



THE CITY OF KEY WEST

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TO: Key West Bight Management District Board

FROM: Doug Bradshaw, Port and Marine Services Director

DATE: March 8, 2019

SUBJECT: Demolition of existing structure at 907 Caroline and construction of new Building.

ACTION STATEMENT

This is a request to approve the demolition of the building at 907 Caroline and construction of a new building.

HISTORY

The building located at 907 Caroline Street is part of the Key West Bight (KWB) property. Currently the one story building houses a retail shop and the KWB maintenance shop. Two structural analysis have been performed on the building: Bender and Associates Architects and Artibus Design. Both are in agreement that because of the poor structural conditions and extensive spalling of the concrete the only solution is demolition. See statements from both reports below:

Bender and Associates Architects

Given the condition of the existing building and its small size after removal of additions, the rehabilitation approach was deemed to be not feasible. While the building is historic, it is not a contributing resource. Any new use for the building would require extensive alterations, including expansion of its footprint. Flood proofing of the structure is not feasible, and therefore, this option was abandoned.

Artibus Design

Current Florida Building Code require complete code compliance for structures if the total value of the improvements exceed 50% of the depreciated value of the structure. In our case the total value of work allowed by code within 5-year period would be approximately \$87,200. Which is grossly smaller than our Opinion of Probable Cost (\$385,128) even if some items (such as roofing, small windows) are removed.

The greatest challenge in bringing the existing building to a current code compliance will be flood proofing of the structure. Existing finished floor is estimated to be at 3.57ft NGVD and building is in flood Zone AE9. The Design Flood Elevation to which the building will need to be flood proofed is 9.0ft + 1ft = 10ft, which is +/- 6.43ft.

The flood proofing will require complete replacement of foundations and grade slab,

Key to the Caribbean – Average yearly temperature 77° F.

EX-10773 3061203K3

replacement of wall (currently is an unreinforced block) and installation of flood proofing panels on all openings. Such efforts can't be justified for the preservation of this structure unless it holds some historic or otherwise unknown to us value.

In my professional opinion the structure is a total loss, demolition and new construction should be considered.

The building was reviewed in a 2011 historical structure survey report and was deemed contributing, but that survey report was not adopted by the City Commission. The structure is historic based on its age as it was built in 1955. The demolition of the structure will require two readings from HARC.

FINANCIAL STATEMENT:

The estimated cost for the demo and rebuild of a one-story structure is approximately \$1.2-\$1.5 million. Currently in project KB1501, account 405-7502-575-6200 (Buildings) there is \$2,525,000 budgeted as this anticipated a two story structure. Staff is looking at utilizing TIF funding for the project.

RECOMMENDATION

Staff recommends that the Bight Board recommend to the CRA the demolition of the building at 907 Caroline Street and construction of a new building.