum to serve the South County Area.

RECOMMENDATIONS

The Institute for Senior Professionals recommends the following:

1. The adoption of Alternative Three as the most desirable.
2. The County contract for an Architectural and Engineering Feasibility Study to evaluate the technical feasibility of the proposed five story Courthouse Building and develop accurate costs data for the structure.
3. The County identify and acquire land in the immediate vicinity of the Shalimar Courthouse Annex to provide adequate parking for the public and employees.

SHERIFF'S FUNCTION

FACILITIES

North County

In Crestview the Sheriff's Department is located in the building with the Crestview Police Department and the Emergency Service Dispatch Center. The Sheriff's Department is currently allocated 1,496 square feet. This is approximately 4,400 square feet less than the representatives of the Sheriff's Department consider adequate for the Sheriff's functions. ISP representatives visited these facilities and verified there are crowded conditions and inadequate space to conduct routine operations.

SHALIMAR COURTHOUSE ANNEX

In the Shalimar Annex the Sheriff's Department is located in the same building with many major functions of the county government; i. e. , County Commissioners, County Court System, Emergency Management, Tax Collector, etc.. The Sheriff's Department is currently allocated 6,658 square feet. This is approximately 13,000 square feet less than the requirements stated by representatives of the Sheriff's Department to be adequate for the efficient operation of this function. The ISP concurs that the present space is inadequate for efficient operation of this function.

OTHER FACILITIES

The Detention Facility located in Crestview and the Sheriff's Satellite Facilities located in Baker, Mary Esther, et al, were not considered in the study. The County Administrator and representatives of the Sheriff's Department consider these facilities to be adequate.

ANALYSIS

North County

Population growth projections for Okaloosa County (see Population Growth Projections in the Introduction) tend to confirm the need for expanding the space allocated to the Sheriff's functions in Crestview. Crime as a function of population has been well documented, as well as the exponential rise in crime with population growth. This study confirms the demands on the Sheriff's Department to provide law enforcement across the broad and remote North County Population will continue to grow with time. There are alternatives to alleviate the current and projected deficiencies, ie, a move of the Emergency Medical Service to downtown Crestview, leasing additional space, or utilizing available county property.

SHALIMAR COURTHOUSE ANNEX

Population growth projections and their attendant rise in crime apply in the South County area as well. Indeed, as this is a major tourist area with all the associated attractions, there is reason to believe growth may exceed current projections. The magnitude of the space problem of the Sheriff's Department in Shalimar is compounded by the expected growth of all other governmental functions currently sharing the Courthouse Complex. Additionally, there are presently some serious shortcomings in the security area, viz, holding area for prisoners standing trial, handling area for moving prisoners throughout the complex. The co-location of the Sheriff's Operation Center with the Emergency Medical Service and the 911 functions create communication problems whenever emergencies arise. This condition, coupled with all the requirements of the Sheriff's Department, confirms the departments need for additional space. There are alternatives to alleviate some of the current and projected space deficiencies, such as; move the Sheriff's function out of the Annex, and relocate the Emergency Medical Services and the 911 function to leased or other county space.

SIGNIFICANCE OF POPULATION GROWTH

Two major factors involving law enforcement are influenced by population growth, viz, crime rates and the recommended number of law enforcement personnel. The R.W. Bray Study reports 3,669 criminal offenses per 100,000 population in Okaloosa County in 1989. Interviews conducted with experienced law enforcement personnel suggest as the population reaches 200,000 in the county, the number of criminal offenses will approach 9,000, suggesting that crime rates are not linear with population growth.

The Bray Study draws upon the International City Management report of 1985, that proposes the recommended number of sworn police personnel be 2.42 per 1,000 population. Interviews with retired police personnel and research reveals the state average in Florida to be 2.0 sworn officers per 1,000 population. The current strength of sworn officers in the Sheriff's Department in Okaloosa County is 0.8/1,000 population. Clearly, as the population of the county grows, there will be an increase in crime, and a need for an increase in sworn law enforcement officers. These trends support the need to provide additional space for the Sheriff's functions.

CONSOLIDATION OF LAW ENFORCEMENT

During interviews with the Okaloosa County Sheriff and his subsequent presentation to the ISP, consolidation of law enforcement in the county was advocated. The referenced Bray Study was conducted by Okaloosa-Walton Community College at the request of the Okaloosa County Sheriff. The Bray Study investigates the feasibility of consolidating all law enforcement services within the county. The Sheriff believes that consolidation is in the best interest of all communities in the county and the Bray Study tends to support that thesis. Impact of consolidation of several municipal police departments with the Sheriff facilities would alleviate some of the present space requirements of the Sheriff's Department.

NOTE: The ISP has not addressed the consolidation of services and does not comment upon its feasibility or desirability.

FINDINGS AND RECOMMENDATIONS

Short Term

1. The Okaloosa County Sheriff's Department has an urgent need to expand space and facilities to meet immediate operational requirements. Of major concern is lack of adequate space at the Shalimar Courthouse Annex. The lack of adequate security in handling of prisoners transported from the jail in Crestview for court appearances is a serious deficiency. The overall operation of the Sheriff's Department is impaired by the crowded conditions that presently exist.
2. Space and facility requirements can be met by moving the Sheriff's Department out of the Shalimar Courthouse Annex into leased buildings. Consideration should be given to moving the Emergency Medical Services, 911 function, and Emergency Management into leased facilities so the Court/Prisoner Handling can be upgraded appropriately.
3. In Crestview, the Emergency Medical Service should be moved to a suitable alternative facility. This action would free space in the Law Enforcement Building so the Sheriff's Department and the Crestview Police Department would have adequate space to perform their functions.

Long Term

In the long term, space and facility requirements for the Okaloosa County Sheriff's Department can be satisfied by acquisition or construction of new facilities (assuming either to be more cost-effective than leasing), consolidation with the various municipal police departments into their existing facilities or a combination of both. The alternatives should receive further study.

PUBLIC WORKS

FUNCTIONS

Functions included under Public Works are:

- Road Department
- Engineering
- Facility Maintenance
- Environmental Services

There is no current need for additional facilities for these functions. Out-year requirements for Public Works will increase with an increase in county population. However, a parallel increase in Public Works personnel should not be required. Rather, the most efficient and cost effective manner to accommodate additional workload would be by utilization of more modern and efficient equipment. Moderate increase in personnel, if required, can be handled in existing work facilities or with minor construction/expansion in the existing yard areas.

RECOMMENDATIONS

Relocate those activities in the Okaloosa Island facility to the South Road Department area. This would free the currently occupied area on the Island for sale or lease.

APPENDICES

APPENDIX ONE

SOUTH COUNTY ALTERNATIVES

The Institute for Senior Professionals conducted extensive interviews with county personnel concerning the use and inadequate space at the Shalimar Courthouse Annex to properly conduct the business of the county. The results of these investigations led the Institute for Senior Professionals to propose five alternatives to solve the space problems. This Appendix presents the alternatives and gives some pros and cons for each.

1. Move all administrative functions from the Courthouse Annex Building to a permanently leased facility. Renovate the Annex Building for exclusive Court and Court-related functions to meet immediate and most critical long-term needs which can reasonably be met in the existing facility.

PRO

- most timely solution
- minimal overall costs
- within Commissioners authority
- lease costs for Public Defender will be discontinued

CON

- requires split location of county offices
- lease costs not recoverable
- costs to renovate courts prohibitively expensive
- Most efficient space arrangement for courts and court-related functions can not be obtained
- creates more space than is needed for the courts

2. Construct a new County-owned Courthouse Annex at another site adequate for the Courts and Court-related functions. Renovate the space vacated by these activities in the Shalimar Courthouse Annex facility for use by all administrative functions.

PRO

- lease costs for the Public Defender will be discontinued
- provides all short and long-range court and court-related needs
- maximum utilization of existing facilities and real property
- within commissioner's authority

CON

- requires split location of county offices
- more costly than Alternative #1.
- disruption during renovation
- more time required than Alternative #1.
- requires purchase of additional land
- political reaction from Bar Association and business in the vicinity of the present courthouse
- creates more space than needed for the courts

3. Construct a new high-rise structure at the present Shalimar site, in the court yard and/or over the present parking area, to house all Courts and Court-related functions. Renovate the present Annex facility for use by all administrative functions. Acquire additional property in the immediate vicinity of the Courthouse to satisfy the parking requirements.

PRO

CON

- | | |
|---|--|
| <ul style="list-style-type: none"> - provides all short and long-range Court and Court-related construction phase needs - maintains single location - new construction and renovations can be planned simultaneously - lease costs for Public Defender will be discontinued - maximum utilization of existing facilities and real property - more complete solution to all problems than other alternatives - less costly than Alternative #5. - within Commissioners authority for funding - satisfies all current and projected needs for all court and administrative offices | <ul style="list-style-type: none"> - disruption during construction phase |
|---|--|

4. Construct a new high-rise structure at the present Shalimar site in the court yard and/or over the present parking area for all Administrative functions. Renovate the present Annex facility for use by the Courts and court-related functions. Acquire additional property in the immediate vicinity of the Courthouse to satisfy the parking requirements.

PRO

CON

- | | |
|--|--|
| <ul style="list-style-type: none"> - less costly than Alternative #5. | <ul style="list-style-type: none"> - cost to renovate court and court-related functions would be very expensive - limitations of present structure prohibits obtaining all long range needs and most efficient space arrangements - disruption during construction and renovation - temporary leased space costs for court and court-related functions during renovation - temporary space more costly than Alternative #3. - creates more space than required for court and court-related functions |
|--|--|

5. Construct an entirely new Courthouse Annex facility at a new site, in Shalimar or Fort Walton Beach, and dispose of the present facility.

PRO

- most overall efficient space arrangement can be obtained
- total space needs can be obtained
- total space needs can be planned simultaneously
- no disruption during construction
- no temporary leased space
- lease costs for Public Defender will be discontinued

CON

- most costly
- most time consuming
- most difficult to obtain authority and funding
- requires disposal of present facility and property with substantial remaining value
- requires purchase of additional county-owned land
- more public and political exposure

APPENDIX TWO

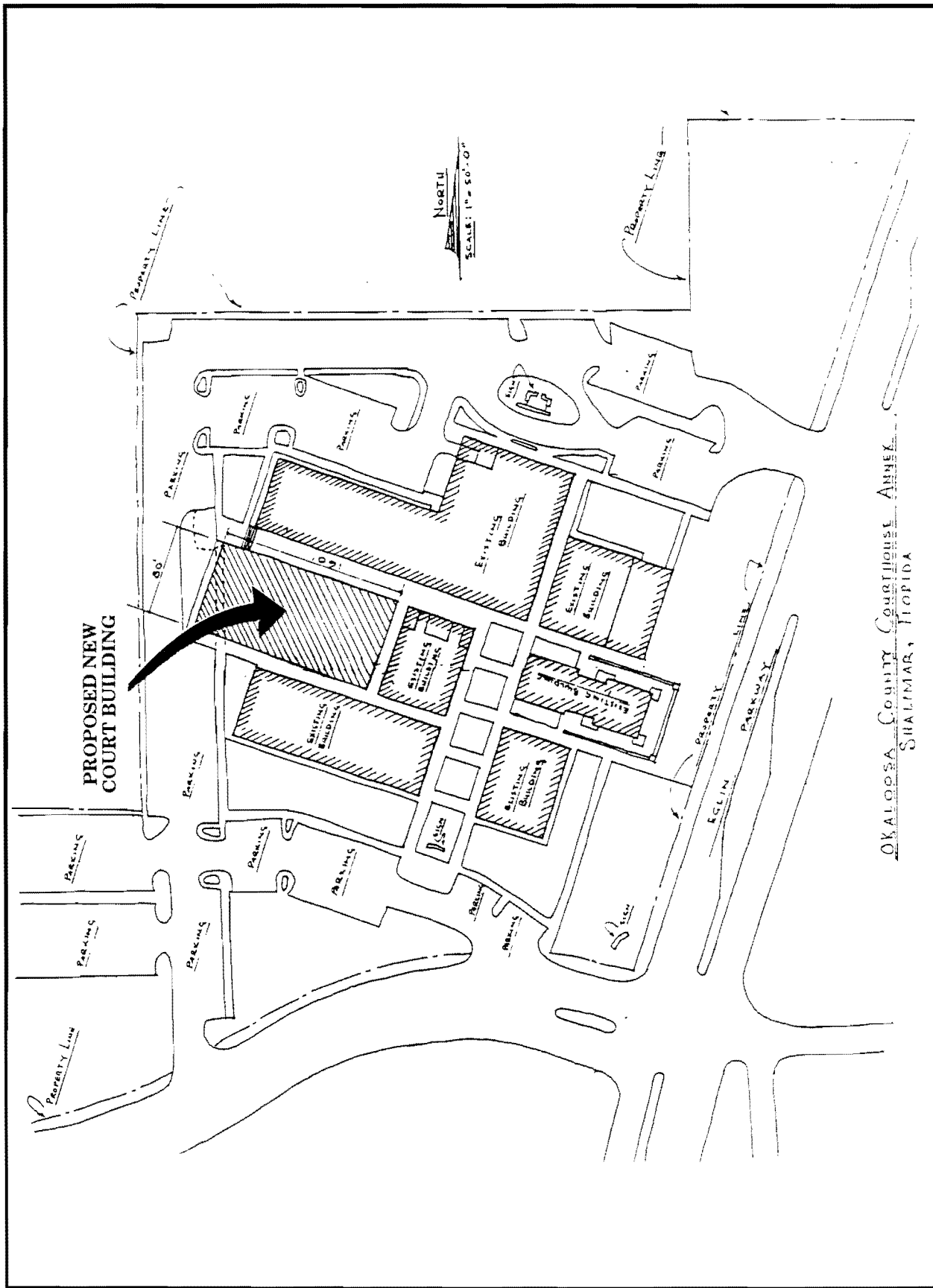
1990 FINAL CENSUS COUNT

<i>Okaloosa</i>	143,776
<i>Cinco Bayou</i>	322
<i>Crestview</i>	9,886
<i>Destin</i>	8,080
<i>Fort Walton Beach</i>	21,471
<i>Laurel Hill</i>	543
<i>Mary Esther</i>	4,139
<i>Niceville</i>	10,507
<i>Shalimar</i>	341
<i>Valparaiso</i>	4,672
<i>Unincorporated</i>	84,105

POPULATION ESTIMATES AND PROJECTIONS BY AGE FOR OKALOOSA COUNTY, 1989-2000

	<i>Census</i>	<i>Estimate</i>	<i>Projection</i>	<i>Projection</i>	<i>Projection</i>
<i>Age</i>	<i>1980</i>	<i>1989</i>	<i>1990</i>	<i>1995</i>	<i>2000</i>
Total	109,920	157,517	162,437	184,194	201,876
<i>0-14</i>	26,242	34,235	35,035	39,719	41,028
<i>15-24</i>	24,360	26,937	27,033	27,612	30,119
<i>25-44</i>	32,404	54,470	56,890	62,165	62,798
<i>45-64</i>	20,541	29,318	30,193	38,105	47,798
<i>65 +</i>	6,373	12,557	13,286	16,593	20,133
<i>18 +</i>	76,763	116,064	120,076	136,611	151,726

APPENDIX THREE



OKALOOSA COUNTY COURTHOUSE ANNEX
SHALIMAR, FLORIDA