

Seaboard Air Line Railway Station Rehabilitation

Delray Beach City Commission Workshop

January 12, 2021

History

- Designed by renowned architect Gustav A. Maass
- 1927 to 1971 constructed; used for shipping produce & passenger rail
- 1971 to 1995 Leased to AMTRAK
- 1986 Listed on National Register of Historic Places
- 1988 Listed on Local Register of Historic Places
- 1995 Operations ceased, property and station sold to private owner
- 2005 City acquired for \$1.575 million
- 2019, February 5 - Most recent design for rehabilitation awarded
- 2019, July 1 - Schematic design for rehabilitation submitted

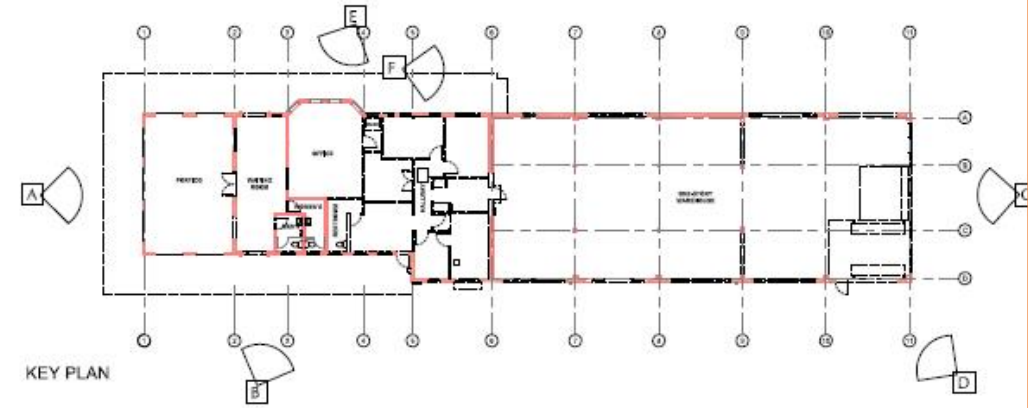


CIRCA 1973



February 25, 2020

EXISTING CONDITIONS pre-fire



A. SOUTH ELEVATION



B. EAST ELEVATION



C. NORTH ELEVATION



D. EAST ELEVATION



E. WEST ELEVATION



F. WEST ELEVATION

EXISTING CONDITIONS post-fire



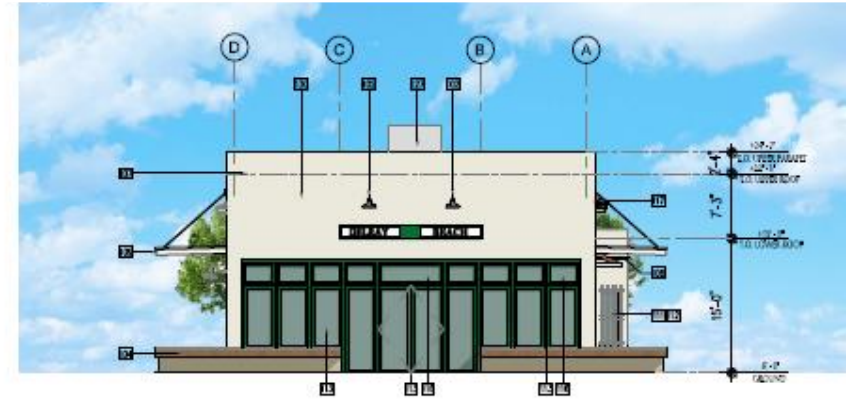
POTENTIAL USES

Previous Suggestions for Adaptive Reuse	
Small Business Incubator - Blue-Green Innovation Center	
Maker Space (Robotics, Machining, 3D Printing)	
Small Conference Center – Corporate Meetings	
Night and Public Market	
Co-Working Space	
Single User Commercial Space	
Soup Kitchen	
(New) Suggestions for Adaptive Reuse	
Delray Beach Green Market	Local produce co-op hub
Event and facility rental	Non-profit offices/hub
Library	Ethnic History Museum
City offices (Sustainability, Medical/Health Center, Economic Development)	Other Museum (could accommodate large format exhibits, which is challenging for museums)
City transportation hub (trolley, golf carts, etc.)	Adult educational facility
Food hall/market	Indoor sports facility (basketball, volleyball, etc.)
Culinary hub/kitchens for small catering businesses	Food truck hub

SCHEMATIC – ELEVATIONS



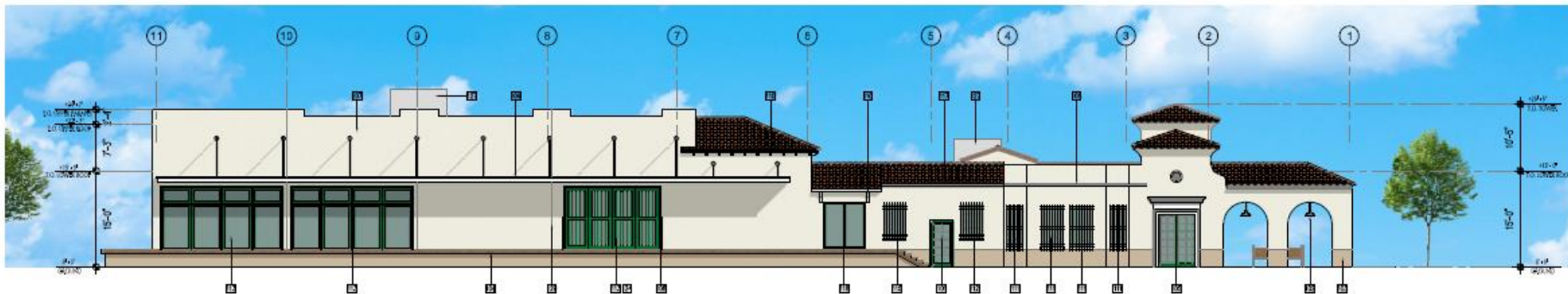
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



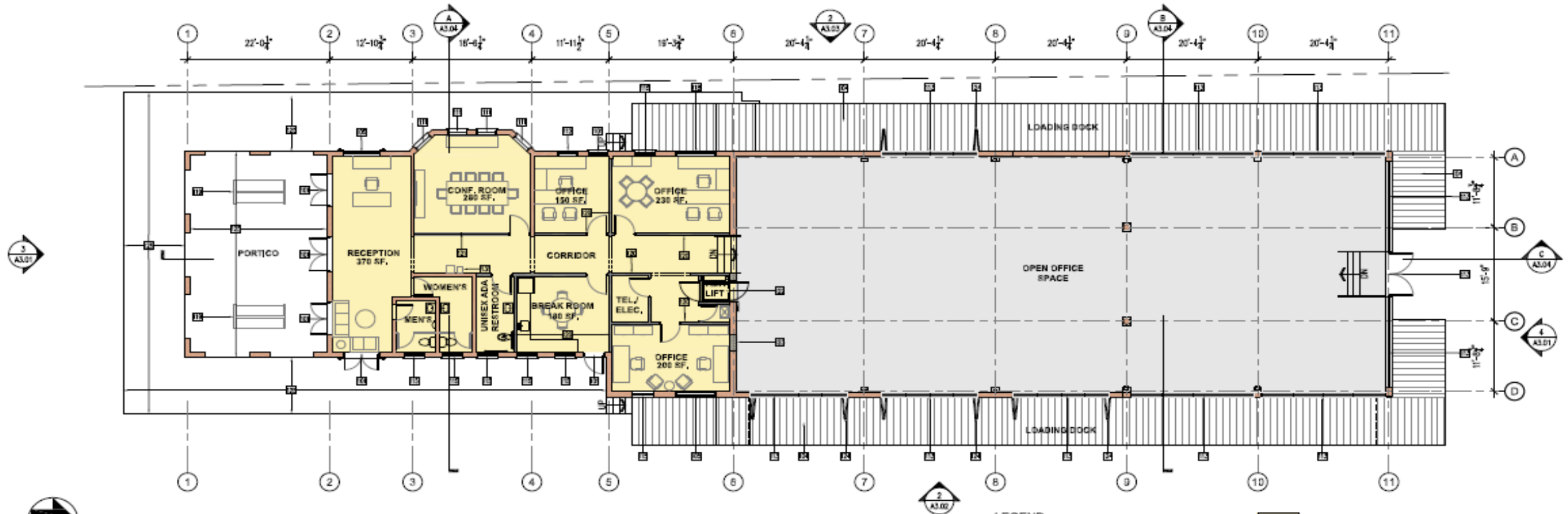
PROPOSED WEST ELEVATION

FLOOR PLAN ALT. 1 pre-fire

PROPOSED KEYNOTES

- 1 NEW HISTORIC REPLICA DOOR TO BE INSTALLED (TYP)
- 2 NEW HISTORIC REPLICA LAMPS TO BE INSTALLED (TYP)
- 3 BOTTOM BASE TO BE TRIMMED WITH PAINTED STUCCO (TYP)
- 4 NEW HISTORIC REPLICA WOOD LEADING PLATFORM
- 5 NEW HISTORIC REPLICA DOOR TO BE INSTALLED (TYP)
- 6 REPAIR AND REFINISH ORIGINAL HISTORIC COFFER TO ORIGINAL CONDITION
- 7 PAINTED STUCCO (TYP)
- 8 NEW HISTORIC REPLICA STEEL CORNER CLAMPS (TYP)
- 9 NEW HISTORIC REPLICA PLATFORM ROOF
- 10 NEW PAINTED WOOD BRACKET (TYP)
- 11 ORIGINAL 2/2 WOOD HUNG STEEL WINDOWS W/ WEIGHTED SASH
- 12 WROUGHT IRON GRILLES OVER WINDOWS (TYP)
- 13 NEW STORMBROOK GLAZING SYSTEM (TYP)
- 14 NEW GLASS DOOR
- 15 NEW WOOD WINDOW TO MATCH ORIGINAL (TYP)
- 16 NEW HISTORIC REPLICA GLASS TRANSOM (TYP)
- 17 NEW BARRI-TITE ROOF (TYP)
- 18 NEW WINDOW TO BE INSTALLED
- 19 NEW HISTORIC REPLICA BENCH
- 20 NEW DRYWALL PARTITION
- 21 NEW GLASS PARTITION
- 22 NEW ADA LIFT
- 23 MASONRY INFILL WALL
- 24 BRILD WOOD DOORS TO MATCH ORIGINAL (TYP)
- 25 NEW CONCRETE FLOOR
- 26 NEW CONCRETE KERBSIDE
- 27 NEW ROOF MOUNTED AIR HANDLER UNIT
- 28 NEW STABLE PLY BUILT UP ROOFING SYSTEM
- 29 NEW STUCCO EXP. JOINT (TYP)
- 30 NEW STUCCO WALL
- 31 ELECTRIC WATER CEILING

- 32 NEW STUCCO WALL
- 33 ELECTRIC WATER CEILING
- NOTE: ALL EXISTING DOORS AND WINDOWS SHALL BE RECA COMPAUNT



LEGEND

- EXISTING WALL TO REMAIN
- NEW METAL STUD PARTITION
- NEW MASONRY INFILL WALL

GROSS MAIN OFFICE AREA ■ 2,233 SF

GROSS OPEN OFFICE AREA ■ 3,385 SF

TOTAL BUILDING GROSS AREA ■ 4,236 SF

FLOOR PLAN ALT. 2 post-fire

PROPOSED REYNOLDS

- 101 NEW HISTORIC REPLICA DOOR (TYP)
- 102 NEW HISTORIC REPLICA LAMPS (TYP)
- 103 BOTTOM BASE TO BE TREATED WITH PAINTED STUCCO (TYP)
- 104 NEW HISTORIC REPLICA WOOD LOADING PLATFORM
- 105 NEW HISTORIC NON-OPERATIONAL REPLICA DOOR
- 106 RESTORE AND REFINISH OR REPRODUCE HISTORIC CORNER TO ORIGINAL CONDITION
- 107 HISTORIC WALL WITH PAINTED STUCCO FINISH (TYP)
- 108 RE-CONSTRUCT RAILGUN TOWER AND ROOF TO MATCH ORIGINAL
- 109 NEW HISTORIC REPLICA METAL CANOPY
- 110 NEW PAINTED WOOD BRACKET AND PAROLA (TYP)
- 111 NEW 2/2 SINGLE HUNG WINDOWS TO MATCH HISTORICAL
- 112 W/OUTLET BORN CIGARS OVER WINDOWS (TYP)
- 113 NEW STORMDOOR GLAZING SYSTEM (TYP)
- 114 NEW GLASS DOOR
- 115 NEW WOOD WINDOW TO MATCH ORIGINAL (TYP)

- 201 NEW HISTORIC REPLICA GLASS TRANOM (TYP)
- 202 NEW BARREL TILE ROOF (TYP)
- 203 NEW WINDOW TO BE INSTALLED
- 204 NEW HISTORIC REPLICA BENCH
- 205 NEW DETAIL PARTITION
- 206 NEW GLASS PARTITION
- 207 NEW ADA LIFT
- 208 MASONRY INFILL WALL
- 209 NEW BARREL TILE COPING
- 210 NEW CONCRETE FLOOR
- 211 NEW CONCRETE SIDEWALK
- 212 NEW ROOF MOUNTED AIR HANDLER UNIT
- 213 NEW SINGLE PLY BUILT UP ROOFING SYSTEM
- 214 NEW STUCCO EXP. JOINT (TYP)

- 301 NEW CMU AND STUCCO WALL
- 302 ELECTRIC WATER COCKLES

NOTE: ALL EXTERIOR DOORS AND WINDOWS SHALL BE ADA COMPLIANT

BOMA RENTABLE AREA

WELLNESS CENTER = 2,940 SF.
HR / RISK MANAGEMENT = 3,200 SF.

GROSS BUILDING AREA

TOTAL GROSS AREA = 6,580 SF.



LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL OR PARTITION

FLOOR PLAN ALT. 3 post-fire

PROPOSED WINDOWS

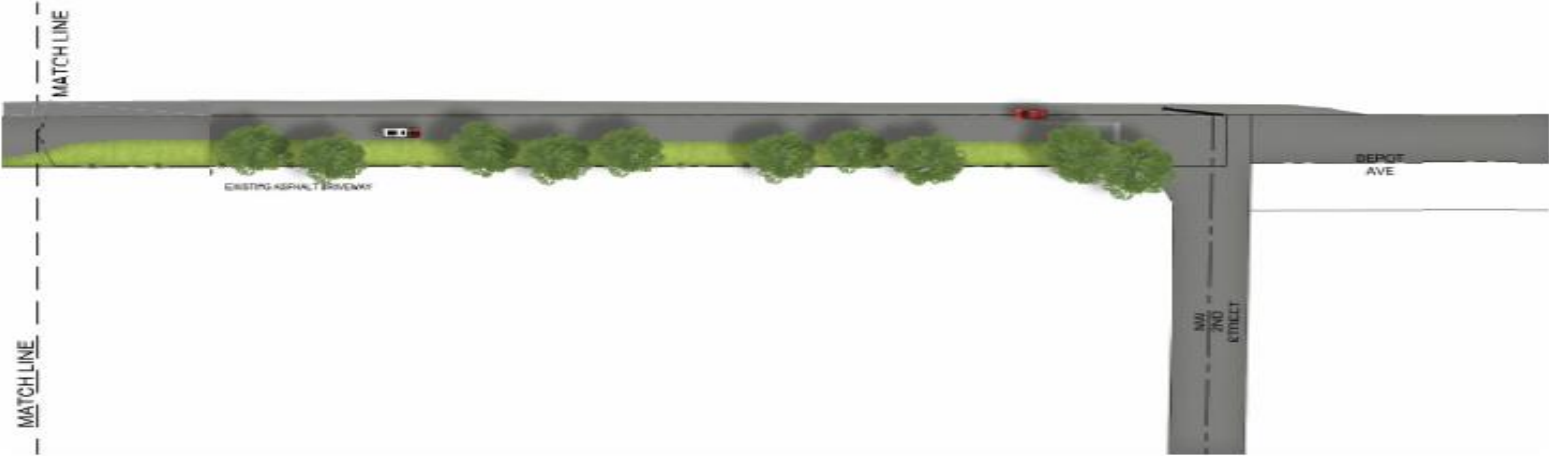
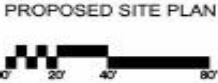
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| <ul style="list-style-type: none"> 101 NEW HISTORIC REPLICA DOOR TO BE INSTALLED (TYP) 102 NEW HISTORIC REPLICA LAMP TO BE INSTALLED (TYP) 103 BOTTOM RAIL TO BE TREATED WITH PAINTED STUCCO (TYP) 104 NEW HISTORIC REPLICA WOOD LOADING PLATFORM 105 NEW HISTORIC REPLICA DOOR TO BE INSTALLED (TYP) 106 RESTORE AND REFINISH ORIGINAL HISTORIC CORNICE TO ORIGINAL CONDITION 107 PAINTED STUCCO (TYP) 108 NEW HISTORIC REPLICA STEEL CORNER CLAMPS (TYP) 109 NEW HISTORIC REPLICA PLATFARM ROOF 110 NEW PAINTED WOOD BRACKET (TYP) 111 ORIGINAL 2:2 SINGLE HUNG STEEL WINDOWS W/WEIGHTED SASH 112 WROUGHT IRON GRILLES OVER WINDOWS (TYP) 113 NEW STUCCO POINT CLAYING SYSTEM (TYP) 114 NEW GLASS DOOR 115 NEW WOOD WINDOW TO MATCH ORIGINAL (TYP) | <ul style="list-style-type: none"> 116 NEW HISTORIC REPLICA GLASS TRANSOM (TYP) 117 NEW BARNED TILE ROOF (TYP) 118 NEW WINDOW TO BE INSTALLED 119 NEW HISTORIC REPLICA BENCH 120 NEW BRICK WALL PARTITION 121 NEW GLASS PARTITION 122 NEW ADA LIFT 123 MASONRY BRICK WALL 124 SPOLD WOOD DOORS TO MATCH ORIGINAL (TYP) 125 NEW CONCRETE FLOOR 126 NEW CONCRETE DEBRIS 127 NEW ROOF MOUNTED AIR HANDLER UNIT 128 NEW SINGLE PLY RAIN UP ROOFING SYSTEM 129 NEW STUCCO BR. JOINT (TYP) | <ul style="list-style-type: none"> 130 NEW STUCCO WALL 131 ELEC. TIE WATER COOLERS <p>NOTE: ALL EXTERIOR DOORS AND WINDOWS SHALL BE ADA COMPLIANT</p> |
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LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL OR PARTITION

SCHEMATIC - SITE PLAN



PROPOSED RENDERED SITE PLAN

COST ANALYSIS				
Activity	Synergy / FMIT Cost	City Cost (Alt. 1 - Office spaces)	City Cost (Alt. 2 - Clinic & HR)	City Cost (Alt. 3 - Clinic & Warehouse)
Reconstruction	\$ 1,795,310.00	\$ -	\$ -	\$ -
Site Work	\$ -	\$ 411,723.00	\$ 411,723.00	\$ 411,723.00
Office Buildout Depot	\$ -	\$ -	\$ 425,700.00	\$ -
Office Buildout CA Site	\$ -	\$ -	\$ -	\$ 380,000.00
Redirected funding	\$ -	\$ (209,000.00)	\$ (209,000.00)	\$ (209,000.00)
TOTAL short-term costs	\$ 1,795,310.00	\$ 202,723.00	\$ 628,423.00	\$ 582,723.00
Rental savings clinic / 10 years	\$ -	\$ -	\$ (530,000.00)	\$ (530,000.00)
Rental savings logistics / 10 years	\$ -	\$ (150,000.00)	\$ -	\$ (150,000.00)
TOTAL long-term costs	\$ -	\$ 52,723.00	\$ 98,423.00	\$ (97,277.00)
Return on Investment	N/A	13.5 years	12 years	8 years