TO: Mayor and City Commissioners

FROM: Old School Square Foundation, Inc.

SUBJECT: OLD SCHOOL SQUARE SITE

DATE: March 3, 1987

I. The Project

A. History

The Delray Beach Elementary School is a complex of three buildings located on nearly four acres of land at the northeast corner of Atlantic Avenue and Swinton Avenue in the center of Delray Beach. The oldest of the structures, a 9,000 square foot, two story school building was constructed in 1913, just two years after the incorporation of the Town of Delray. This eight room school building housed both the lower grades and the high school for twelve years and is still in use as classrooms for the elementary grades today.

A second building was constructed on the site in 1925 to serve the growing secondary school population. This 32,000 square foot building included a 300 seat auditorium that hosted many of the City's cultural and civic functions for many years. The high school continued in use until the construction of a new facility in the north section of town in the mid 1950's when it was converted for elementary school use.

A full size gymnasium with wooden basketball floor and balconies was also constructed in 1925 completing the school complex.

Each of the buildings is representative of the Spanish Mediterranean architectural style as interpreted by the early settlers of the area. All three buildings were designed by Samual Ogren, a local architect, and most, if not all of the original plans have been located. Although the buildings have been "modernized" over the years, the basic elements of this vernacular style - the stucco exteriors, barrel tile and slate roofs, hardwood floors, etc. - remain intact. In testimony to their sturdy construction, the buildings have survived at least one major hurricane and have been in continuous use since their construction.

Under an agreement presently being negotiated between the City of Delray Beach and the Palm Beach County Board of Education, the City will take possession of the school complex upon the completion of a replacement facility late in 1987. The City is expected to pay approximately $250,000 for the Elementary School, less than half of its appraised value.

In March 1986, a task force appointed by the Mayor was formally constituted as the Old School Square Foundation (OSSF). The Foundation filed and became a not-for-profit Florida corporation. Business or businesses to be transacted by this corporation, together with, and in addition to the authority and powers conferred by the laws of the State of Florida, is to promote efforts to restore, rehabilitate, and use for public benefit, and to provide a legal entity for raising and expending funds for the renovation project.

The membership of the committee is composed of three Directors.

1) Frances Bourque, Second Vice President of the Delray Beach Historical Society, and current Chair,
2) Roy Simon, local architect and member of the Board of the Delray Beach Historical Society, and
3) Ken Simback, Executive Director of the Community Redevelopment Agency.

Other members are:

Terry Pfeil, Past President of the Delray Beach Historical Society and past chairman of the Preservation Committee of the Historical Society.
Matt Gracey, Jr., local developer, member of the Board of the Delray Beach Historical Society and member of the Board of the Community Redevelopment Agency.
Jeff Thistle, local attorney.
Kathi Sumrall, Chairman of the Planning & Zoning Board.

The membership of the committee may be expanded to include persons who have an interest in the general purpose of the corporation by application and approval of the Board of Directors.

B. The Project Elements

In order to plan the project of the Old School Square site, it was necessary to evaluate the program elements that might be included in the school and to assess the desirability of each element in terms of City objectives, agency objectives, interest group objectives, including art, music and theater groups and general public interest. The planning work program, first called for the committee to interview members of various art and cultural groups as a part of our background research, as well as calling for input from the community at large.

The committee's extensive research, including review of many similar programs did not, however, include professional assessment of general public interest in OSSF or of our conceptual potential program elements; the Foundation defined the elements to include the educational, artistic and cultural needs of the community.

The committee's research agrees in concept that the buildings on the school site are suited for a historical museum with office, archivist library, gift shop, community and civic educational programs, artistic studios and guilds, meeting halls for town and social gatherings, open greenspace as a downtown park area, restaurants and shops. The theater lends itself well as a recitorial theater for forums, chamber music, poetic readings, Round table discussions, as well as Film Series, for both adult and children. While the committee has agreed with the concept of certain buildings being developed as particular parts of the above plan, it believes a professional architectural firm should be engaged to designate the exact location of these elements.

C. <u>The Questions</u>

The Foundation has currently exhausted its efforts to provide the general public and the elected officials with sufficient information to fairly assess the developmental possibilities without engaging professional consultants.

These are some of the questions both the Foundation and the Commission must entertain:

1. How can the above program elements be integrated into the City Comprehensive Plan updated as mandated by the State's Growth Management regulation of 1985, which specifies that preservation elements be included in such elements as future land use (i.e., the school site), coastal, and housing, etc., as outlined in Chapter 163.3117. It further advises such land use projects should have measurable historical objectives for and scenic presevation elements.

2. How will the project be operated? Our conceptual recommendations need professional determination.

3. How much will it cost? General estimates have been determined, however, an architectural plan of conceptual/ schematics is required to properly access the costs.

4. What role does the City expect to play?

5. How is the Project to be funded? Information regarding county and state grants has been compiled. Available monies have been located.

6. Should the project be phased? The committee currently recommends a Phase I, II, III, redevelopment plan. These Phases could be merged into one or two, if the monies are available.

II. Proposal

The Foundation, with the direction of the Department of State, the recommendation of the Wallace, Roberts, and Todd report, in the interest of the City of Delray Beach and under the guidance of the City Commission, who have shown recognition of the economic value of the school site, proposes to:

1. Seek the official recognition of the Old School Square Foundation, Inc. as the coordinating agent for the project.

2. Arrive at a consensus for a proposed function for the project. Ideally this function should be self-supporting. If it is not, a funding mechanism should be formulated.

3. Secure professional services by sending out a Request for Proposal (RFP) with the assistance of the City Manager, Development Department and various related committees.

4. Seek funds to defray architectural fees for a conceptual/schematic design to meet the City's June 1987 deadline for same. These designs are required to seek State grants.

5. Solicit project proposals from interested preservation architects in accordance with the RFP guidelines and select the architect for the project based on the merits of the proposals and each architect's preservation experience.

6. Based on the conceptual/schematic design prepare an application for both a "regular" and "special" category State of Florida Grant-in-Aid. Applications for these grants are accepted each year from July 15 to September 15.

7. Seek official approval of the conceptual plan of the site to be used as an arts and cultural/civic center.

8. Coordinate the grant writing process for funding with Kathy Daley, Supervisor, Special Projects and Legislative Affairs once approval of the conceptual plan is given.

9. Employ the Florida Atlantic University/Florida International University Joint Center for Environmental and Urban Problems to conduct a Citizen's Preference Study in regard to potential program elements for the site. The research could be conducted from FAU's Social Science Research Laboratory at a total cost of approximately $5,000 to the Foundation with the possibility of the balance of the expenses to be contributed as a public service by the FAU/FIU Joint Center, as an applied research program in the State University system or as an alternative, secure the services of a professional market analysis firm.

B. Request

In order to provide the general public and the appointed elected officials of the City of Delray Beach with sufficient information to make an informed decision in regard to OSSF and its program elements, the Foundation requests

1. The official recognition of the OSSF, Inc. as the coordinating agent of the project.

2. $20,000 -
Architectural fees for the conceptual/schematic plans. As coordinating agent with the various City departments as determined by the City Manager and related groups, circulate a RFP to select an architect of choice to recommend to Commission.

3. $5,000 -
FAU/FIU study or market analysis fee (see #9 under Proposal).

4. $30,000
Fees to develop the construction documents once conceptual schematic plans have been approved.

5. An office space, monies for miscellaneous office items as required, phone and one staff to conduct OSSF business. No amount requested as it is hoped a donated space may become available. Staff salary to be the usual and customary fees for the area.

FRANCES BOURQUE
Chairperson, OSSF

FB:nr

cc: James L. Pennington, City Manager
James Johnson, Director of Development
Nancy Davila, City Horticulturist
Gerald Church, Director of Public Works
Joseph Weldon, Director of Parks & Recreation

PARTIAL SCOPE OF WORK FOR ARCHITECTURAL PLANNING STUDY FOR OSSF

I. DEVELOP DETAIL PROGRAM FOR OSSF PARK

A. Identify potential public and private site elements

1) Meet with CR Agency and City officials
2) Survey similar facilities
3) Consult with Foundation members
4) Consult Citizens Preference Study provided by FAU/FIU

B. Prepare narrative and graphic report of program elements, including development facts sufficient to support reliable cost estimates of each program element

II. PRELIMINARY PLAN: CONCEPTUAL/SCHEMATIC

A. Convert written program element into dimensioned components

B. Make site analysis

C. Analyze opportunities and constraints with surrounding land and uses

D. Define preliminary plan concepts

1) study alternative concepts illustrating alternative relationships of components
2) study pedestrian circulation to and from and within proposed park and site
3) study vehicular circulation and parking alternatives
4) study open space and plazas and relationship of these elements to surrounding land and land uses

E. Define Site Plan

1) determine location of program elements on site, including access points for pedestrian and vehicular traffic
2) determine open space treatments
3) illustrate design concepts and relationship to the downtown

F. Analyze School Site in Context of Overall Downtown Plan

1) illustrate relationship to adjoining land and land uses in terms of linkage, buffers and enhancements
2) delineate parcels for acquisition in order to implement plan
3) define parking in accordance with use and City requirements

ATTACHMENT

G. Define Development Concepts

1) development plan for each of the program elements
2) development concepts for focal structures and park elements

III. INVENTORY OF COLOR ILLUSTRATIONS

A. Plan opportunities and constraints
B. Prepare immediate vicinity plan showing linkages with pedestrian and vehicular accessways.
C. Show site plan land uses and improvements
D. Give bird's eye perspective of site plan
E. Show east and west perspectives of site plan
F. Illustrate vignette sketches as appropriate to site plan
G. Provide context within Historic District.