

INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM

DEPARTMENTAL

TO: Jason Brown, County Administrator
FROM: Richard B. Szpyrka, P.E., Public Works Director
SUBJECT: Roseland Community Center – Request for BCC Direction
DATE: February 28, 2017

DESCRIPTION AND CONDITIONS

On October 9, 1984 the Board of County Commissioners entered into a Lease agreement with the Roseland Women’s Club, a non-profit organization, to lease the Roseland Community Center for the sum of \$1.00 per year. The Lease was for a term of 20-years with the Lease expiring on October 8, 2004. To date, the Lease has not been renewed by the Roseland Women’s Club.

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 provided 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 and to evaluate the overall termite damage of the building and provide the County with a preliminary cost estimate to repair the termite damage to the building. During the investigation to determine the extent and cost of repairs it was found that the south side of the structure was settling and must be raised at the same time the east side of the structure is raised.

The contractor has provided a very preliminary estimate of \$150,000 to \$200,000 to repair the termite damage to the building. A separate cost estimate to raise the southern portion of the building while raising the eastern portion of the building was determined to be \$40,000.

Staff has had a brief conversation with Verna Moreira, President of the Roseland Women’s Club with regards to the current status of the building. Staff discussed the possibility of the Roseland Women’s Club taking ownership of the building “as-is”. Ms. Moreira stated that she would discuss this with her Board.

Staff is seeking Board Direction as to the following options:

Option 1 - Obtain a Consultant to fully evaluate the building for damage and provide an estimated cost for repair of the damaged areas of the building. It is estimated that this option will cost approximately \$30,000 and take 12 to 16 weeks to complete.

Option 2 – Complete the current project of raising the east side of the building and authorized an additional \$40,000 to raise the south side of the building at the same time to reduce mobilization and excavation costs. Determine a cost for repair of the remaining termite damage to the building at a later date.

Option 3 – Offer to donate the building to the Roseland Women’s Club “as-is” with restrictions as to resale of the property.

Option 4 – Demolish the building and septic system and reevaluate the use of the property at a later date.

FUNDING

This expenditure is not currently budgeted. Funds would be provided by a budget amendment from General Fund/Reserve for Contingency.

RECOMMENDATION

Staff recommends Option 3 – Offer to donate the building to the Roseland Women’s Club “as-is” with restrictions as to resale of the property. If this is not feasible for the Roseland Women’s Club, then Staff recommends Option 4 - Demolish the building and septic system and reevaluate the use of the property at a later date.

ATTACHMENTS

1. None.

AGENDA ITEM FOR March 7, 2017