

SPECIAL MEETING
APALACHICOLA CITY COMMISSION
WEDNESDAY, MAY 18, 2022 – 4:00PM
BATTERY PARK COMMUNITY CENTER
1 BAY AVE., APALACHICOLA, FLORIDA 32320

Agenda

You are welcome to comment on any matter under consideration by the Apalachicola City Commission when recognized to do so by the Mayor. Once recognized please rise to the podium, state your name for the record and adhere to the three minute time limit for public comment. Comments may also be sent by email to the City Manager or to Commissioners.

I. Call to Order

II. Approval of Emergency Expenditure for Well 7

III. Mark Tarmey Presentation re: Old City Hall for Commission Approval of future action

IV. NPS Grant Administrator award recommendation

V. USDA/Water Street bid recommendation

VI. Adjournment

Any person who desires to appeal any decision at this meeting will need a record of the proceeding and for this purpose, may need to ensure that a verbatim record of the proceeding is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.

**APALACHICOLA CITY COMMISSION
REQUEST FOR BOARD ACTION
Meeting Date: May 18, 2022**

SUBJECT: Emergency Expenditure for Work on Well #7

AGENDA INFORMATION:

Agenda Location:

Item Number:

Department: Drinking Water

Contact: Travis Wade/Rhett Butler

Presenter: Travis Wade

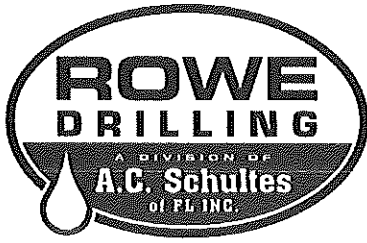
BRIEF SUMMARY: Recently well 7 began pumping discolored water and was taken out of service. A well company opined that the casing of the well could be cracked or otherwise compromised and recommended removal of the pump for a video examination. It subsequently was discovered that the inside of the casing needed advanced cleaning. The cost of the work to remove the well and acid clean the casing was quoted at \$33,810. Because the City has only three wells and cannot provide enough water to the City with only one well, this is considered an emergency. If one of the other wells fails while well 7 is down the City can not provide water.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

FUNDING SOURCE: Drinking Water Department Surplus funds (We have "Major Capital Improvement Reserves" funds of \$48,229 budgeted)

ATTACHMENTS: Quote from Rowe Drilling and Copy of 2021-2022 Drinking Water Budget

STAFF'S COMMENTS AND RECOMMENDATIONS: Recommend approval



Rowe Drilling a division of
A. C. Schultes of Florida, Inc.
7584 W. Tennessee St.
Tallahassee, FL 32304
24 Hour Service
(850) 576-1271
Fax (850) 575-6636

May 3, 2022

Dear,
Mr. Rhett Bufler
Field Crew Supervisor
City of Apalachicola

RE: Well # 7 rehabilitation

Dear Client;

In accordance with your request, Rowe Drilling a division of A.C. Schultes of Florida, Inc. is pleased to present the following proposal based on all the information you have provided:

Scope of Services:

Mobilize 2 men crew and 30T Rig
Wire brush well casing and open hole
Airlift well to approx. 409' and surge the well (actual recorded bottom of well 399')
Acidize well with 500 Gal of 32% Hydrochloric solution diluted to 8%. (equal to one open hole volume)
Agitate acid with the wire brush to enhance efficiency of cleaning
Airlift well and neutralize the acid
Install temporary pumping equipment and perform step draw down test
Pull out temporary pumping equipment and super chlorinate the well with 200 mg/L chlorine solution
Clean up job site and demobilize rig

	\$ 33,810
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Bid Clarifications:

Customer shall provide a minimum of 50 gpm water supply
Water quality sampling and analysis by others
Customer shall provide stable access to the well site
All other services, except noted above, are excluded.
This quote is valid for 30 days.

Sincerely,

Juan C. Cepeda

Juan C. Cepeda

DRINKING WATER DEPARTMENT

BUDGET for October 1, 2021 to September 30, 2022

5th Street Water Tower Refurbishment
267,070 Year 2 and 3 of Hydrant 4 Year Plan

2023-
2024

ACCOUNT NUMBER	DESCRIPTION	ADOPTED BUDGET 2020-2021	ACTUAL @ 8/31/2021	ESTIMATE @ 9/30/21	DEPT REQUEST FY 21-22 2.5%	FINANCE DIRECTOR RECOMMENDED FY 21-22	% change	ADOPTED BUDGET 2021-2022
INCOME								
	WATER UTILITY BILL REVENUE	930,090	863,006	923,911	951,628	951,628	2.3%	
	WATER TAPS	2,500	87,750	87,750	20,250	20,250	710.0%	
	ROAD BORE			1,000	1,000	1,000	0.0%	
	LATE FEE	15,000	13,375	14,591	15,000	15,000	0.0%	
	TOTAL REVENUE	\$947,590	\$964,131	1,051,780	\$987,878	\$987,878		\$0
PERSONNEL								
	SALARIES & BENEFITS	196,031	157,889	161,283	171,875	171,875	-12.3%	
	OVERTIME SALARIES	10,000	8,968	9,783	15,000	10,000	0.0%	
	FICA EXPENSE	15,761	9,673	10,553	14,296	14,296	-9.3%	
	GROUP HEALTH INSURANCE	43,644	38,652	42,166	48,253	48,253	10.6%	
	RETIREMENT	20,836	13,661	14,903	18,607	18,607	-10.7%	
	TOTAL PERSONNEL	\$286,272	\$228,843	249,646	\$268,037	\$268,037		\$0
OPERATING EXPENSES								
	LIABILITY/PROPERTY INSURANCE	18,852	18,852	18,852	20,549	20,549	9.0%	
	WORKERS' COMPENSATION INS	2,707	2,707	2,707	2,869	2,869	0.0%	
	COMMUNICATIONS	2,500	2,328	2,540	2,500	2,500	0.0%	
	CONTRACTORS		68,000	68,000	48,000	48,000	2500.0%	
	DUES & FEES	250	6,496	6,496	6,500	6,500	0.0%	
	SUPPLIES	60,000	45,960	50,138	60,000	60,000	0.0%	
	UNIFORMS	1,000	457	499	1,000	1,000	0.0%	
	UTILITIES	45,000	44,041	48,045	48,000	48,000	6.7%	
	GAS & OIL	9,000	5,758	6,281	9,000	9,000	0.0%	
	REPAIRS & MAINTENANCE	62,276	17,149	18,708	25,000	25,000	-59.9%	
	FIRE HYDRANT REPAIRS	10,000	0	0	58,000	58,000	480.0%	
	FINE	0	15,000	15,000	63,400	63,400	0.0%	
	ELEVATED TANK MAINTENANCE	2,000	90	98	1,000	0	0.0%	
	TRAVEL & TRAINING	5,000	4,475	4,882	6,500	5,000	-50.0%	
	EQUIPMENT	9,000	16,278	17,758	18,000	18,000	100.0%	
	IT SERVICES	1,000	900	1,000	1,200	1,200	20.0%	
	TTHM EXPENSE	10,000	997	1,088	10,000	10,000	0.0%	
	TOTAL OPERATING EXPENSES	\$238,585	\$249,488	\$262,091	\$381,518	\$380,018		\$0
CAPITAL OUTLAY:								
	CAPITAL OUTLAY	169,500	46,765	46,765	447,000	447,000	163.7%	
	TOTAL CAPITAL OUTLAY	\$169,500	\$46,765	\$46,765	\$447,000	\$447,000		\$0
DEBT PAYMENT:								
	DEBT PAYMENT	187,625	187,625	187,625	187,625	187,625	0.0%	
	TOTAL DEBT PAYMENT	\$187,625	\$187,625	\$187,625	\$187,625	\$187,625		\$0
RESERVES								
	Major Capital Improvement Reserve	39,364	35,875	38,380	48,716	48,229		0
	Annual Operating Expense (7.5%)	26,243	23,917	25,587	32,477	32,152		0
	Contingency/Emergency Reserve							
	Annual Operating Expense (6.0%)							



**APALACHICOLA CITY COMMISSION
REQUEST FOR BOARD ACTION
Meeting Date: May 18, 2022**

SUBJECT: Commission Decision on Architect Mark Tarmey's suggestions for Old City Hall – NPS Grant

AGENDA INFORMATION:

Agenda Location:

Item Number:

Department: Grants/Finance

Presenter: Travis Wade/Mark Tarmey

BRIEF SUMMARY:

Option A. ("Preferred Option"):

- Remove second floor walls, doors, ceilings cabinets, countertops, counters, plywood overlay sub floor, any other water damaged sub flooring, including remnants of the "historic/original" subflooring, mechanical duct work and electrical and plumbing fixtures, plumbing and electrical deleterious conduit and piping etc.
- The expressed purpose is to remove excess weight and relieve stresses on the original heavy timber frame which display evidence of failure at the exterior walls where mortise and tenoned joinery are separating. Second floor windows are to receive new aluminum and wood historic over 6 replacement windows to match windows proposed for the first floor. Install new impact resistant operable shutters.
- Remove first floor windows and doors, ceilings, aged mechanical and electrical equipment that has been abandoned and is beyond repair. Remove existing interior non-structural walls, doors, cabinetry, counters etc., to provide clear and open space for potential future redevelopment. Works will also include leveling of first floor concrete slab to match the existing (non-historic) floor level in the center area of the first floor of the Middlebrook building. This will require forming of interior steps at the north end near intersection of Water Street and Ave. "E". First Floor windows will be removed and replaced with historic "replica windows of wood with aluminum exterior.
- Relocate electrical utilities above BFE.
- Install historically-compatible hurricane- shutters over lower story openings.
- Install a series of 8" x 8" steel columns (six (6) bays) on 15'-6" centers, with 12" x 12" x 5/8" steel beams spanning approximately 16 feet each direction including tie into to a new series of centrally located 8"x8" steel columns. The new steel interior frame will support the second floor heavy timber frame and exterior walls in the same manner as the Harrison -Raney building by providing supplemental support for the exterior brick masonry steel as well as support for the second floor and roof frame.

Option B. (Less Expensive)

- Similar to Option A, demolish second floor walls, doors, cabinets, countertops, counters, plywood overlay sub floor, any other water damaged sub flooring, including remnants of the "historic/original" subflooring, mechanical duct work and electrical and plumbing fixtures, plumbing and electrical deleterious conduit and piping etc.

The expressed purpose is to remove excess weight and relive stresses on the original heavy timber frame which display evidence of failure at the exterior walls where mortise and tendoned joinery are separating. Second Floor windows to remain intact for potential cost savings.

- Remove first floor windows and doors, ceilings, aged mechanical and electrical equipment that has been abandoned and is beyond repair. Remove existing interior non-structural walls, doors, cabinetry, counters etc., to provide clear and open space for potential future redevelopment. Works will also include leveling of first floor concrete slab to match the existing (non-historic) floor level in the center area of the first floor of the Middlebrook building. This will require forming of interior steps at the north end near intersection of Water Street and Ave. "E". First Floor windows will be removed and replaced with historic "replica windows of wood with aluminum exterior.
- Install as series of 8"x 8" steel columns to be installed (six (6) bays) on 15'-6" centers, spanning approximately 16 feet each direction with 12" x 12" x 5/8" steel beams spanning approximately 16 feet each direction including tie into to a new series of centrally located 8"x 8" steel columns. The new steel interior frame will be installed on the **FIRST FLOOR ONLY** in order to support the second floor heavy timber frame and exterior walls in the same manner as the Harrison -Raney building by providing supplemental support for the exterior brick a steel "cap" plate will be added in order to add supplemental second floor column at a later date. masonry steel as well as support for the second floor and roof frame. Both options call for new impact resistant shutters and reconstruction of large wooden storm shutters.
- Relocate electrical utilities above BFE.
- Install historically-compatible hurricane- shutters over lower story openings.

RECOMMENDED MOTION AND REQUESTED ACTIONS: Request a motion to approve one of the options provided.

FUNDING SOURCE: National Park Service – Michael Subgrants (Old City Hall - \$399,916)

ATTACHMENTS: Full attachment of Mark Tarmey's recommendations provided:

STAFF'S COMMENTS AND RECOMMENDATIONS: Approve one of the options presented.



**City of Apalachicola
Rehabilitation of the Middlebrook
Cotton Exchange & Warehouse**

Existing Conditions Assessment



4M Design Group PA
Architecture Preservation Sustainability

1208 Hays Street, Tallahassee, FL 32301
850.422.3676 850.421.3676 fax
Architecture Reg. AA26001466 www.4mdesigngroup.com

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5. Renovation/Rehabilitation Recommendations
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7. Conclusion

1. Overview

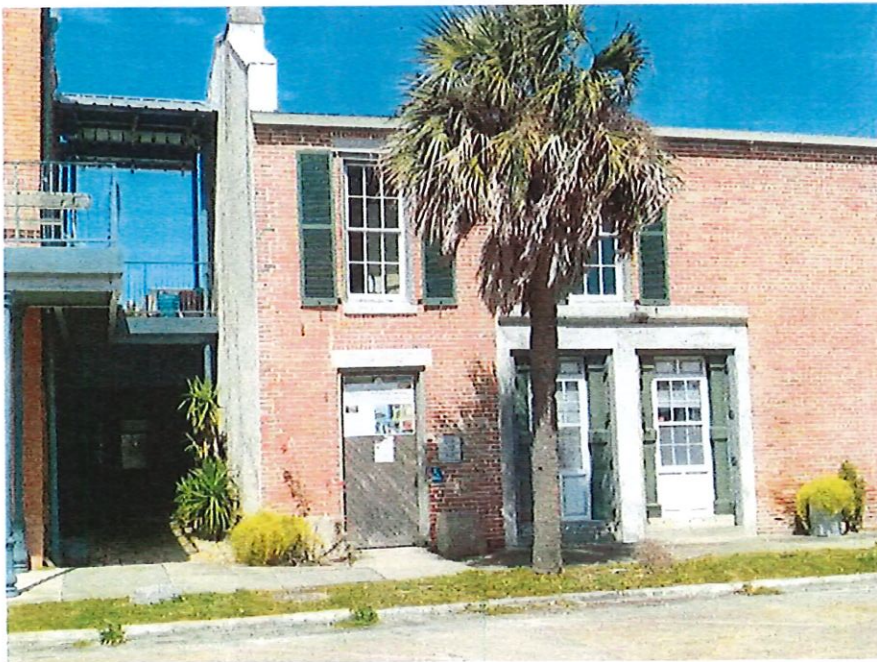
The historic Middlebrook Cotton Factor and Exchange Building, formerly Apalachicola City Jail and City Hall, is located at 1 Avenue "E", in Apalachicola, Florida. The building is listed in the Florida Master Site File as reference number FR00344. The building was one of several historic resources damaged during the 2018 Hurricane Michael.

Hurricane Michael brought extensive wind as well as rain and flooding to Apalachicola during the incident period October 7, 2018-October 19, 2018. The storm damaged several historic resources adjacent to the river, including the Middlebrook building which is located less than 200 feet from the Apalachicola River. During the storm, the building experienced extensive flooding and was inundated with approximately four to five feet of water from the storm surge which caused extensive interior damage. Hurricane force winds damaged the building's exterior shutters, windows, doors and exterior brick and roof. Specific documented damage to the structure was based on Inspection estimates prepared by insurance inspectors, FEMA, a private mitigation team and local contractors.

For the purposes of this existing conditions assessment, this report will focus on assessing the building post-Hurricane Michael and documenting the necessary repair and historically-compatible mitigation renovations that will help strengthen and preserve the historic building identified as follows: This report will also review the storm damage list and repairs identified in the scope and make recommendations for completion or amendment to that scope based on the structural assessment and priority repairs necessary.



***East Elevation of Middlebrook Cotton Warehouse/Exchange – 1 Avenue "E"
Note granite lintels and columns at fenestration. It appears a series of lintels
and openings have been removed near the north end of the building.***



***North end Middlebrook Warehouse Building, Apalachicola with chimney head.
Note historically proportioned windows at second level opposed to the first level***

2. Project Scope

The scope of the project consists of services identified in the contract signed with the City of Apalachicola (12-8-21) and reviewed/approved by the Florida Department of State, Division of Historic Resources. The contracted architectural services support the scope of work identified in Apalachicola's contract with the State of Florida Department of State (02-4717639) funded as part of the 2020 Hurricane Michael National Park Service Subgrant.

The subject building has been assessed from an architectural and structural engineering perspective including an exterior and interior photographic investigation as required by the scope of work. The report includes recommendations for repairs to previous flood damage due to Hurricane Michael and the potential impact of future sea-level rise on this historic property.

The architectural/engineer scope specifically addresses removal and repair/replacement of damaged historic and non-historic building materials including windows and doors, mechanical and electrical systems, including the removal of outdated and non-historic mechanical systems and relocation of the existing electrical systems for storm hardening and prevention of future damages to the building as a result of flooding.

Deliverables include field measuring and production of accurate As-built drawings as a recording of existing conditions along with a brief historic narrative for context purposes.

Deliverables also include specification of all necessary preservation methods and determination of a suitable repair solution for the failing second floor frame and a significant effort to repair and prepare the exterior of the building "envelop" as a result of damages sustained from Hurricane Michael. Recommendations for repairs to previous flood damage caused by other storm activities and the inevitable prospect of sea-level rise on this historic riverfront community are included.

The City will be provided with accurate field measured as-built drawings, along with potential adaptive reuse scenarios, and proposed recommendations for repair/preservation in accordance with the grant-funded deliverables for the long term preservation of this important historical asset. The final Construction documents associated with this scope of work will be the repair/mitigation of the building with all mechanical, electrical and previous temporary shoring removed or reinforced. All preservation consulting work will be accomplished in a manner consistent with the Secretary of the Interiors Standards for Rehabilitation and established best practices for renovation/rehabilitation processes for historic masonry buildings.

The preparation of construction drawings are limited to a preservation sensitive design solution for repair and mitigation. Deliverables do not include construction drawings for specific

designs, adaptations or reuses of the building. A complete design for use/re-use is beyond the scope of the contracted deliverables and but can be addressed as part of a future-funded preservation effort.

Construction drawings will be prepared separately based on the City's decisions and based on budget.

3. History of the Subject Building

The following narrative is primarily derived from the successful November 1980 National Register Nomination and from the existing the Florida Master Site File documents which resulted in the placement of the Apalachicola Historic District on the National Register of Historic Places.



Water Street, at Avenue "E", Apalachicola, FL- Cotton Warehouses circa 1858

The Middlebrook Cotton Exchange & Warehouse Building was originally constructed during the Cotton Boom of the early to mid-nineteenth century. This building is known to have been built in 1836 and may have been the first of the originally constructed 43-plus of these nearly identical buildings. All were originally developed as mercantile commercial structures with generous storage capacity for the booming Cotton trade along the water front Apalachicola, Florida.

The Middlebrook building was built on one of fifty (50) originally platted water front lots created by the Apalachicola Land Company following the Forbes Purchase title settlements. Each lot was scaled to serve an individual warehouse or cotton "factor and exchange" structure of uniform size and construction.

All lots were platted without setbacks or alleys. All were precisely 30 feet wide by 80 feet in depth from the street face. Some buildings were actualized as two lot or three lots wide, between 30 and 90 feet in overall width. The earlier buildings had more oddly constructed widths of 32 feet or 28 feet in width; indicating that the exterior walls were sometimes and often not included in the construction dimensions for the buildings. All of the warehouses were intended to face Water Street. However, not all are addressed on Water Street. Water Street runs parallel to the riverfront. The Middlebrook Cotton Exchange is addressed at #1 Avenue "E" in Apalachicola perpendicular to the Water Street river frontage.

These cotton exchanges or factors were used for grading the quality and quantity of a cotton shipment and for the trade and selling of bundles and bales of raw picked cotton, typically transported down river from the cotton producing states north of the Florida boarder.

During these times, Georgia and Alabama produced the highest quality and most durable cotton in the South. Other coastal cotton varieties came from the Carolinas but tended to be finer and somewhat less durable. Those southern states traded their cotton products and other agricultural goods in ports along the Atlantic seaboard.

Cotton was "king" in the South, and it brought significant prosperity to Apalachicola. The cotton trade brought a booming economy and wealth to many port cities especially to the cotton growing states of the pre-civil war south. The City of Apalachicola owed its early prosperity, to the cotton industry. The City's strategic coastal location at the mouth of the confluence of the Flint, Chattahoochee and Apalachicola Rivers, provided a navigable waterway which extended hundreds of miles north into eastern Alabama and south and western Georgia.

These remaining two masonry warehouse and Cotton Factor buildings continue to serve as a strong visual reminder of the close economic and social connection between this once thriving cotton port and the waterfront commercial district of New York. The cotton trade powered the need for more and better port infrastructure, warehousing and support facilities. Cotton trading and product was in high demand. The Apalachicola Land Company saw the opportunity and created a water front trading mecca designed in the fashion of New York City's own Water

Street in the South Street Sea Port area. At that time, Apalachicola's water front was replete with rows of masonry warehouses that utilized cut granite lintels over doors and windows as accents. The granite stone lintels used to span opening were said to have been quarried in Quincy Massachusetts. The brick is said to have been purchased and ferried down by ship from a masonry foundry and brickyard in Baltimore, Maryland.

Planning was completed and construction began in spring of 1836. By 1839, an impressive row of river-fronting brick buildings, intentionally designed to resemble those on the New York City waterfront were built for the purpose of supporting the cotton trade.

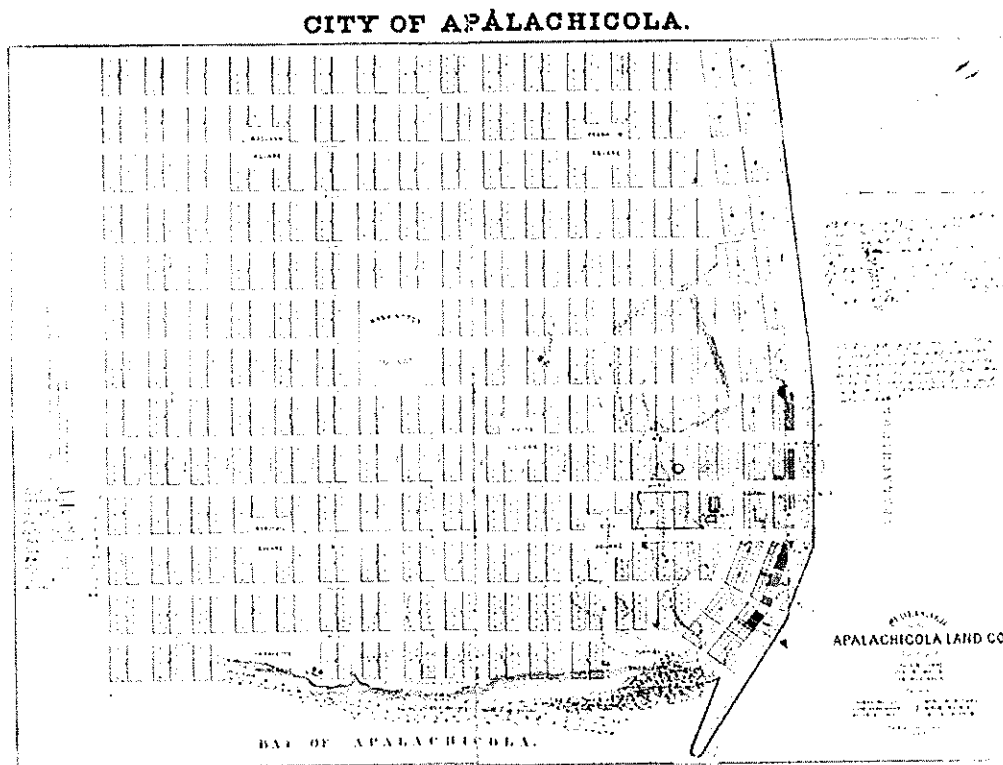
By the end of the cotton era in 1860, Apalachicola's waterfront and the majority of the cotton warehouses, factors and exchanges as well as many stores and merchant businesses were vacant. Between thirty seven and forty of the original 43 constructed masonry warehouse buildings were eventually demolished and the core timbers and brick materials reallocated for uses in other buildings as Apalachicola was once again forced to reinvent itself.

The Middlebrook Cotton Exchange & Warehouse building, is one of only two surviving cotton-era Exchanges and Warehouse buildings that remain in Apalachicola. The Middlebrook Cotton Exchange is located at the intersection of Avenue "E" and Water Street. The building has been repurposed many times and for several years served as the City Jail, City Administrative offices and eventually as the City Hall for Apalachicola.

The Middlebrook and Harrison-Raney Warehouses are believed to have been two of the first of forty three or forty four warehouse structures built on the original fifty platted lots dedicated to the Cotton industry. All of the buildings were intended to be nearly identically in design scale and purpose. While only 43 or 44 of these cotton exchange warehouses were actualized, they filled the entire frontage along the Apalachicola River in the downtown waterfront. The expanse of the cotton trader's consumed six or seven blocks between the neatly planned and plated city street grid. All of the 43-plus documented warehouses were completed in Apalachicola between 1836 and 1840. Both of the remaining buildings have been repurposed multiple times; both at different times have been abused, repaired, damaged, restored, flooded and renovated again and on at least four well documented occasions, nearly destroyed. Major flooding and weather events, common to the Florida panhandle during the summer and early fall "Hurricane Season" are typically followed by down river flooding brought on by these naturally occurring seasonal weather events. Seasonal Hurricanes have been disasters in waiting for decades. These powerful storms are yearly spawned off the Eastern Coast of Africa, several eventually meandering into the northern Gulf of Mexico. Occasionally, these powerful storms follow historically common trajectories winding up the western peninsula of Florida, and making landfall somewhere along the expansive coast of the Florida panhandle. These storms carry with them high velocity winds and are laden with oceanic water causing heavy precipitation in the form of flooding rainfall.

These storms are typically intensified by the relatively shallow and very warm waters of the Gulf of Mexico. Even near misses by hurricanes create heavy tropical rainstorms common to North Florida. The heavy rain events that accompany these windstorms tend to cause moderate to severe tidal related flooding along the geographically very low portions of the Florida panhandle coastline. The aptly designated "Water Street" derives its namesake from its New York City counterpart but is regularly filled with flood "water" in the street. This low-lying area of Apalachicola's waterfront district has been known to have at times, been almost 4 feet underwater. Water Street intersects Avenue 'E' at the riverfront and runs parallel to the river's edge for more than a mile. From 1836 through until the late 1850's, large bales of field picked cotton often filled Water Street.

The first floor of all of the historic warehouse buildings were typically used to store compressed bales or rolled cotton shipped down river from inland cities in Georgia and Eastern Alabama. These cargos were intended for shipment to New Orleans, New York, and Boston; and then in many cases, on to foreign ports.



Street Map of Apalachicola circa 1838



Cotton Bales on river front.

The street level of each warehouse behaved as a "factor" or merchants exchange; essentially a "storefront" for the grading he of quality and quantity of harvested cotton product, and the selling and trading of large stores of raw baled cotton. Each building was also used as a place to sell other goods and wares. The two upper floors more often supported the primary business aspects of the exchange service, or alternatively, supported other necessary trades required for the Port of Apalachicola.

Well before the Civil War, downriver cotton and other agricultural trade from the cotton-rich Deep South states flowed freely. States just north of the Florida line produced the highest quality of cotton and dominated the economy of the South. Apalachicola became Florida's largest cotton exporting sea port. The decade between the mid-1840's and mid-1850's were the city's most active years with cotton exports reaching or exceeding 150,000 bales in 1845 and 1853 respectively

Over those years, the business was focused on cotton trading, and seldom were revenues dedicated to building maintenance. Many of the third floor roofs were wooden shakes hewn from dense local tree stock. Over time, the primarily wood roofing systems installed over the

majority of the dedicated warehouse buildings deteriorated in the hot and humid salt air environment. Harsh weather, and sun caused several of the upper-most third floors to deteriorate to a point of questionable structural integrity, sometimes partially collapsing. These upper or third level floors were often dismantled or "cannibalized" for parts to reinforce the lower two levels in order to continue to maintain the businesses on the two lower levels. The second floors were simply roofed over at the former third floor level and the second level became the "top floor". Examination of historic photographs supports this condition on the Middlebrook and Harrison-Raney Warehouse & Factor/Exchange Buildings.

Between 1860 and the turn of the century, many of the original brick warehouses burned, or were raised for the brick masonry building materials in order to construct new buildings more advantageous to the changes in the city's evolving economy. As the business of the Cotton trade began to decrease, so did the overall economy of Apalachicola. The development of railroads in the upper reaches of the Apalachicola River Basin, the outbreak of the Civil War, and the consequent imposition of the Union Naval blockades of most southern port cities all contributed to the rapid decline of Apalachicola's economy during the 1860's. The vacant cotton warehouses (sometimes referred to as "factors or exchanges") were repurposed for a variety of business purposes. Some included including ships' chandleries - the suppliers of ships stores and supplies, the most notable being the nearby Grady Market Building. Other former cotton warehouse buildings found new uses serving a variety of needs as various types of maritime support enterprises including saloons, hardware stores, a local bee-honey warehouse, general purpose stores and timber storage facilities. In the case of the Middlebrook building, the building found several new uses and for a period of time served as the City Jail for Apalachicola. It was later converted to City Administrative offices, and eventually the building was repurposed as the Apalachicola City Hall.

By the early 1900s, most of the original former Cotton Warehouse buildings were taken down demolished, collapsed or claimed for the land beneath them. Some were eventually destroyed by hurricanes, neglect, fire and lack-of-use or purpose.

4. Assessment of Existing Conditions

The assessment of existing conditions of the Middlebrook Cotton Exchange and Warehouse located at 1 Avenue "E", in Apalachicola stands in relative stark contrast to the existing condition of the Harrison – Raney Cotton Warehouse located at 86 Water Street, just east across the Avenue "E" "right-of-way" of the Middlebrook Warehouse site. Upon careful examination, the existing condition of the Middlebrook Warehouse, exhibits significantly more damage due to repeated flooding and constant public use.

The original heavy timber wooden frame supporting the second floor level exhibits indications of the initial stages of structural failure. It will require a higher level of resource reinvestment in order to rehabilitate multiple failing structural elements. This assessment will provide the appropriate historic preservation guidelines and best practices for the renovations to this well-known and quite worn building.

The subject building has distinct granite lintels over the first floor doors and windows along the Avenue "E" and Water Street elevations. The granite lintels are said to have been cut in Quincy Massachusetts and shipped to Apalachicola specifically for use in the Cotton Warehouses. Records indicate the brick was purchased from Baltimore, Maryland foundry and masonry brickyard. Discoloration of masonry on the eastern façade appears to indicate that other windows of fenestration pattern existed there at one time. The changes made to this building are fairly indiscriminant, indication a relatively low level of appreciation for the historic significance of these former cotton era trade buildings. Given the significant economic correlation, it is difficult to understand the low level of respect or reverence that these historically and economically important buildings were given, most being cannibalized for building materials during more difficult economic periods.

Historic photographs reveal that a series of windows and a building of three stories once existed on this site. Windows, doors and the heavy granite lintels have been removed and a patchwork of non-period masonry brick infill has been added on the east façade. The west façade has been stuccoed over in an effort to eliminate moisture and water intrusion. This method favored before more technical understanding and application of appropriate masonry preservation techniques were widely used. It is rumored that several former granite lintels from these warehouse buildings found their way into the Historic Chestnut Street Cemetery as headstones for important citizens of Apalachicola.

The Middlebrook Cotton Warehouse, has a very large former fire place centrally located on the middle of the south wall which was presumably used for warming the spaces and their occupants. The Middlebrook fireplace and chimney reside in the center of the south end of the building and would have provided heat for all three floors.

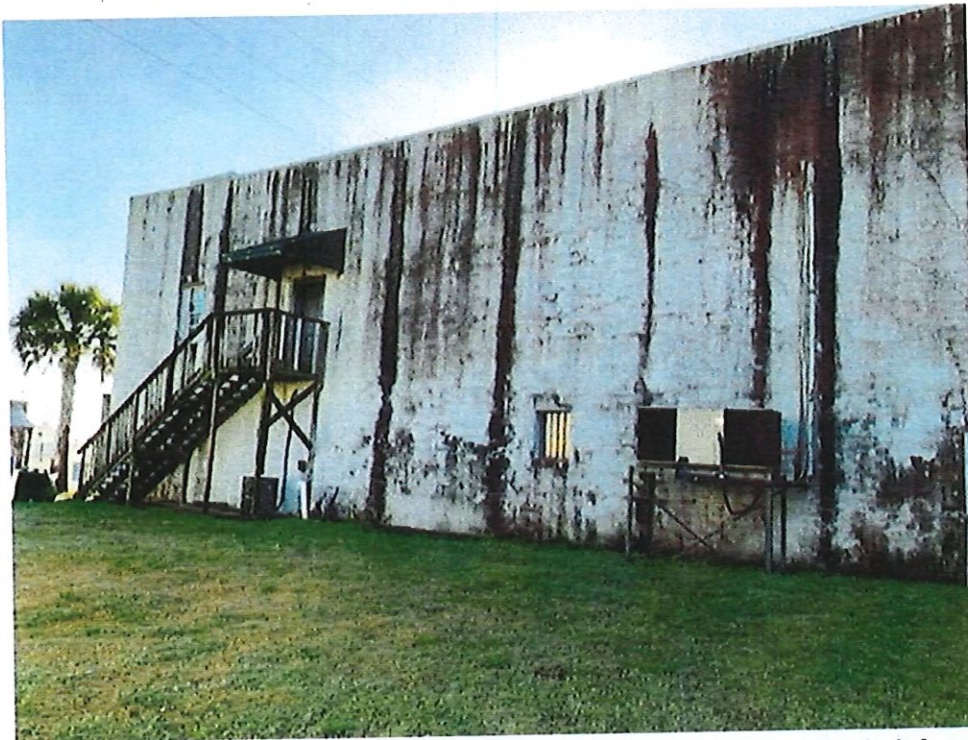
The building also features a large, framed cut-out in the south end of the second floor of the building. It is likely that was once used as a dual-purpose bay for block and tackle lowering of heavy cotton bales but also allowed the fire warmed air to filter up to the second floor and conversely, allowed for cooler air to pass down during thermally opposing weather conditions. The face of the fireplace and chimney have been removed or has collapsed and are currently encased in a Plexiglas enclosure. The opening in the second-floor frame appears to be original to the building so dated from the historic cotton-era period. The building lacks acceptable and code-compliant vertical accessibility. This opening could potentially provide an access point for vertical circulation should the second level floor system be rehabilitated and adequately reinforced for safe re-occupation.

The building has a large exterior staircase used to access the upper second story floor areas. Neither has an elevator or lift for providing modern accessibility to second floor spaces for disabled persons. The State of Florida Building Code for Historic Buildings ("FBC-E") does provide special exemptions and optional procedures for accommodations for disabled persons with regard to the adaptive reuse of historic buildings. In many cases, this allows the building to remain in their original context without unnecessary modifications for vertical accessibility.

The building is located on Water Street along the riverfront in the designated downtown historic district in Apalachicola, Florida. The building is addressed at 1 Avenue "E", which is one of several perpendicular streets which intersect Water Street. Water Street runs parallel to the river front and this intersection is widely considered the heart or core intersection of the historic Downtown district where the City meets the riverfront.

Avenue "E" is a wide two-lane boulevard with adjacent on-street parking. The subject building is located at the southwest corner of the intersection of Avenue "E" and Water Street. It represents one of the last two of what were originally 43 or 44 brick masonry cotton merchant factor-exchange-warehouse buildings that once lined historic river front.

The Middlebrook Building is currently a two-story brick building. There is documented damage to both the first and second floor. That damage is outlined below.



Western Elevation-Middlebrook Cotton Warehouse. The brick masonry on this elevation has been stuccoed over to preserve its integrity. The Middlebrook Building has single pitch of roof, suggesting it may have been a wider structure in its original configuration.

First Floor

As documented in the Hurricane Michael damage inventory (Attachment A), the first floor of the building has experienced significant flooding to a level of nearly thirty inches of depth from the foundation to just below window height on the existing ground floor of the building.

The first-floor structural frame exhibits multiple points of failure including the original timber frame, and secondary framing and sub floor materials. These materials have been impacted by a more recent plumbing failure in an upstairs bathroom. Stabilization of these structural deficiencies is critical to the repair/mitigation project. Stabilization of the first floor will require at a minimum, temporary shoring to the second-floor frame., the removal of existing wall structures, and all "modernizations" including mechanical and electrical systems which add structural weight loading characteristics for which the building was not deigned to carry. Additional structural loading has been placed on the various structural components of the building as a result of earlier less effective attempts at internal bracing of the second floor frame.

Previous repairs to the first floor included installation of a perimeter stud wall and timber shims that brace the original timber members against the lower weight bearing frame wall. The wall is placed approximately twelve inches (12") inside the existing exterior wall and is shimmed with treated 4x4 blocks. Multiple mortices are cracked or deteriorated beyond use. The result is that the second-floor frame is almost entirely supported at the perimeter by the secondary and non-historic framed walls at the first-floor level. Centrally located timber posts provide some mid-span support, which will diminish any span depth necessary for a supplemental frame support and provide for more acceptable floor -to-floor heights in a renovated space for adaptive reuse.

Other miscellaneous supporting members including wooden shims of various lengths and thicknesses have been employed presumably installed at various time by a variety of craft persons with varying degree of workmanship. These "temporary shoring procedures: were deemed critical in response to continuing deflections in the original wooden floor frame. Used in tandem with a variety of formed steel materials, the work previously provided temporary relief from concerns of sagging second floor surfaces. These "temporary reinforcing measures: were provided under a previous grant on at least one occasion however, they mostly of an ad hoc nature installed by subcontractors or often by personnel of the City of Apalchicola.

Inside the Middlebrook Building, the sill plates of the Water Street interior bearing walls up through the middle section of the building on the lower Water Street facade, have been repeatedly flood damaged and show clear indications of deterioration in the form of wood rot and mold. These frame perimeter walls play a significant role in the support the second-floor frame

The first-floor walls and the added perimeter common wood frame walls have been placed approximately 12 inches inside the perimeter historic masonry walls provide primary support for the original heavy timber beams which are mortised or "pocketed" into voids in the exterior brick masonry walls. The walls are at least three (3) brick thicknesses called "wythes". These masonry walls constitute about 12-14 inches of brick masonry wall thickness.

The heavy wood timbers, likely hand hewn from a single larger timber or whole tree have a notched tendon on each end that is carefully fitted into a precisely located pocket in the exterior masonry walls stricture between floor levels. Each timber end fit snugly into the pockets or "morticed cavities" left in the exterior masonry walls at regular intervals.

These beams tie into a central heavy girder beam with perpendicular floor joists between them supporting a tongue and grooved subfloor. An original wooden ceiling, most of which has been removed or id substantially decayed would have previously provided a ceiling surface below the second floor level, under the depth of the cross beams.

This secondary structure of non-historic dimensional lumber is used along the full perimeter of the first level in order to support the historic timber second floor frame.

Based on these observations and our assessment of the existing conditions, it is highly likely that the Middlebrook Building will require the addition of an interior located structural reinforcing steel frame. *Note: This methodology was utilized in the nearby Harrison-Raney Cotton factor & Exchange Building with great success. The steel bracing components will replace the non-historic perimeter wood stud walls which have been in use for over twenty years and which have suffered extensive lower level flooding on at least three occasions since their installation.*

The proposed steel spanning members not only are required to in address the weight and structural loading characteristics of the second floor and roof frame but also have to provide adequate head height for reuse of the lower level floor area and be of adequate stiffness to reinforce the exterior masonry shell. A supplemental opinion by a Structural Engineer experienced with historic timber and masonry buildings concludes that the second floor will require supplemental shoring or demolition to prevent a failure, which could result in the potential structural collapse of the building shell. All of the structural components are interconnected as to purpose and the building requires a multi-faceted approach to its potential preservation and in particular, it's adaptive and continued reuse.

The first floor is a poured concrete floor that dips approximately three feet to a nearly grade elevation at the building's eastern end closest to Water Street. Because the elevation of the Water Street end of the building is substantially lower than the western end of the building at the eastern end, this area is more susceptible to flooding. A review of the documented damage to the floor and wall coverings on the first floor would indicate that a better mitigation to this issue might be to raise the elevation of the eastern floor to meet existing higher elevation of the western end of the building. Raising the interior floor level of the vulnerable end of the building would provide substantial protection from future flooding impacts and the concrete pour would provide structural support to the second floor stabilization in the eastern area.

The scope of work for the interiors also includes removal of existing damaged interior drywall ("gypsum board") to a level approximately 30" above the existing floor level. The gypsum wall finish and wood frame of the lower level interior walls were saturated as a result of the flooding caused by Hurricane Michael. The wall board, now mostly removed in the lowest areas provides a clear window of the extent of damage to the base of the wood framing caused by submersion in the flood waters. Removal and demolition of water damaged wood and press board paneling, removal of permanently damaged and unsalvageable wall studs, elevation of the first floor interior slab, replacement of flooring and baseboards, removal of exterior non-

historic and non-storm resistant windows and doors are also included in the scope of this project.

All of the first floor windows and doors of the Middlebrook Building appear to be non-historic. The existing windows are of aluminum construction and they are known to have been added to the structure over time to provide ventilation and visual fenestration over what is believed to originally have been wide wooden doors originally used for transport of cotton bales. The existing floor level on the north end at Water Street needs to be raised to match the floor height in the center of the building for storm resistance. This will require an inset landing and a few steps up to the new floor level at the north end entrance. Raising the north end of the existing concrete slab floor level while beneficial for flood resistance will create an issue with ceiling height between the ground floor and second floor level which can be corrected by removing the failing second floor frame and raising the second floor. A newer and much more robust and storm resistant window system with matching historic proportions will need to be installed in existing openings.

The first floor exterior work will include replacement of six (6) non-historic first floor windows and two (2) non-historic first floor doors and one (1) non-historic second floor exterior door. Ten (10) historically proportioned second floor windows are to remain and will be recommended for reconditioning to working operational order and reglazing where necessary including refinishing and repainting.

All fenestration elements, doors and windows, will be replaced with historically appropriately and proportionally scaled, code compliant fenestration; i.e. new exterior doors and windows with wind resistant and flood resistant characteristics. Understanding that all of the windows are conjecture, we have used the very few available historic photographs to provide design guidance and insight as to the most appropriate potential door and window mullion and mutton patterns. While second floor windows and doors remain intact above the projected flood plain heights, the windows and doors located on the first floor have been deemed inadequate to resist future forecasted weather conditions and the potential for additional and projected impacts from sea-level rise.

The first floor window openings are expected to need substantially higher than normal protection and will be required to be removed and replaced with windows and doors capable of withstanding 140 mph wind speeds and static pressures caused by expected flood conditions. Both door and window elements will require some form of exterior storm battering in the form of shutters or other structurally protective covering.

All first floor interior masonry will be "tuck-pointing". This process involves the removal of deleterious or failed mortar joint materials and their replacement with high performance new mortar mixtures. It is also recommended that a transparent liquid applied waterproofing compound be applied to both interior and exterior masonry surfaces to eliminate seepage in flood conditions. All surface applied sealants and waterproofing must be carefully tested in small patches to determine if there are any negative results of application such as discoloration or disintegration of the masonry clay binder materials which make up the historic brick. All the necessary testing and application procedures can be found in Preservation Brief 2, and Preservation Brief 3: Repointing Mortar Joints in Historic Masonry Buildings and Cleaning and Water Repellant Treatments for Historic Masonry Buildings, respectively.

Other work necessary to stabilize and rehabilitate this important building includes mold remediation in the form of removal and demolition of damaged building materials (currently partially complete as performed by City Public Works personnel. Further, the building requires, exterior masonry repair including brick repointing, closure of previously installed grade level flood weeps, (over scaled "weep" holes cut into the foundation to allow flood waters to drain out to the street. These same uncapped "discharge weeps" also allow flood waters and vermin to access the building at the foundation. It will be important to provide for the removal of water damaged second level sub-floor sheathing and previously saturated sub framing. The original second floor is recommended to remain while added elements and various layers of added building materials to be successively stripped and removed from the building, leaving only the original floor frame intact in its entirety and rebuilt in a full or partial "loft-like manner" as it is no longer deemed structurally sound in its current condition.

Weathering and other natural causes including but not limited to concrete efflorescence, calcium leaching or spawling, natural wood decay over time which has been accelerated due to contact with exposure to moisture and water saturation.

The lower sill or bottom plate of all of the interior first floor stud walls demonstrate deterioration and decay due to flooding from Hurricane Michael and other flood events which have effected to Water Street Corridor in Apalachicola.

At a minimum, the exterior and interior perimeter walls of the Middlebrook Cotton Exchange & Warehouse will require masonry "tuck-pointing repair: refilling of deteriorated voids or gaps in the bonding material. These efforts will be guided by the Secretary of the Interior Preservation Briefs #2 and 3 respectively.

The Project work scope includes removal of non-historic fenestration, and the installation of a first floor interior sump pump for flood damage prevention, and relocation of existing electrical service to height with less potential for interaction with flood conditions.

Second Floor

Damage to the second floor level is apparent in the wooden second floor framing. Damages to the second floor show clear evidence of increased structural deterioration and advanced stages of structural failure, caused by sustained water damage.

The deflection in the second floor has advanced to a level considered to be dangerous for habitation or reuse of the second level without substantial structural shoring or intervention. Viable alternatives include shoring the exterior walls and reinforcement of the damaged and failing second floor frame with a substantial interior located steel frame in order to support both the exterior masonry shall and second floor structural frame. *Note: This is very similar to the methodology used in the restoration of the adjacent Harrison-Raney Cotton Factor & Exchange building. This system was designed to not only support a new second floor frame and flooring system, but to also provide a more rigid internal skeletal frame that will support the existing historic exterior masonry walls over their full height and depth of the structure.*

The supported or reinforced condition of the currently failing second floor frame will impact the final determination of any proposed reuse of the building. In order to determine the best potential structural repair scenario; the second floor frame will require a systematic unloading of those stresses prior to any determination of reuse. Removal of existing mechanical and electrical systems, and second story tenant improvements including walls and cabinetry, restrooms and stored materials will assist in the alleviation of structural deflection. The most significant failure is most critical at the interface of the exterior wall system where morticed and tendoned timber beams and girders interlock with intentionally placed gaps in the exterior masonry walls. This is the primary structural design connection of the second floor frame and exterior walls, and supports the second floor as well as reinforced the lateral loading of the exterior wall.

Upon close examination, all of the second floor walls, interior doors, ceilings, mechanical and electrical systems (including lighting), cabinets and counters should be removed to decrease weight which is contributing to excess structural loading on the historic wooden beams and girder floor frame. Based on these observations and our assessment of the existing conditions, it is highly likely that the Middlebrook Building will require the addition of an interior located structural reinforcing steel frame.

Because the second floor was previously occupied as City Administrative offices, the second floor framing has been sheathed with gypsum as a fire separation per more modern building codes. Previous grant provided funding for shoring of the original floor framing of hewn timbers. Most of the primary timber frame members demonstrate significant decay primarily at interfaces with the mortice joint at the exterior masonry walls. There is noticeable undulation in the second level flooring which serves as strong indication of deterioration and

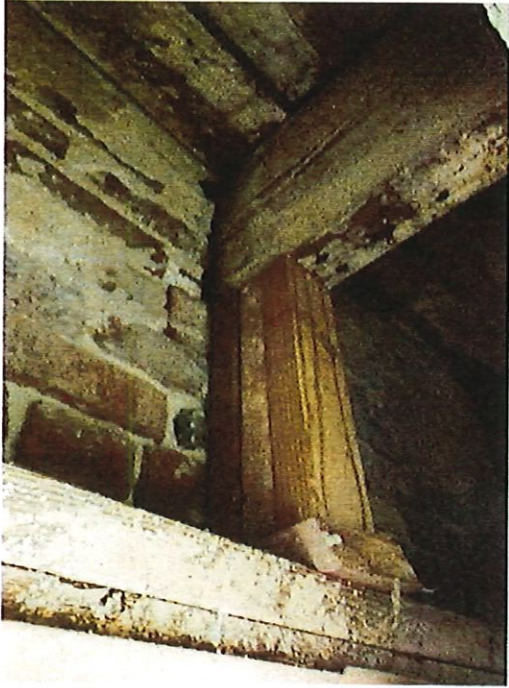
visual inspection reveals that most of the morticed beams are shored up from beneath with wood partitions or shims of various description, some wood some steel.

The second floor has fairly severe surface irregularities with the exception of a few areas along the central girder where less damage and a more rigid beam connection still exists. The second level beams also demonstrate evidence of decay and wood rot due to water damage from faulty plumbing. As the budget permits, the subfloor and flooring will need to be totally demolished and replaced.

At a minimum, the exterior and interior perimeter walls of the Middlebrook Cotton Exchange & Warehouse will require masonry "tuck-pointing repair: refilling of deteriorated voids or gaps in the bonding material. These efforts will be guided by the Secretary of the Interior Preservation Briefs #2 and 3 respectively.

Weathering and other natural causes including but not limited to concrete efflorescence, calcium leaching or spawling, natural wood decay over time which has been accelerated due to contact with exposure to moisture and water saturation.

Other damage can be attributed to man-made issues such as indiscriminate scratching of joint material and the subsequent deterioration and removal of this important bonding material are among several causes of the deterioration and missing portions of the mortar joint material. The interior walls, also of the same brick masonry composition, should also be carefully repointed from base to the roof level mortice connection. As a precaution and storm hardening measure, the interior and exterior masonry walls should also be treated with a transparent water proofing, liquid-applied waterproofing compound.



Wood 4x4 shim above wood top plate supporting deteriorated 2nd floor wooden beam



Ramp to lower floor level from central part of building. This area once served as the Apalachicola City Jail



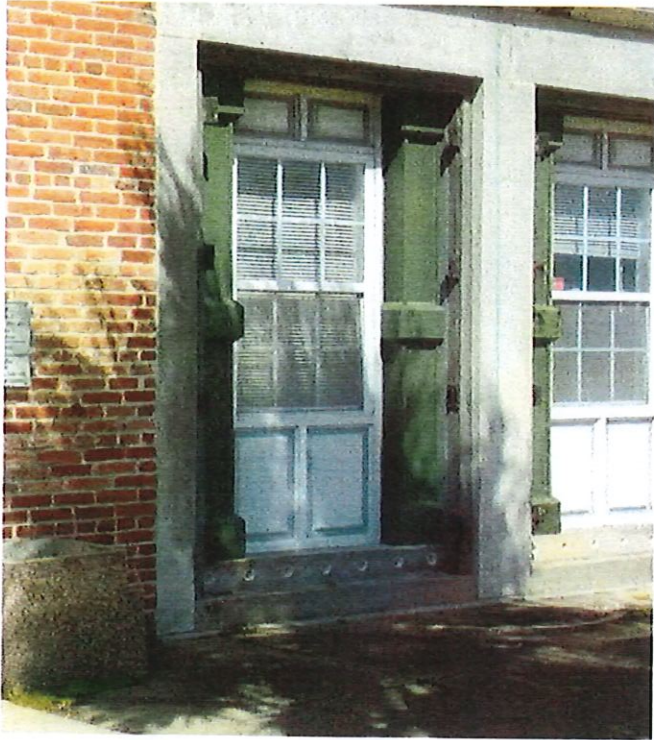
East Elevation Middlebrook Cotton Warehouse, formerly Apalachicola City Jail and City Hall



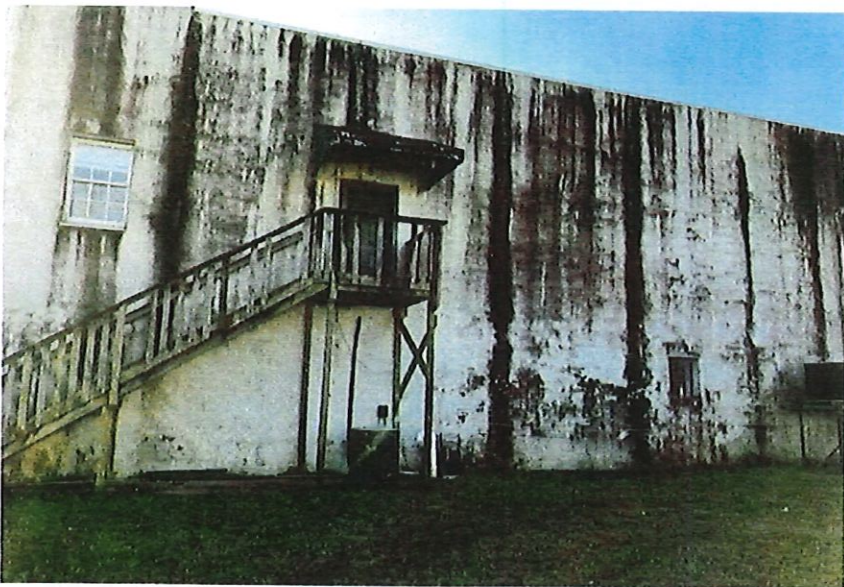
Second Floor historic windows on Middlebrook Building with operable storm shutters



1st floor windows require replacing. 2nd floor windows to be refinished



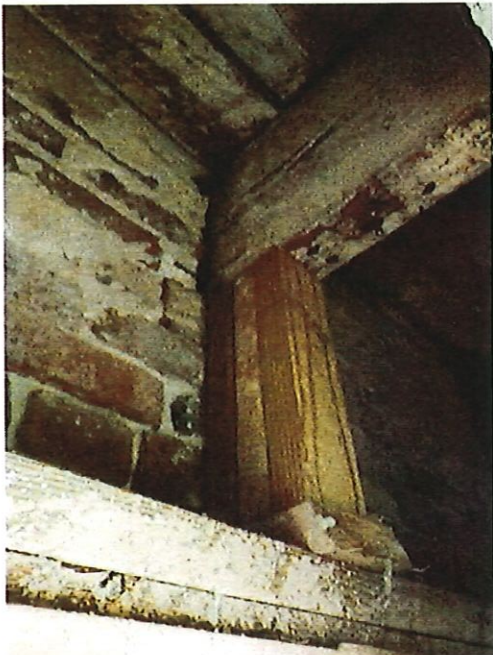
Distinct cut granite lintels and supporting vertical columns reportedly quarried specifically for the Apalachicola Land Company in Quincy MA.



Stuccoed exterior Western façade of the Middlebrook Cotton Exchange & Warehouse building, Apalachicola, Florida



Common Wood Stud with gypsum drywall finish cut back due to flooding from Hurricane Michael' 10-10-2018. Note: Saturated insulation has been removed. Mold spores are present at floor level and wood rot is indicated at the wall sill plates despite being built with pressure treated wood material.



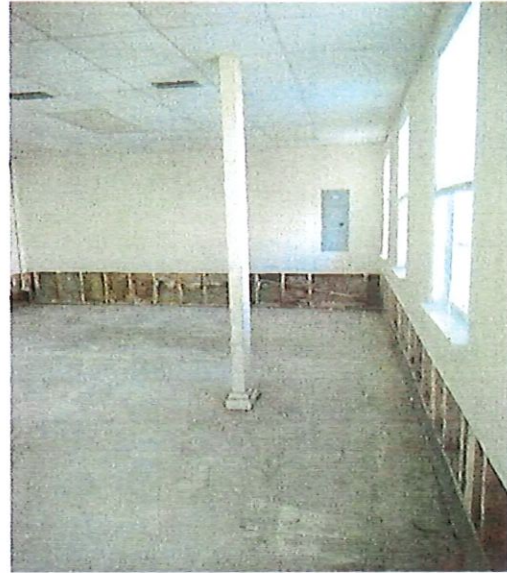
Wood 4x4 shim above wood top plate supporting deteriorated 2nd floor wooden beam



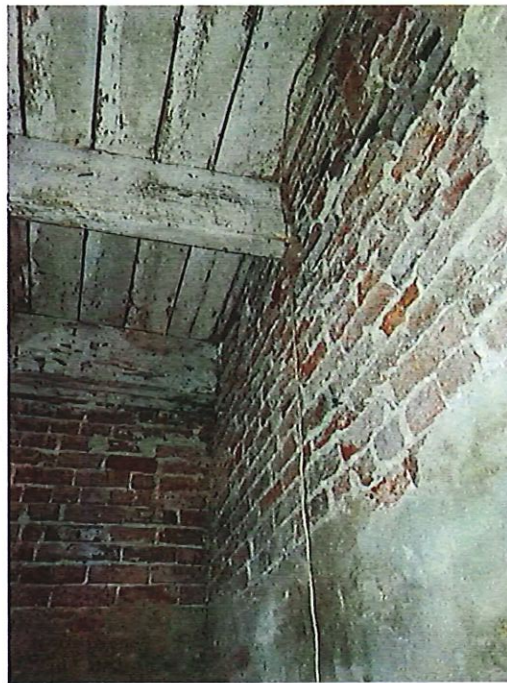
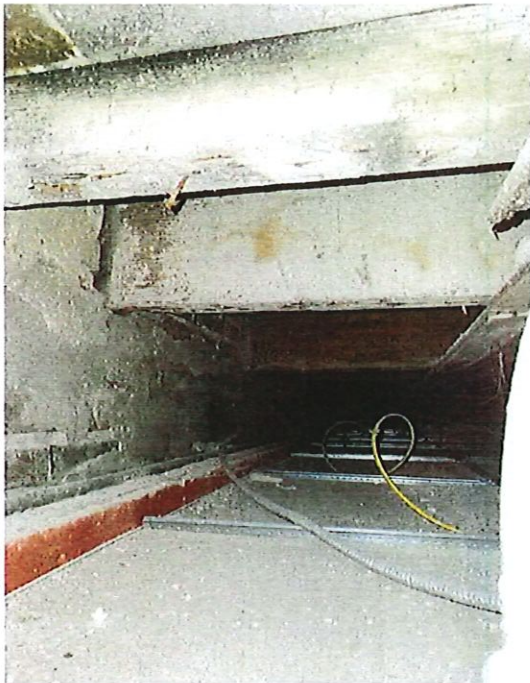
Ramp to lower floor level from central part of building. This area once served as the Apalachicola City Jail



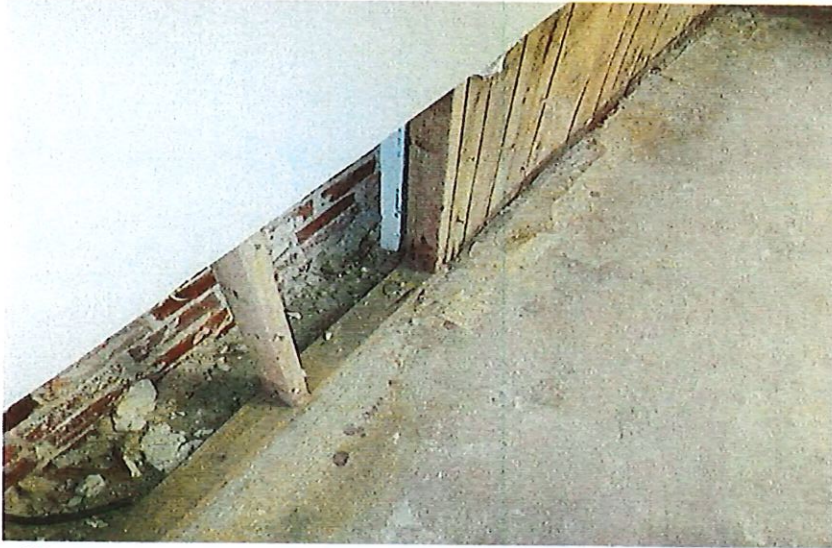
Photo shows depth of false perimeter wall supporting 2nd floor structure. Note lower 27" of gypsum and insulation has been removed due to flood damage



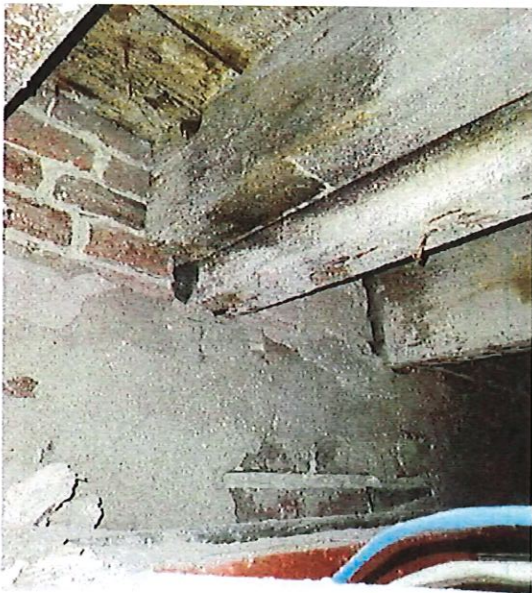
Centrally located wood columns support primary girder and frame of 2nd floor structure.



**Original 2nd floor frame in north end Middlebrook Building.
Note: Morticed and tendon constriction on brick wall with wide plank sub-floor.**



***Sill Plates of interior walls of Middlebrook Building
flood damaged, gypsum and insulation has been removed***



***Existing condition of historic beams at
exterior masonry wall with added
parallel beams and stucco patching***



***Original wood column at mid span
Note original wood beam supporting
Second floor frame***



Previous steel supporting frame in Middlebrook Building. Note Fireproofing in the form of double layers of gypsum Board required by building code, located below historic wood timber frame. The added weight of these elements contribute to the sagging floor frame condition.



Roof surface of Middlebrook building, 1 Avenue "E", Apalachicola, Florida

5. Repair/Rehabilitation Recommendations

This section of the assessment report will provide for recommendations for renovations, and repairs necessary for the subject building. It is worth noting that this assessment has uncovered some structural deficiencies that are not budgeted within this scope of work. It is therefore recommended that some budget items be reprioritized or amended to accommodate the more critical structural elements. Also, it is recommended that the City pursue funding to complete the rehabilitation of this building.

As previously noted, the Middlebrook Building Cotton Exchange & Warehouse Building requires repointing of both the interior and exterior brick masonry walls and the recommended coating of a transparent waterproofing sealant application to the interior and exterior in support of adding a more substantial and robust form of storm resistance protection. Brick tuck pointing and application of any chemical water repellents will require discrete sampling and testing for discoloration and efficacy consistent with Preservation Briefs 2 and 3 respectively.

In assessment of the Middlebrook Cotton Warehouse, it appears that a number of code compliance conditions, including rehabilitation planning criteria for an acceptable adaptive reuse and accessibility issues are necessary and will concurrently require flood mitigation and storm hardening. The following observations will drive decision making for future rehabilitation measures.

The first floor currently has three distinct floor levels. The floor level at the base of Water Street requires is approximately 12" above the adjacent street level, and requires a 12-inch step-over a granite threshold at the floor level. Common 2'x4" wood stud walls have been installed around the full surrounding perimeter exterior walls. These walls, installed in the first and second floor support the original second floor and potentially the roof framing member. The City has expressed a desire to remove these wall as they show significant wood rot as a result of several floods wetting of the sill plates and lower 24"-27" of the wood stud frame. The lower 27 inches of the lower gypsum board and saturated thermal insulation has been removed. The exposed wood frames of all wall framing to a point half way through the horizontal length of the first floor indicate wood decay, flood damage and attributable mold growth. This will make occupation of the formerly flooded building nearly impossible without significant rehabilitation. The following rehabilitation scenario is proposed for potential recovery and reuse of the building.

Specific Recommendations:

Raise interior floor level

In order to withstand future flooding events, the floor level should be raised to the level approximately 28" above the existing interior (non-historic) concrete slab. In this manner the north end will match the floor height in the center of the building along the Avenue "E" elevation. This will require an interior door landing to be provided at the north entry door located at the intersection of Water Street and Avenue "E."

A poured concrete slab on a reinforced deep turned down slab edge or over compacted gravel or crushed concrete fill placed inside a "stem wall" frame of concrete masonry units will form a scour resistant base for releveling of the floor slab.

The stem wall will be provided to support a new 5-inch thick reinforced floor slab. This floor leveling will essentially provide an even floor level across the 60"+ of the overall 80' building length. With the exception of the ramp on the south end doorway, this raised floor level will be used to meet accessibility requirements and provide a floor level above most recent flood levels recorded on Water Street.

A potential issue with a ceiling height on the lower level will effectively reduce the current 12 foot floor-to-floor height to slightly less than ten feet, still adequate for re-occupancy. . Spanning members will be limited to 12" in depth. This proposal will ultimately depend on the determination of the overall structural integrity of the second floor wood framing members. It will also avail any future tenant of the maximum floor square footages (approximately 2400 square feet per floor, totaling nearly 4800 square feet of usable/leasable space, excluding considerations for establishing vertical accessibility. This scenario does not address a specific solution for the exterior second floor access or mechanical accessibility such as installation of an elevator.

Install Steel Reinforcement

For the purpose of stabilizing the structural integrity of the building, it is recommended to install a series of steel square tube shaped columns or alternatively, welded "I" sections approximately 8" in square will support opposing steel angles and a steel plate on either side of the existing exterior walls. These plate will be tied together by four ¾" steel bolted connections stabilizing the exterior walls. Another steel angle will support a steel beam of adequate depth (+/-10-12") tying across the width of the warehouse and being supported by two steel channel sections that wrap the centrally located original wood columns. In this manner the steel is supported by steel but reveals the original wood structure. The Columns are to be two full stories in height and each will have two or three exterior plate connections. This internal steel frame is designed to support the original second floor frame, negating the

existing perimeter wood frame walls and supporting the damaged mortice connections while exposing them and allowing for them to be individually repaired.

Replace first floor windows and exterior doors.

The first floor exterior work will include replacement of six (6) non-historic first floor windows and two (2) non-historic first floor doors and one (1) non-historic second floor exterior door. Ten (10) historically proportioned second floor windows are to remain and will be recommended for reconditioning to working operational order and reglazing where necessary including refinishing and repainting.

Pump addition

Installation of a first floor interior sump pump for flood damage prevention would be beneficial.

Electrical and Plumbing:

We recommend that all existing mechanical ducting, plumbing and electrical fixtures and their associated distribution conduit and piping be removed from the building and the shell be supported along the perimeter. Supplemental insulation along the exterior wall may be required and is not addressed here in final design proposal. Demolition of all partitions and occupiable space on the second level is recommended to repair the second floor frame. This will support the long term preservation and potential for reuse of this historic asset. A detailed redesign of a "finished: adaptive reuse" scenario for the Middlebrook building is not provided in this scope of work. Providing for a usable/safe building "shell" with historically compatible fenestration patterns, and storm hardening with application of a suitable flood resistance method, is the extent of this scope.

External Flood Mitigation

It is almost impossible to ensure the complete protection of nearly 200-year-old grade-level brick buildings located in vulnerable storm surge areas. Only a comprehensive series of interconnected flood mitigation and flood deterrent devices along with expensive seawall construction and pumps will be capable of mitigating current water high water level projections for virtually all of Water Street, and a significant portion of the historic downtown district. However, there are mitigation measures including historically-compatible storm shutters and individual flood deterrent devices for door openings that will help mitigate against future flood damage. We recommend those measures be implemented.

Internal and External Brick Wall Mitigation

Specialized tools exist that will allow for deep joint re-pointing and the grout shall be carefully color matched. Additional care must be taken to utilize grout without contaminants including clean water and sand components in the repointing grout mixture. Epoxies may be used to

reinforce internal joint voids. Epoxies, while very strong as replacement fillers tend to expand in the existing historic masonry brick. These joints have low tolerance for expansion. The repointing will occur on exposed interior and exterior surfaces on all four elevations of the existing building.

Roof

The Middlebrook building does not appear to require re-roofing. The documented date of the last reroofing for the building is unknown. However, the roof appearance and construction detailing all appear to be intact and in excellent condition. The Middlebrook Warehouse, formerly the Apalachicola City Jail and City Hall building, has been reroofed with an aluminum standing seam roof. The roof is a mono-slope pitch sloping from the high side at the west side of the building to the low point along the elongated Avenue "E" exposure. The pitch is low at 3-1/2 – 4 /12 and the color is White. The majority of the roof surface is unseen from the north and only partially visible from the Avenue "E" or western exposure. The north, south and west sides are partially hidden behind a parapet and only the matching cap of white aluminum can be seen from the street level. The metal roofing provides significant fire protection for buildings and fire resistance. It is recommended that this budget category be re-allocated to cover structural support work.

Stairs:

It is recommended that an interior access stair way to be added to enable code mandated accessibility to the reinforced second floor following stabilization of the structure. Funding for this repair element may require modification of the scope.

Protection of Fireplace/Chimney

Demolition of non-historic building components

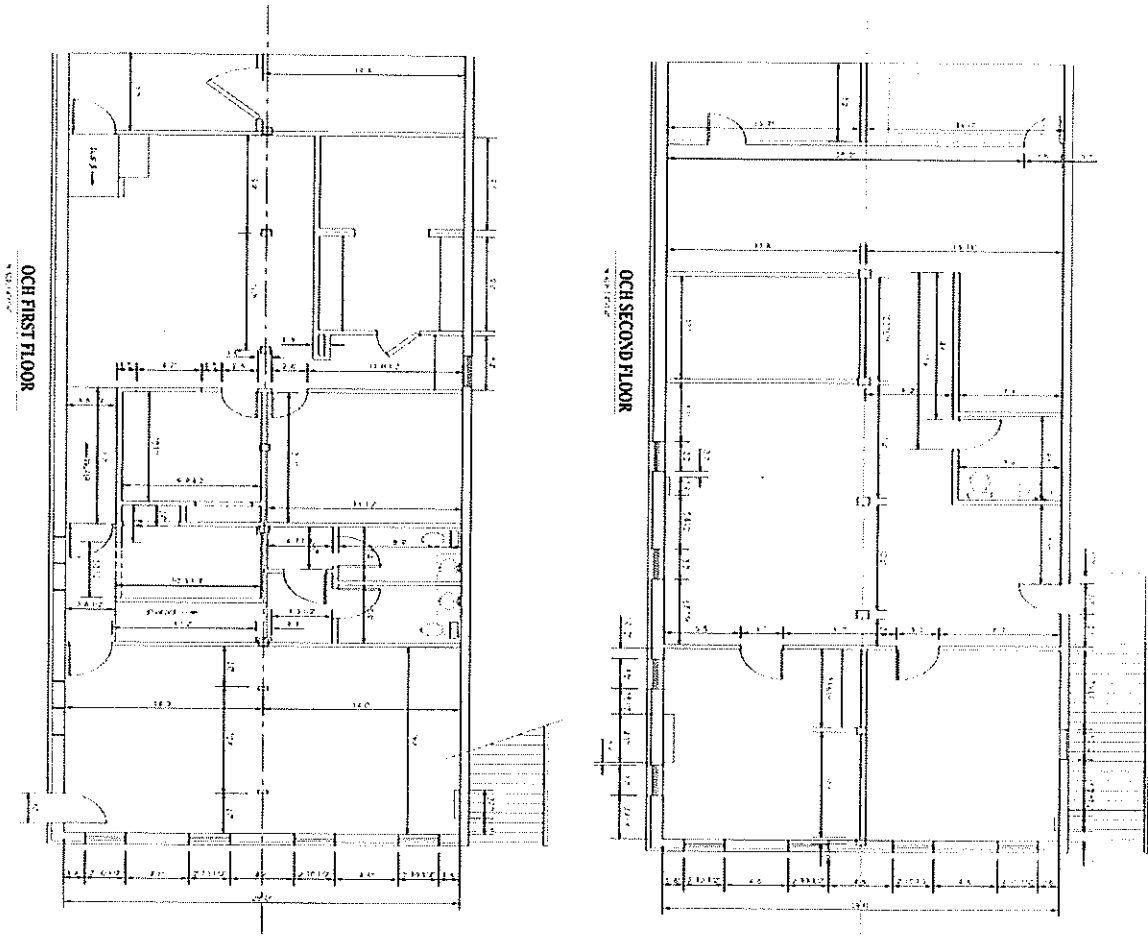
The scope of work under this grant also includes a recommendation for the systematic demolition and removal of multiple layers of non-historic materials and building components which includes acoustical lay-in ceiling grid and tile, removal of recessed florescent lighting, miscellaneous insulation, gypsum board and worn electrical wiring in addition to outdated air conditioning and heating ducting. Elimination of excess weight alone will not effectively cure the deflection, however it will provide a stable space for the rehabilitation work to be provided under this scope of work.

Demolition of second floor

Demolition of the second floor down to the original structural frame will provide the opportunity to visually inspect and design permanent shoring solutions to prevent the Middlebrook building from potential collapse.

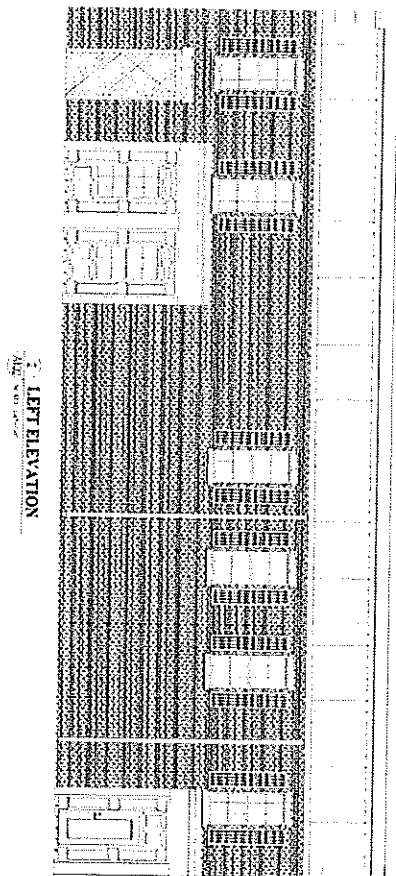
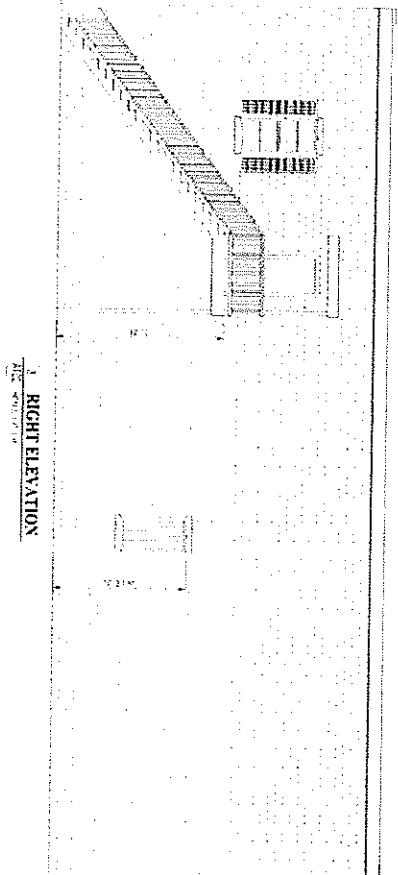
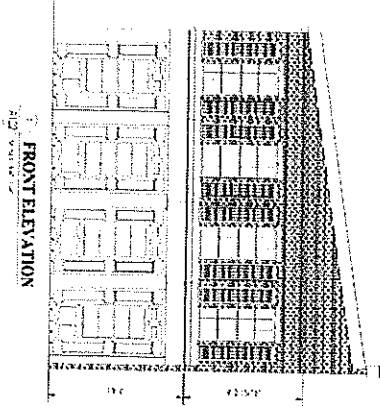
6. Existing Floor Plans and Elevations

Floor Plans



A100	DATE: 02/20/2018	APALACHICOLA OCH & HRW	4M Design Group PA	
	DRAWN BY: J. HARRIS			
PROJECT: APALACHICOLA OCH & HRW		OLD CITY HALL & HARRISON-RANEY WAREHOUSE		ARCHITECTURE
LOCATION: WATER STREET, APALACHICOLA, FL		WATER STREET, APALACHICOLA, FL		PRESERVATION
SCALE: AS SHOWN		DATE: 02/20/2018		SUSTAINABILITY

6. Existing Floor Plans and Elevations Elevations



A102	PROJECT NO. 2018-001 DATE: 08/15/2018 DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS APPROVED BY: J. HARRIS	APALACHICOLA OCH & HRW OLD CITY HALL & HARRISON-RANEY WAREHOUSE WATER STREET, APALACHICOLA, FL	4M Design Group PA Architecture Preservation Sustainability	
		4M Design Group PA 4000 W. US HWY 90 SUITE 100 TAMPA, FL 33607 TEL: 813.288.4444 FAX: 813.288.4444 WWW.4MDG.COM		

7. Conclusion

In summary, this historically significant former cotton warehouse building was constructed between the spring of 1836 and 1837. It is believed to be the first of eventually 43 or 44 cotton era warehouse and factor/exchanges constructed in Apalachicola during that time period.

The Middlebrook occupied the most centrally located lots at the intersection of Avenue "E" and Water Street, at the river front this was and remains the singular most centrally located cotton era building of the fifty originally platted waterfront lots created by the Apalachicola Land Company following the Forbes Purchase title settlements. Each lot was scaled to serve an individual warehouse structure of uniform size and construction. All lots were sized 30' wide by 80 feet in depth, all faced the river front and were platted without setbacks or alleys.

The Middlebrook Cotton Warehouse and Exchange has experienced fairly constant use. The historic building was constructed to serve as a Cotton warehouse and Factor/Exchange. It later served as the location for several shipping merchant services, the City Jail, and later still as city administrative offices. Finally and most recently, the building served as City Hall for the City of Apalachicola, Florida. The Building was evacuated by the City following the significant flooding caused by Hurricane Michael which made landfall in nearby Mexico Beach on October 10, 2018.

The Middlebrook building has significantly more repair and rehabilitation issues as a result of constant use and irregular maintenance. Original building fabric in the form of heavy timber girders and beams which support the second floor demonstrate irrefutable evidence of wood decay and mold infestation due to water damage. Historic morticed and tendoned beams are failing structurally at the beam pockets of the exterior masonry walls in multiple locations. Temporary shoring and previous structural reinforcing measures are also in pre-failure condition and require rectification as a portion of a holistic preservation strategy.

The building has three distinct first floor levels. The second floor has been compromised due to water damage. Additionally, the Middlebrook Building has not been well maintained. A reasonable preservation strategy/approach is to utilize the same rehabilitation methodology as was successfully employed on the adjacent Harrison-Raney building. Installation of an interior steel frame in order to stabilize the building.

Only after the removal of many years of many layers of added materials can an accurate determination be made as to the full extent of the existing condition and the most appropriate method of preservation be enacted. An interior steel frame that provides for lateral stability, flood and wind resistance and reinforcement of all or a portion of the second floor frame has the promise of providing for the long term, safe rehabilitation of the building. It is understood that the Middlebrook will require significantly investment in order to accomplish the goal of preserving this important historic civic asset.

Attachment A

Documented Hurricane Michael Damage as per City of Apalachicola Funded by NPS Grant

1	Repair interior damage: <ul style="list-style-type: none"> • repair of the interior drywall and paneling press board • replacement of rubber baseboard • replacement of number (x) interior doors • installation of insulation, carpet, and vinyl tile flooring 	31,098
2	Repair exterior damage: <ul style="list-style-type: none"> • repair/replace number (x) windows and hardware • mold remediation • masonry repair • repair/replace number (x) exterior doors • rot remediation and prevention • weather stripping of doors and windows 	98,000
3	Replace roof	\$40,000
4	Window/door protection/water intrusion mitigation	\$83,249
5	Floor gate system	\$12,700
6	Water proofing	\$4,000
7	Sump pump	\$3,000
8	Utility relocation	\$15,000
9	Replace electrical systems	\$31,330
11	Grant and project management and administration	\$19,044
12	Architecture/Engineering services	\$50,000
13	NRHP listing update and new/updated Florida Master Site File form	\$12,495
		\$399,916.00

**APALACHICOLA CITY COMMISSION
REQUEST FOR BOARD ACTION
Meeting Date: May 18, 2022**

SUBJECT: Bid Award Recommendation – Bay Media for Project Manager/Administration Position for Old City Hall and HCA – NPS Grants

AGENDA INFORMATION:

Agenda Location:

Item Number:

Department: Grants/Finance

Presenter: Travis Wade

BRIEF SUMMARY:

COA advertised and published RFP to administer and project manage, on behalf of the City of Apalachicola, two repair and mitigation grants to repair and storm-strengthen the City Hall building (Middlebrook Bldg.) and HCA building (Harrison-Raney Bldg.) funded through the National Park Service and Florida Department of Historic Preservation. Scope to include monitoring of project deliverables and performance measures of contractors, payments, approvals, reporting, and closeout. Bay Media responded.
Cost: up to \$25,000.

RECOMMENDED MOTION AND REQUESTED ACTIONS: Request a motion to approve City's bid award to Bay Media.

FUNDING SOURCE: National Park Service – Michael Subgrants (Old City Hall - \$399,916, HCA - \$281,884, Admin for both - \$24,071)

ATTACHMENTS: N/A – bid documents are available upon request at City Hall.

STAFF'S COMMENTS AND RECOMMENDATIONS: Approve the bid award to Bay Media.

**APALACHICOLA CITY COMMISSION
REQUEST FOR BOARD ACTION
Meeting Date: May 18, 2022**

SUBJECT: Bid Award Recommendation – CW Roberts Contracting, Inc. for USDA Water Street Sidewalk and Parking Project

AGENDA INFORMATION:

Agenda Location:

Item Number:

Department: Grants/Finance

Presenter: Travis Wade

BRIEF SUMMARY:

COA had bid this project out twice previously, once with no responses and a second time with 1 response over budget. USDA advised we re-bid out to a revised scope to get within our budget, COA did and received 2 bids. Bids were reviewed by Dewberry Engineers and the bid recommendation is for CW Roberts Contracting, Inc.

Cost: \$302,556.25

RECOMMENDED MOTION AND REQUESTED ACTIONS: Request a motion to approve City's bid award to CW Roberts Contracting, Inc.

FUNDING SOURCE: USDA – (Project Budget - \$319,286)

ATTACHMENTS: N/A – bid documents are available upon request at City Hall.

STAFF'S COMMENTS AND RECOMMENDATIONS: Approve the bid award to CW Roberts Contracting, Inc.