

INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM

DEPARTMENTAL

TO: Jason Brown, County Administrator

FROM: Richard B. Szpyrka, P.E., Public Works Director

SUBJECT: Roseland Community Center – MBV Work Order #12

DATE: October 28, 2019

DESCRIPTION AND CONDITIONS

In November 2015, Public Works Facilities Management was directed to address the differential settling of the Roseland Community Center building. MBV Engineering was employed to evaluate the building differential settlement and provide engineered drawings to address the issue. MVB provided engineered drawings to the County and Summit Construction of Vero Beach, LLC provided a quote of \$30,000 to the County on November 2, 2016. The project began on February 6, 2017 and was anticipated to be complete on March 6, 2017.

In preparation for raising the building, the excavation of the support piers and structural members of the building was required. At this point, substantial termite damage to the structural members of the building was uncovered. Additionally, substantial termite damage to the sub-flooring of the building was discovered as well as termite damage to the southern portion of the building that was buried. At this point, the contractor was directed to cease construction.

On June 13th 2017 the Board unanimously voted to move forward with MBV - Work Order #7, in the amount of \$8,300.00, to provide a complete building analysis for the Roseland Community Center.

On October 17, 2017 the Board discussed the Final Structural Report from MBV, including the estimated cost of \$275,000 for rehabilitation of the building. The Board directed staff to obtain a Work Order from MBV for design plans to rehabilitate the building and for staff to present this information to the Board. Staff obtained a Work Order from MBV in the amount of \$45,700 for full design plans, permitting, bidding services, and construction administration. This Work Order was not presented to the Board in December 2017 as General Services staff were coordinating the submittal of a grant application to the Department of Historical Resources (DHR) to fund 50% of the design and construction for the project. The project was ranked 53rd out of 54 projects and staff was informed that the project was not selected for funding.

At the direction of the County Administrator, Public Works obtained the services of Ferrell Redevelopment to provide a Historic Preservation Assessment of the Roseland Community Center. The purpose of the assessment was to understand the improvements/repairs that have been undertaken over the years and how they affected the historic standing of the building. The report provides parameters in which to restore the building to its original condition. The assessment indicates that roof, window, door, ceiling, stairs, and other improvements made to the building over the years did not account for the original characteristics of the building. While the report recommends how to reestablish

the building to mimic the original characteristics, this level of improvement is not necessary to return the building to a habitable condition.

As the building is not currently in habitable condition, staff is presenting the Board with Work Order #12 from MBV in the amount of \$25,350 for design and permitting to complete the leveling of the building, repair all termite damage to the floors, replace the front door, remove and replace the existing concrete sidewalk to comply with ADA requirements, provide handicap parking, roof replacement, and address drainage issues that have contributed to the settlement of the building. This Work Order is for design and permitting to return the building to a habitable condition. It is not for the total restoration of the building to its original characteristics.

FUNDING

Funding in the amount of \$25,350 will be made available via a budget amendment from Optional Sales Tax/Facilities Management/Roseland Community Center Improvements, Account No. 31522019-66510-18004.

RECOMMENDATION

Staff recommends approval of Work Order No. 12 for MBV Engineers, Inc., authorizing the above-mentioned professional services as outlined in the attached Scope of Services (Exhibit A) and requests the Board authorize the Chairman to execute Work Order No. 12 on their behalf for the total lump sum amount of \$25,350.00.

ATTACHMENTS

MBV – Work Order #12
Roseland Historic Preservation Assessment

AGENDA ITEM FOR November 5, 2019