

City of Apalachicola

REQUEST FOR PROPOSALS & QUALIFICATIONS

**For Qualified Restoration/Reconstruction Contractor
Middlebrook Warehouse (former City Hall)**



QUALIFIED CONTRACTOR FAMILIAR WITH HISTORIC RESTORATION/RECONSTRUCTION

The City of Apalachicola, Florida is requesting proposals and qualifications from contractors familiar with historic restoration to coordinate and perform restoration and reconstruction of a designated historic landmark, the Middlebrook warehouse, in historic downtown Apalachicola. Contractors will be selected from a pool of applicants who can demonstrate previous experience with historically significant project works specifically, State of Florida historic preservation grant-funded projects, and who can enlist the cooperation of sub-contractors and experienced tradespersons with a minimum of 10 years of historical preservation experience in similar project types.

The project requires the interior and exterior selective demolition, installation of steel structural supports, brick repointing, window and door replacement, masonry work and electrical. Knowledge of the FEMA flood regulations is also necessary. Additionally, the selected Contractor will be required to demonstrate an in-depth understanding of working within a designated historic building/site/district and will have the capability to manage personnel onsite in a manner consistent with preservation methods as outlined in the Secretary of the Interiors Standards for Rehabilitation as published by the National Park Service.

This Project is Sponsored in part by the Department of State, Division of Historical Resources and the State of Florida. Funding was made possible through an Emergency Supplemental Grant from the Historic Preservation Fund administered by the National Park Service, Department of the Interior.

The City will evaluate qualifications and quote and make a selection based on the firm's technical ability, experience, and ability to perform the work. The City will not provide compensation or defray any costs incurred by any firm related to the response to this request. The City reserves the right to negotiate with all persons or firms. The City also reserves the right to reject any or all proposals or to accept any deemed most advantageous, or to waive any irregularities or informalities in the proposals received, and to revise the process schedule as circumstances arise.

Complete construction drawings, structural assessment and funding categories may be downloaded from the City's website at www.cityofapalachicola.com. It is the downloader's responsibility to check the website for addendums and additional information.

Sealed Request for Proposals (RFP), qualifications AND SIGNED ATTACHMENTS A-I should be addressed to Bree Robinson, Grant Administrator, City of Apalachicola, to be received on or before Thursday, October 20, 2022 until 4:00 PM local time at the City of Apalachicola, City Hall located at 192 Coach Wagoner Blvd., Apalachicola, FL 32320. RFP's must be in the City of Apalachicola's possession on or before the aforementioned date and time (no late submissions will be accepted).

Submittals must be clearly marked:

**City of Apalachicola Historic Restoration/Reconstruction Contractor - Middlebrook (City Hall) Warehouse
Submitted to: Bree Robinson
Grant Administrator
192 Coach Wagoner Blvd. Apalachicola, FL 32320**

INTENT

Grant funds will be used for restoration of the Apalachicola City Hall, including repair and water intrusion mitigation for seven (7) first floor windows and hardware; replacement of three (3) exterior doors; weather stripping of doors and windows; replacement of electrical system; water intrusion mitigation measures including joint sealants, brick repointing, and water-repellent brick coating; installing impact resistant storm shutters to seven (7) first floor windows; wood rot remediation and repair; and utility relocation. See attachment A, structural assessment and construction drawings for details.

BACKGROUND

Hurricane Michael brought extensive wind, rain and storm surge flooding to Apalachicola on October 7, 2018. The 1837 warehouse, often referred to as the Middlebrook Warehouse, is the former City Hall and is one of many historic buildings damaged during the catastrophic event. During the storm, the building experienced extensive flooding and was inundated with approximately four to five feet of water from the storm surge which also caused interior damage. Hurricane force winds damaged the building's exterior shutters, windows, doors, brick and roof. Funding from the 2021 Florida Department of State Division of Historic Resources Hurricane Michael Emergency Repair Grant will repair damage incurred during the hurricane and implement mitigation measures to protect the historic resource from future flood and storm damage. Major work items will include repairing interior and exterior damage, repairing electrical system damage, repairing roof damage and implementing mitigation measures such as the installation of historically-compatible shutters, repointing and waterproofing of the exterior brick and installing architecturally approved flood prevention coverings.

STANDARD OF SERVICE

Contractors responding to this proposal must have experience using the Secretary of the Interior's Standards for Rehabilitation and Preservation as reflected in the City's Historic Design Guidelines (online at Cityofapalachicola.com) and in accordance with structural assessment and construction drawings prepared by the City's architectural firm working on this project. **The specific scope of work can be found in Attachment A. Construction drawings and structural assessment is available online. Those documents can be found online at www.cityofapalachicola.com**

ATTACHMENTS IN THIS RFP

- A. Itemized Proposal
- B. Bidder Information
- C. Drugfree Workplace Certification
- D. Subcontractors Form
- E. Information Sheet for Transactions and Conveyances Corporate Identification
- F. Sworn Statement Under Florida Statute on Public Entity Crimes
- G. Debarment Certification
- H. Lobby Certification
- I. Equal Employment Opportunity Form

CONTACT INFORMATION

Bree Robinson, Grant Administrator
City of Apalachicola 850-653-9319
brobinson@cityofapalachicola.com

GENERAL INFORMATION

Addendum and Supplements to Request

If it becomes necessary to revise any part of this request or if additional data is necessary to enable an exact interpretation of provisions of this request, revisions will be posted to the City's website. It is the downloader's responsibility to check the website for addendums and additional information.

Right of Rejection

The City of Apalachicola reserves the right to accept or reject any or all submissions as a result of this RFP, to negotiate with all qualified sources, or to cancel in part or its entirety if found to be in the best interest of the City. The RFP does not commit the City to award a contract, issue a purchase order, or pay any costs incurred in the preparation of a submission in response to this RFP.

Request for Interpretation

Any explanation desired by a respondent regarding the meaning or interpretation of this RFP, or any documentation or attachments as part and parcel of the RFP, must be requested in writing to the Grant Administrator of the City of Apalachicola.

Such correspondence shall be submitted with sufficient time allowed for the City to evaluate and reply to all prospective respondents before the deadline for submitting a RFP. No inquiries/question regarding this RFP will be answered if received after 4pm (EST) Monday, October 3, 2022 to allow time for posting of answers and/or amendments to this RFP. Any non-written representations, explanations, or instructions given by City staff or City agents are not binding and do not form a part of, or alter in any way, the RFP, a written agreement pertinent to the RFP, or the awarding of the contract.

Clarification or Additional Information Requested

During the evaluation process, the City of Apalachicola reserves the right, where it may serve Apalachicola's best interest, to request additional information or clarifications from respondents, or to allow corrections or errors omissions. At the discretion of the City of Apalachicola, firms submitting RFP's may be requested to make oral presentations as part of the evaluation process.

Right of Retention

The City of Apalachicola reserves the right to retain all RFPs submitted and to use any ideas in a RFP regardless of whether that respondent is selected. Submission of a RFP indicates acceptance by the firm of the conditions contained in this RFP, unless clearly and specifically noted in the RFP submitted and confirmed in the contract between the City of Apalachicola and the firm selected. Under no circumstances shall a respondent whose RFP has not been accepted be entitled to any claim for compensation.

Project Duration

It is anticipated that the contract may be up to one (1) year. Negotiated extensions will need to be determined by the State Department of Historical Resources.

City Commission Approval Required

The City of Apalachicola's City Commission must approve the firm(s) selected to provide the services requested in this RFP. The City reserves the right to authorize contract negotiations to begin without further discussion with firms submitting a response. Therefore, each RFP should be submitted as completely and accurately as possible. The City reserves the right to request additional data, oral discussions, or presentations in support of the written RFP.

Tax Exemption

The City of Apalachicola is exempt from all city, state, and federal excise tax.

Restrictions on Communications

Respondents or their representatives are prohibited from communicating with any City of Apalachicola officials to include City Commission members and their staff regarding the RFP from the time the RFP is released until it has been acted upon by the City Commission. Respondents or their representatives are prohibited from communicating with City employees regarding this RFP, except submitting technical or clarification questions as indicated in the RFP, from the time the RFP is released until the contract is awarded. This includes “thank you” letters, phone calls, emails, and any contact that results in the direct or indirect discussion of the RFP submitted by Respondents. Violation of this provision by the Respondent and/or their agent may lead to disqualification of the Respondent’s RFP from consideration. City of Apalachicola reserves the right, where it may serve Apalachicola’s best interest, to request additional information or clarifications from respondents, or to allow corrections or errors omissions. At the discretion of the City of Apalachicola, firms submitting RFP’s may be requested to make oral presentations as part of the evaluation process.

IMPORTANT DATES

September 22, 2022 Request for Qualifications (RFP) Advertised

October 3, 2022 Deadline for Questions

October 7, 2022 Responses to Questions Posted

October 20, 2022 RFP Opening Date (deadline for receipt is 4:00 p.m.)

November 8, 2022 Notification of Award

SUBMISSION DEADLINE

Deadline for submissions is THURSDAY, October 20, 2022 until 4:00 PM (EST), at the Apalachicola City Hall, 192 Coach Wagoner Blvd., Apalachicola, Florida. No late submissions will be accepted.

Submittal should be clearly marked with:

City of Apalachicola Historical Restoration/Reconstruction Contractor

DELIVERY ADDRESS

Bree Robinson

Grant Administrator, City of Apalachicola

192 Coach Wagoner Blvd.

Apalachicola, FL 32320

RFP REQUIREMENTS

Information Required for RFP Submittal

To achieve a uniform review process and obtain the maximum degree of comparability, it is required that the RFP be organized in the manner specified below. RFP shall not exceed twenty (30) pages in length (excluding letter of transmittal, resumes, title page(s), table of contents, attachments, or dividers). Information in excess of those allowed will not be evaluated or scored. One page shall be interpreted as one side of single lined, typed, 8 1/2" x 11" piece of paper. The Contractor must submit three (3) bound copies and one (1) CD/DVD or USB Flash Drive with PDF images of the RFP for review by the City staff.

Cover Page

Show the subject, the name of your firm, address, telephone number(s), name of contact person, and date.

Table of Contents

Clearly identify the materials by section and page number.

Letter of Transmittal (Limited to one page)

Briefly state your firm's understanding of the services to be performed and make a positive commitment to provide the services as specified. Give the name(s) of the person(s) who are authorized to make representations for your firm, their titles, address, and telephone numbers. The letter must be signed by a corporate officer or other individual who has the authority to bind the firm and the project manager.

Contents

- **Project Approach/Project Management Plan.** An in-depth representation of the firm's understanding of the Request for Qualifications and project scope of work, and proposed approach, including a detailed work plan that covers: project schedule indicating key milestones and indicators of progress; interaction and coordination skills with City stakeholders, agencies, private entities, and political subdivisions of the federal, state, and municipal government. Respondents should demonstrate their awareness of the project requirements under this subsection. Respondents should demonstrate their knowledge of City business and work practices under this subsection. This subsection should include any specific thoughts, enlightenments or recommendations that the respondent desires to bring forward which are not necessarily discussed in this RFP, and that will further demonstrate that their firm's capabilities exceed that of mutually competing firms.
- **Key Project Personnel Qualifications and Experience.** Specific qualifications and past experience of the assigned project manager, key project personnel on the team, including the project manager, architectural historian, other discipline leads and sub-consultants that will provide services on behalf of the firm. Resumes (maximum of two pages) should be included for each of the individuals and sub-consultants referenced. An organizational chart showing personnel that will be assigned to the project with their roles to be performed under the contract; a statement of staff availability, which includes the project manager, commitment to the project, and staff location. Based upon the proposed project schedule, note any conflicts regarding the availability and location of the project manager and key personnel during performance of the contract. This category also includes a discussion of the project manager's past performance on recent City projects. The successful Firm shall use the team members indicated in the RFP, in the roles indicated in the RFP, on the project.
- **Firm Qualifications and Experience.** Describe specific qualifications of the firm and experience on similar projects in the past with emphasis on historic district design guidelines. This information should demonstrate the firm's qualifications and similar experience in the type of work contained in this RFP. This category also includes a discussion of the firm's past performance on recent City projects.
- **Consultant Location.** Describe the key personnel's location where the primary services are to be provided and the ability of the project team to meet in person with the City staff or conduct in field work and site visits when required during the performance of the contract.
- **Fees for Services.** Rates for services as described in the Scope of Services.

Signed Attachments

Signed and notarized (where applicable) Attachments A-I.

EVALUATION CRITERIA

Statements of Qualifications will be evaluated and ranked on the following criteria and point range respectively.

Name:	Max Points
1. Capability to perform all or most aspects described in the Scope of Work section of this document.	15
2. Key personnel's professional background and caliber and availability for the proposed project.	8
3. Past and present performances and experience by firm/team with rehabilitation and restoration projects.	15
4. Current workload.	5
5. Demonstrated ability to meet schedules or deadlines.	5
6. Capability to complete projects without having major cost escalation or overruns.	6
7. References.	6
8. Demonstrates ability to follow and adhere to the Secretary of the Interior's Historic Preservation Standards and Guidelines.	10
9. Fully describes and disclose any sub-contractor relationships or joint ventures.	6
10. Fully describe firm's ability to manage the project.	8
11. Fees for services.	8
12. Location of office and personnel to service this account.	8

REVIEW COMMITTEE & REVIEW OF PROPOSALS

A Review Committee will be established to review the statements of qualifications, select finalists, and work with the selected team on this project. The individuals serving on this committee will consist of members of City Staff, a Grant Consultant and/or the City Commission. The Review Committee will review all proposals for technical scoring and compliance with the RFP requirements, using a point formula during the review process to score proposals, and will prepare a preliminary score of all responding firms. A composite preliminary rating will be developed which indicates the committee's collective ranking of the proposals. If the review committee deems necessary, no more than three (3) firms will be contacted to participate in an interview.

SELECTION PROCESS

After the Request for Proposal submission deadline, City Staff will review the submitted information.

CONTRACT APPROVAL

Final contract(s) approval will be decided by the Apalachicola City Commission. The contract will be awarded to the most responsible firm(s) whose Statement of Qualifications will be, on an overall basis, most advantageous to the City of Apalachicola. Qualifications, experience, and performance factors will be considered as elements of a responsible Statement of Qualifications at the sole discretion of the City of Apalachicola. The City of Apalachicola selection decision is not subject to recourse action. The City of Apalachicola reserves the right to accept RFPs in whole or in part, and to reject any and/or all RFPs, and negotiate separately or solicit new RFPs to better serve its interests. This Request for Qualifications does not commit the City of Apalachicola to award a contract or to pay for any costs incurred by successful or unsuccessful consultants or their firms during the RFP preparation, submittal or review.

EXECUTION OF CONTRACT AND NOTICE TO PROCEED

The awarded Bidder will be required to sign a written Contract. Said Contract will evidence in written form the agreement between the parties and shall include, at a minimum, all provisions of this RFP, and the content of any bid and any presentation provided by the bidder. In the event of any conflict between the provisions of the written Contract, this RFP, and any bid or presentation provided by a bidder, the priority of the documents shall be in the order set forth in this sentence.

INSURANCE REQUIREMENTS

Prior to commencement of services on any work order under the Contract, the Contractor shall, at its sole cost and expense, procure and maintain throughout the term of the Contract, insurance in the types and limits set forth herein, or to the extent and in such amounts as required and authorized by Florida law, and will provide endorsed certificates of insurance generated by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apalachicola, a political subdivision of the State of Florida, its officers, agents, employees and volunteers as a named additional insured, as well as furnishing the City, if requested by the City, with a certified copy, or copies, of said insurance policies. Certificates of insurance and certified copies of the requested insurance policies shall be provided prior to performing services on any work order. Said insurance coverages procured by the Contractor as required herein shall be considered, and the Contractor agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Contractor as required herein.

A bidder shall provide proof of, or proof of the ability to acquire, and a Contractor shall comply with the provisions of this section, for the types and limits of insurance as follows:

Commercial General Liability

1.General Aggregate	\$1,000,000
2.Products and Completed Operations Aggregate	\$1,000,000
3.Personal and Advertising Injury	\$1,000,000
4.Each Occurrence	\$1,000,000
5.Fire Damage (any one fire)	\$ 50,000
6.Medical Expense (any one person)	\$ 5,000

Automobile Liability

Any automobile-Combined bodily injury/property damage, with minimum limits for all additional coverages as required by Florida law

\$1,000,000

Workers Compensation/Employers Liability

1.Workers Compensation	Statutory Limits
2.Employers Liability	
a.Each Accident	\$ 100,000
b.Disease-Policy	\$ 500,000
c.Disease-Each Employee	\$ 100,000

Professional Liability when required by Contract-per occurrence \$1,000,000

Contractor Qualifications and Requirements: The contractor must have a proven track record, extensive experience, and hold a State of Florida Certified Building Contractors License.

The following licensing requirements shall apply when the applicable Florida Statutes mandates specific licensing for contractors engaged in the type of work covered by this solicitation.

- State of Florida, Department of Professional Regulation, Construction Industries Licensing Board and licensed by other federal, state, regional, county, or municipal agencies having jurisdiction over the specified construction work.
- Said licenses shall be in the bidder's name as it appears on the Bid Form. Bidder shall supply a copy of each applicable license showing the appropriate license numbers, with expiration dates as required by the City. Failure to hold and provide proof of proper licensing, certification and registration may be grounds for rejection of the bid and/or termination of the Contract.
- Subcontractors contracted by a Contractor acting as the prime contractor shall be licensed, certified, or registered in their respective fields as may be required by federal, state, or local statutes, laws, rules, or regulations. Said licenses, certifications or registrations must be in the name of the subcontractor.

ATTACHMENT A REQUEST FOR PROPOSALS

Scope of Work and Specifications

The Scope of Work includes labor, tools, equipment, PPE, materials, transportation, supervision, fees, and paperwork associated with the permits and insurance necessary to complete the work described in general below. All scope-of-work shall be completed in accordance to manufacture specifications, building codes and applicable industry standards.

Construction drawings and structural analysis are available to review online at www.cityofapalachicola.com

Location: City of Apalachicola Middlebrook Building (former City Hall)

Address: 1 Avenue E, Apalachicola, Florida 32320

Facility Description: A two-story brick structure 80 FT Long x 30 FT Wide.

1. Interior Work: Add concrete to elevate floor at flood zone, Demolition of drywall/stud walls/drop ceiling, masonry repair/brick repointing on interior, and Structural steel supports
2. Exterior Work: Replace seven (7) first floor windows and hardware, replace three (3) first floor exterior doors, masonry repair/brick repointing on exterior, add impact resistant storm shutters- to seven first floor windows, wood rot remediation and repair, and water intrusion mitigation measures to include weather strip-ping of doors and windows.
3. Water repellent application to exterior brick wall up to 4- 8 feet
4. Utility relocation/replace electrical system

Task	Proposal Amount
1. Interior Work:	_____
2. Exterior Work:	_____
3. Water repellent application:	_____
4. Utility relocation/replace electrical system:	_____

**ATTACHMENT B
BIDDER INFORMATION**

Failure to complete all fields in all forms, or to provide any additional documentation or information required in the RFP, may result in your proposal being rejected as non-responsive.

NAME: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

Name of Person submitting proposal and authorized to bind contract: _____

Title: _____

Signature: _____

Date: _____

If the Firm is a Joint Venture, there must be a clear statement that the Vendor is a joint venture; the joint venture has been in effect for a period of not less than two (2) years, and representation to act as to authority to act. If there is no such statement and representation, Firm will not be evaluated as a Joint Venture and it will be assumed the Contractor shown on the transmittal letterhead will be the prime Contractor with whom the City would contract, with all other Contractors being considered as sub-contractors.

ATTACHMENT C
DRUG FREE WORKPLACE CERTIFICATION

The undersigned in accordance with Section 287.087, Florida Statutes hereby certifies that the Firm/Bidder does the following:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the action that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees from drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under this solicitation a copy of the statement specified in subsection (1) above.
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under this solicitation, the employee will abide by the terms of the statement and will notify the employee of any conviction of, or plea of guilty or no contest to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the work place no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in, a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this Firm/bidder complies fully with the above requirements.

Firm/Title

**ATTACHMENT D
SUBCONTRACTORS FORM**

Bidders must provide a list of any subcontractors they intend to use in the performance of services under this Contract. In the event that a Contractor desires to hire a subcontractor for the performance of services of any particular work order that has not been provided on this form, that Contractor must obtain prior written approval for each such subcontractor.

Firm/Bidder Name

Bidders are required to submit subcontractor information, if any, in the spaces below. Attach additional sheets, as necessary. The City of Apalachicola reserves the right to approve/disapprove any proposed subcontractor.

Company Name: _____

Address: _____

Contact Name(s): _____

Phone: _____

Email: _____

Description of Work: _____

Company Name: _____

Address: _____

Contact Name(s): _____

Phone: _____

Email: _____

Description of Work: _____

Authorized Signature Title

ATTACHMENT E
INFORMATION SHEET FOR TRANSACTIONS AND CONVEYANCES CORPORATE
IDENTIFICATION

The following information will be provided to City of Apalachicola for incorporation in legal documents. It is; therefore, vital all information is accurate and complete. Please be certain all spelling, capitalization, etc. is exactly as registered with the state of federal government.

(Please Circle One)

Is this a Florida Corporation: Yes or No

If not a Florida Corporation,

In what state was it created: _____

Name as spelled in that State: _____

What kind of corporation is it: "For Profit" or "Not for Profit"

Is it in good standing: Yes or No

Authorized to transact business in Florida: Yes or No

State of Florida Department of State Certificate of Authority Document #: _____

Does it use a registered fictitious name: Yes or No

Name of Officers:

President: _____ Secretary: _____ Vice President: _____

Treasurer: _____

Director: _____ Other: _____

Name of Corporation (As used in Florida):

(Spelled exactly as it is registered with the state or federal government)

Corporate Address:

Post Office Box: _____ City, State, Zip: _____

Street Address: _____ City, State, Zip: _____

(Please provide post office box and street address for mail and/or express delivery; also for recorded instruments involving land)

Federal Identification Number: _____

(For all instruments to be recorded, taxpayer's identification is needed)

Name of individual who will sign the instrument on behalf of the company: _____

(Upon Certification of Award, Contract shall be signed by the President or Vice-President. Any other officer shall have permission to sign via a resolution approved by the Board of Directors on behalf of the company. Awarded Consultant shall submit a copy of the resolution together with the executed contract to the Office of Purchasing).

(Spelled exactly as it would appear on the instrument)

Title of the individual named above who will sign on behalf of the company:

ATTACHMENT F
SWORN STATEMENT UNDER FLORIDA STATUTE SECTION 287.133 (3) (A)
ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

- 1.This sworn statement is submitted with Bid, Proposal or Contract for _____.
- 2.This sworn statement is submitted by (entity), _____,whose business address is, _____,and (if applicable) Federal Employer Identification Number (FEIN) is _____ (if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement).
- 3.My name is _____ and my relationship to the entity named above is _____ (title).

4.I understand that a "public entity crime" as defined in paragraph 287.133(1) (g) Florida Statute, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States including, but not limited to , any bid or contract for goods or services to be provided to any public entity or any agency or public subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy or material misrepresentation.

5.I understand that "convicted" or "convicted" as defined in paragraph 287.133 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime with or without an adjudication of guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

6.I understand that an "affiliate" as defined in Paragraph 287.133(1) (a), Florida Statutes, means: A predecessor or successor of a person convicted of a public entity crime; or an entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one of shares constituting a controlling income among persons when not for fair interest in another person, or a pooling of equipment or income among persons when not for fair market value under a length agreement, shall be a prima facie case that one person controls another person. A person who knowingly convicted of a public entity crime, in Florida during the preceding 36 months shall be considered an affiliate.

7.I understand that a "person" as defined in paragraph 287.133 (1) (e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies)

9. Neither the entity submitting this sworn statement, nor any officers, directors, executive, partners, shareholders, employees, member, or agents who are active in management of the entity, nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.
10. The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. (Please attach a copy of the final order)
11. The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order)
12. The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by, or pending with, the department of General Services)

I understand that the submission of this form to the contracting officer for the Public Entity identified in paragraph 4 above is for that Public Entity only, and that this form is valid through December 31 of the calendar year in which it is filed. I also understand that I am required to inform the Public Entity prior to entering a contract in excess of the threshold amount provided in Section 287.017, Florida Statutes, for category two of any change in the information contained in this form.

Signature Date
STATE OF FLORIDA
COUNTY OF: _____

Attachment G

**DEBARMENT CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY
AND VOLUNTARY EXCLUSION CONTRACTOR COVERED TRANSACTIONS**

(1)The prospective contractor, _____, of the Sub-Recipient certifies, by submission of this document, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2)Where the Sub-Recipient's subcontractor is unable to certify to the above statement, the prospective subcontractor shall attach an explanation to this form.

Contractor Name:

By:

Signature

Name and Title

Street Address

City, State, Zip

Date

ATTACHMENT H
CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements (To be submitted with each bid).
The undersigned certifies, to the best of his or her knowledge, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor _____ certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.

Signature of Contractor's Authorized Official

Name and Title of Contractor's Authorized Official

Date

ATTACHMENT I

EQUAL EMPLOYMENT OPPORTUNITY

Throughout the performance of any work under this Agreement, CONTRACTOR (hereinafter "CONTRACTOR") agrees to abide by the following clauses and requirements:

1. Equal Employment Opportunity. During the performance of this Agreement, the CONTRACTOR agrees as follows:

a. CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

b. CONTRACTOR will, in all solicitations or advertisements for employees placed by or on behalf of the CONTRACTOR, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

c. CONTRACTOR will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of CONTRACTOR's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

d. CONTRACTOR will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

e. CONTRACTOR will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

f. In the event of CONTRACTOR's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and the CONTRACTOR may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

g. The CONTRACTOR will include the portion of the sentence immediately preceding paragraph (a) and the provisions of paragraphs (a) through (g) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The CONTRACTOR will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event that CONTRACTOR becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

2. Compliance with the Davis-Bacon Act and the Copeland "Anti-Kickback" Act. As required by Federal program legislation:

a. CONTRACTOR agrees that it shall comply with the Davis-Bacon Act (40 USC 3141-3144 and 3146-3148) as supplemented by the Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction").

i. In accordance with the statute, CONTRACTOR is required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, CONTRACTOR shall pay wages not less than once a week. CONTRACTOR agrees that, for any Task Order to which this requirement applies, the Contract is conditioned upon CONTRACTOR's acceptance of the wage determination.

b. CONTRACTOR agrees that it shall comply with the Copeland "Anti-Kickback" Act (40 USC 3145), as supplemented by the Department of Labor regulations (29 CFR Part 3, "CONTRACTORS and Subcontractors on Public Building or Public

Work Financed in Whole or in Part by Loans or Grants from the United States”) and are incorporated by reference into this Agreement.

i. Contactor. The CONTRACTOR shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this Agreement.

ii. Subcontracts. The CONTRACTOR or subcontractor shall insert in any subcontracts the clause above and such other clauses as the FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

iii. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a CONTRACTOR and subcontractor as provided in 29 C.F.R. § 5.12.

3. Compliance with the Contract Work Hours and Safety Standards Act.

a. Overtime requirements. The CONTRACTOR or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall not require nor permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

b. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1) of this section the CONTRACTOR and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, the CONTRACTOR and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (a) of this section, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (a) of this section.

c. Withholding for unpaid wages and liquidated damages. The CITY shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the CONTRACTOR or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such CONTRACTOR or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b) of this section.

d. Subcontracts. The CONTRACTOR or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (a) through (d) of this section and a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime CONTRACTOR shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (a) through (d) of this section.

4. Rights to Inventions Made Under a Contract or Agreement. As required by Federal program legislation, CONTRACTOR agrees to comply with the requirements of 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements), and any implementing regulations issued by FEMA.

5. Clean Air Act and Federal Water Pollution Control Act. As required by Federal program legislation: CONTRACTOR agrees to comply with the following federal requirements:

a. Clean Air Act.

i. The CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. (2)

ii. The CONTRACTOR agrees to report each violation to the City and understands and agrees that the CITY will, in turn, report each violation as required to assure notification to the State of Florida, Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

iii. The CONTRACTOR agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

b. Federal Water Pollution Control Act

i. The CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal

Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

- ii. The CONTRACTOR agrees to report each violation to the CITY and understands and agrees that the CITY will, in turn, report each violation as required to assure notification to State of Florida, Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
- iii. The CONTRACTOR agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

6. Suspension and Debarment.

- a. This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the CONTRACTOR is required, and will, verify that neither CONTRACTOR, its principals (defined at 2 C.F.R. § 180.995), nor its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).
- b. The CONTRACTOR will comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters.
- c. CONTRACTOR's certification is a material representation of fact relied upon by the CITY. If it is later determined that the CONTRACTOR did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to State of Florida the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
- d. The CONTRACTOR agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C throughout the period this Agreement. The CONTRACTOR further agrees to include a provision requiring such compliance in its lower-tier covered transactions.

7. Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)

- a. The CONTRACTOR certifies to the CITY that it has not and will not use Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. The required Certification is provided as an addendum to this Agreement.
- b. CONTRACTOR will also ensure that each tier of subcontractor(s) shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures will be forwarded from tier-to-tier up to the CITY.

8. Procurement of Recovered Materials. As required by federal program legislation, CONTRACTOR agrees to the following:

- a. In the performance of this contract, the CONTRACTOR shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired:
 - i. competitively within a timeframe providing for compliance with the contract performance schedule;
 - ii. meeting contract performance requirements; or
 - iii. at a reasonable price.

b. Information about this requirement, along with the list of EPA-designate items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.

9. DHS Seals, Logos, and Flags. The CONTRACTOR shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

10. Compliance with Federal Law, Regulations, and Executive Orders. The CONTRACTOR acknowledges that FEMA financial assistance will be used to fund the contract only. The CONTRACTOR will comply with all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

11. No Obligation by Federal Government. "The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, CONTRACTOR, or any other party pertaining to any matter resulting from the contract.

12. Program Fraud and False or Fraudulent Statements or Related Acts. The CONTRACTOR acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the CONTRACTOR actions pertaining to this Agreement.

Name and Title of Contractor's Authorized Official

Date _____



City of Apalachicola Rehabilitation of the Middlebrook Cotton Exchange & Warehouse



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Architecture Reg. AA26001466 www.4mdesigngroup.com

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1. Project Scope and Overview
2. Abbreviated History of the City and the Subject Buildings
3. Existing Conditions Assessment Report
4. Renovation/Rehabilitation Recommendations
5. Existing Floor Plans and Elevations
6. Conclusion

1. Project Scope and Overview

The scope of the project consists of the following services delivered in a task order format as designated by the Project Manager for the City of Apalachicola in compliance with the City's master services agreement with the State of Florida, Division of Historic Resources (herein after referred to as "DHR") and the United States National Park Service (herein after "NPS"). These two agencies having jurisdiction are the providers of grant funding for the preservation and rehabilitation of the two (2) historic buildings involved in the project work.

For the purposes of this existing conditions assessment, this report will focus on one of the two buildings involved in this scope of services as follows:

1. The historic Middlebrook Cotton Factor and Exchange Building, formerly Apalachicola City Jail and City Hall. The Middlebrook Cotton Factor building is located at 1 Avenue "E", in Apalachicola, Florida.



***East Elevation of Middlebrook Cotton Warehouse/Exchange – 1 Avenue "E"
Note granite lintels and columns at fenestration. It appear 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***

1. Project Scope and Overview

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. This report will provide a cursory structural evaluation given the preponderance of multiple suspect conditions which require addressment as part of an overall preservation plan. The proposed plan will provide direction for recommended renovations and appropriate on-going maintenance as a precursor to a more advanced adaptive reuse scenario.

The building will be provided with accurately updated field measured as-built drawings. Potential adaptive reuse scenarios will be discussed and a proposed final solution will be recommended by the City Administration and City of Apalachicola leadership in concurrence with the Florida Division of Historic Resources for the long term preservation of this important historical asset. The final Construction documents associated with this scope of work will be the restoration of the building to a shell with a fully supported exterior enclosure, roof and two fully intact floors with all mechanical, electrical and previous temporary shoring removed or reinforced.

1. Project Scope and Overview

The resulting renovation will provide the City with an empty safely re-occupiable building to be used as the City Administration and leadership find as an appropriate adaptive reuse. 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 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.



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.

Avenue "E" is a wide two lane boulevard with adjacent on-street parking. As previously noted, 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.

1. Project Scope and Overview

Built circa 1836, the Middlebrook is believed to be the first of 40-plus dedicated cotton trade industry buildings erected along the Apalachicola waterfront. The project scope of work (herein after "SOW") for the Middlebrook Cotton Factor and Warehouse and the nearby Harrison-Raney Exchange are highly similar, although the Middlebrook Exchange building will require significantly more elaborate and costly renovations as it has not previously undergone a full rehabilitation effort as has the Harrison-Raney building.

The scope of work (S.O.W.) includes field measuring and production of accurate As-built drawings as a recording of existing conditions. This will include a brief historic narrative and be presented in both a narrative and photographic format. , preparation of a preservation sensitive design solution is limited to making the building suitable for re-occupancy under any number of adaptive reuse scenarios as directed by the City under a separate scope and contract agreement. The S.O.W. of this project does not provide for a completed redesign and /or redevelopment of the building. 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 which made landfall less than 60 miles west of this site on October 10, 2018. Further, the scope will include 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. The scope of work does not include recommendations for specific designs, adaptations or reuses of the building.

The scope specifically addresses removal of damaged historic and non-historic building materials including windows and doors, mechanical and electrical systems, and recommendations for rehabilitation and repair practices which may be necessary in order provide for the potential reuse of the building. These may include 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. 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.

Other damage located on the second floor level is apparent in the wooden second floor framing, this original 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 not directly related to the storm event. Damages to the second floor show clear evidence of increased structural deterioration and advanced stages of structural failure, caused by sustained water damage.

1. Project Scope and Overview

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. 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 second floor frame requires at a minimum, temporary shoring, and 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 designed 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.

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.

Previous repairs 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.

1. Project Scope and Overview

The proposed steel spanning members not only are required to 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.

Raising the floor level of the first floor at the Water Street interface is also a high priority and a necessary strategy in order to avoid expected damage from future flooding impacts. Other work suggested in the recommendation section of this report are provided to ensure the long term preservation of this important building. To that end, the best preservation strategy or tactic is to reinforce the building adequately in order to make it sufficiently hardened and placed back into a useful condition for adaptation for reuse.

The scope of work for the interiors 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.

Under performing and damaged lower level doors and windows will require removal and replacement. 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.

1. Project Scope and Overview

These 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.

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. 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. 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 grants 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.

The work 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.



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

1. Project Scope and Overview

All 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. The 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. It is recommended that an interior access stair way be strongly considered to be added to enable code mandated accessibility to the reinforced second floor following stabilization of the structure. 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.

1. Project Scope and Overview

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.



Second Floor historic windows on Middlebrook Building with operable storm shutters

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.

1. Project Scope and Overview

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.

Grant management and grant administration will be performed by personnel from the City of Apalachicola. The required update to the National Register and update of the Florida Master Site File documentation will also be provided by City of Apalachicola grants personnel. The scope of the Architectural and Structural Engineering services do not include design or redesign services for any proposed adaptive reuse proposals.

2. An Abbreviated History of Apalachicola and 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 and Warehouse 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.

2. An Abbreviated History of Apalachicola and the Subject Building

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.

2. An Abbreviated History of Apalachicola and the Subject Building

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.

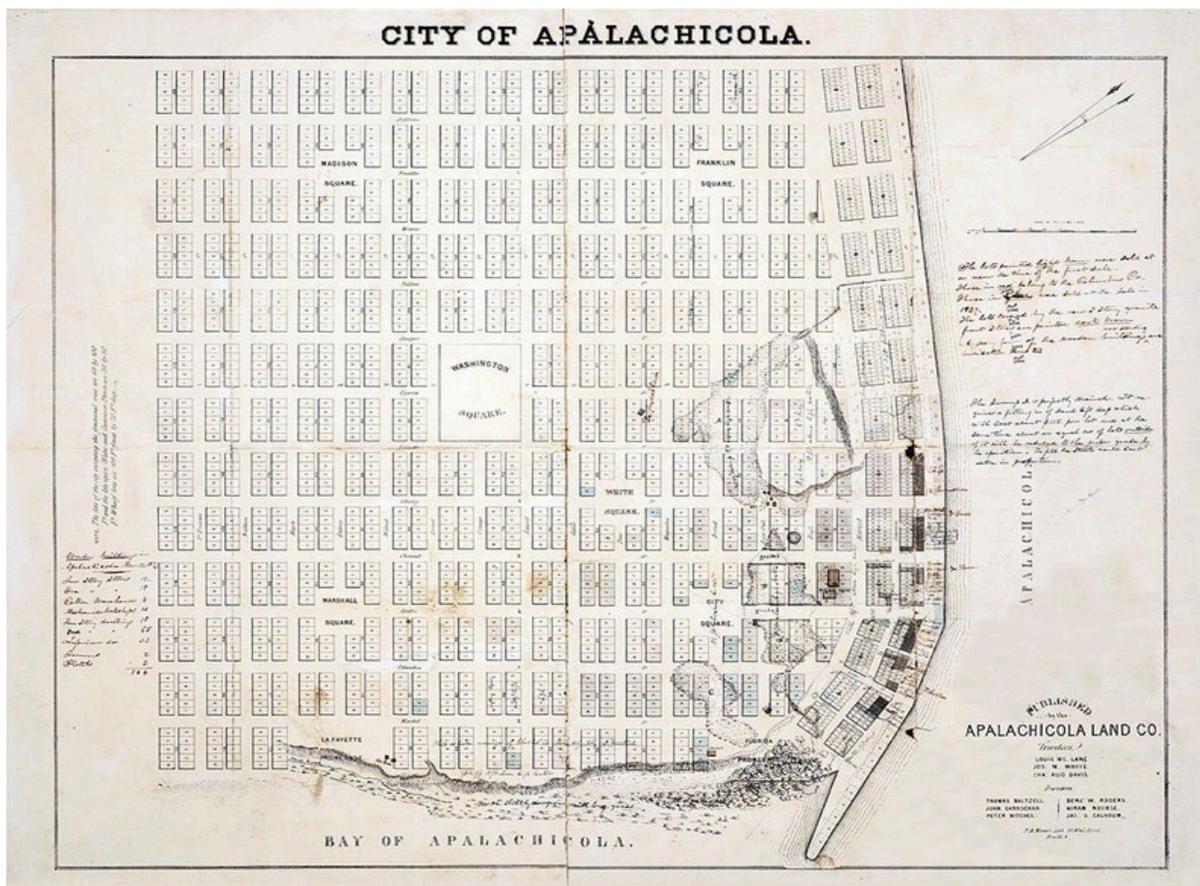
Originally named Cottonton, ("Cotton-Town") the City of Apalachicola served as an important shipping port during the mid-nineteenth century. By 1835, Apalachicola was the third largest shipping port on the Gulf of Mexico. From 1830-1860 the port city of Apalachicola was only surpassed in shipping freight tonnage by New Orleans, Louisiana and Mobile, Alabama. In 1828, the City was re-incorporated as the city of "West Point". The town on the opposite side of the Apalachicola River was, and still remains named East Point. The port city of West Point was finally renamed Apalachicola after the river itself, in 1831.

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.

2. An Abbreviated History of Apalachicola and the Subject Building

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 rain storms 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.

2. An Abbreviated History of Apalachicola and the Subject Building

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

2. An Abbreviated History of Apalachicola and the Subject Building

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.

Apalachicola was down, but by no means through. With the development of the area's vast timber resources in the 1870's, the city's economy began to rapidly recover. Apalachicola was especially attractive for lumber interests because of the ease with which cut timber could be floated downriver to be milled into useful lumber and shipped to domestic and global markets. During this time, a number of lumber companies opened and operated in the Apalachicola area.

2. An Abbreviated History of Apalachicola and the Subject Building

Throughout the 1870's, 1880's, and 1890's; the local timber industry seems to have been dominated by the Cypress Lumber Company which operated between 1883 and 1930. Pine, particularly Long Leaf Pine, and River Cypress products were the major exports and were marketed in Europe and South America, as well as in nearby New Orleans.

Because of the port town's location, a local fishing industry has always been an intrinsic part of Apalachicola's economy. Fishing and in particular, oyster "fishing", or "tonging", along with locally harvested and processed sponges were marketed from Apalachicola since its earliest years of existence.

With the perfection of safe and reliable canning techniques, many of which were patented in the late nineteenth century, the seafood processing industry became a major part of the Apalachicola Bay area's economy. A number of canneries were established in Apalachicola the 1880's and 1890's. The seafood industry has continued to the present day, and experienced heighten growth during most of the nineteenth and early twentieth centuries.

By that time, 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.

3. Existing Conditions Assessment Report

Middlebrook Cotton Warehouse (formerly the City of Apalachicola City Hall Building)

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 Middlebrook Cotton Exchange & Warehouse Building was originally constructed during the Cotton Boom of the early to mid-nineteenth century.

3. Existing Conditions Assessment Report

Middlebrook Cotton Warehouse (formerly the City of Apalachicola City Hall Building)

This building is known to have been built in 1836 and may have been the first of the originally constructed at 43-plus of these nearly identical buildings. As previously noted, all were originally developed as mercantile commercial structures with generous storage capacity for the booming Cotton trade along the water front Apalachicola, Florida.



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

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.

3. Existing Conditions Assessment Report

Middlebrook Cotton Warehouse (formerly the City of Apalachicola City Hall Building)

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.



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

The Middlebrook Cotton Exchange & Warehouse or “Old” Apalachicola City Hall building has been in more regular and continuous “public” use than any other historic building in the City of Apalachicola.

3. Existing Conditions Assessment Report

Middlebrook Cotton Warehouse (formerly the City of Apalachicola City Hall Building)

This building has been flooded a number of times over the past 30 years. 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



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

More importantly, these walls and the added perimeter common wood frame walls have been placed approximately 12 inches inside the perimeter historic masonry walls and provide primary support 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.

3. Existing Conditions Assessment Report

Middlebrook Cotton Warehouse (formerly the City of Apalachicola City Hall Building)

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 is substantially decayed would have previously provided a ceiling surface below the second floor level, under the depth of the cross beams.



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.

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.

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.

3. Existing Conditions Assessment Report

Middlebrook Cotton Warehouse (formerly the City of Apalachicola City Hall Building)

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.



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

The subfloor and flooring will require 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.

3. Existing Conditions Assessment Report

Middlebrook Cotton Warehouse (formerly the City of Apalachicola City Hall Building)

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.

The 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.



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.

3. Existing Conditions Assessment Report

Middlebrook Cotton Warehouse (formerly the City of Apalachicola City Hall Building)



Original 2nd floor frame in north end Middlebrook Building.

Note: Mortared and tendon constriction on brick wall with wide plank sub-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 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.

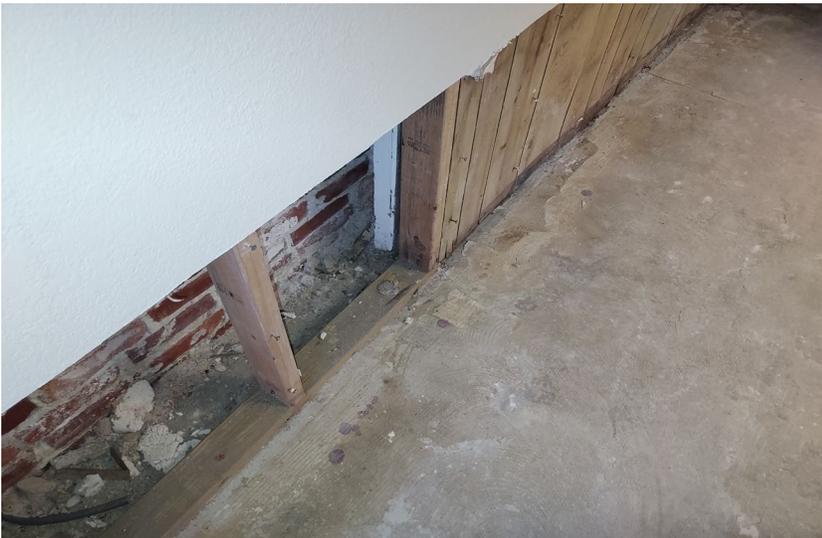
The Middlebrook building has a large framed cut-out in the south end of the second floor of the building. It is likely that was once used as a dual purpose bay for block and tackle lowering of heavy cotton bales but also allowed the fire warmed air to filter up to the second floor and conversely, allowed 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.

3. Existing Conditions Assessment Report

Middlebrook Cotton Warehouse (formerly the City of Apalachicola City Hall Building)

The Middlebrook 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 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 Apalchicola.



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

3. Existing Conditions Assessment Report

Middlebrook Cotton Warehouse (formerly the City of Apalachicola City Hall Building)



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.**

4. Renovation/Rehabilitation Recommendation

This section of the assessment report will provide for recommendations for renovations, and repairs necessary for the subject buildings. 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.

Recommendation: 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.

4. Renovation/Rehabilitation Recommendation

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 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.

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.

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.

4. Renovation/Rehabilitation Recommendation

Only a series of inter-connected flood mitigation and flood deterrent devices including a substantial sea-wall located along the river's edge, in conjunction with storm water abating retention vessels and equipment to pump flood water back into the river and a series of flood barriers associated with individual buildings 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.

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.

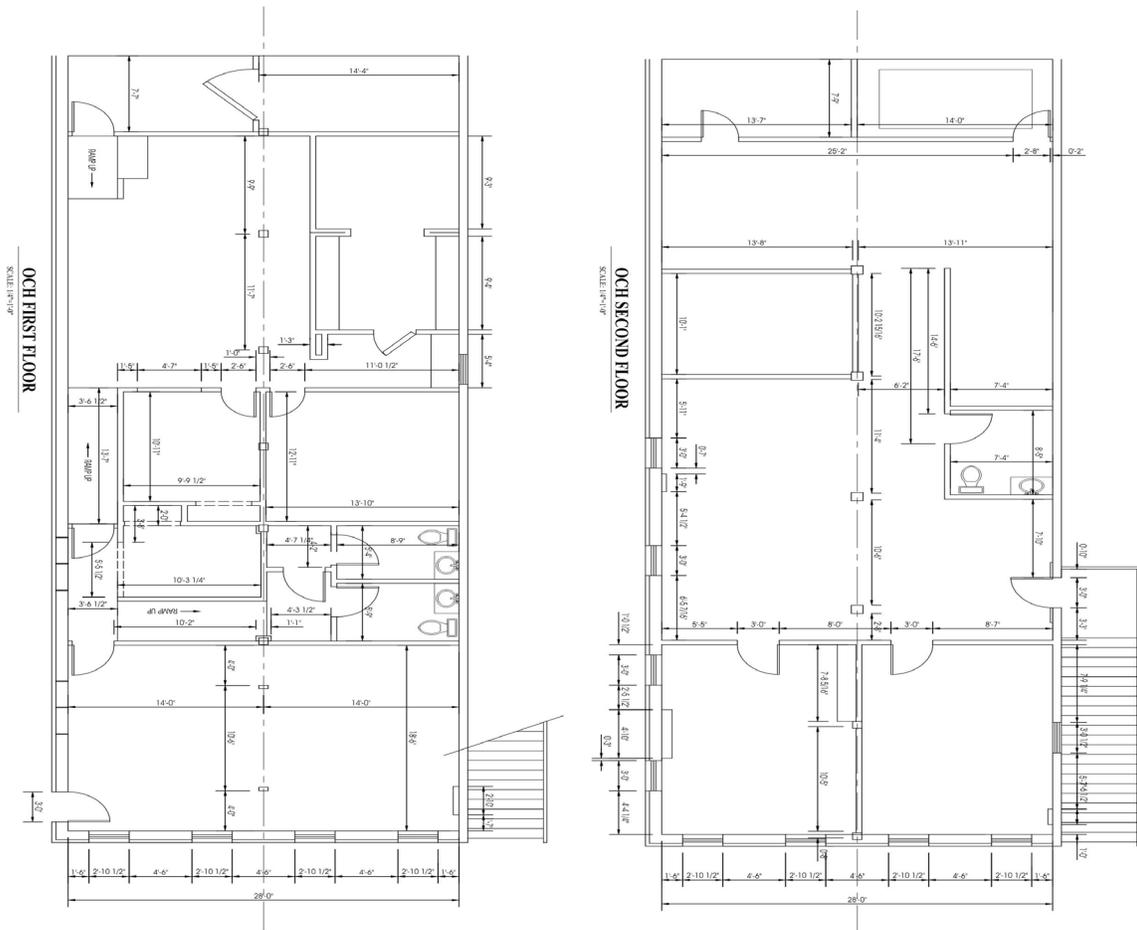
The Middlebrook building does not appear to require re-roofing. The documented date of the last reroofing for the building is unknown. However, the roof appearance and construction detailing all appear to be intact and in excellent condition. The Middlebrook Warehouse, formerly the Apalachicola City 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.



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

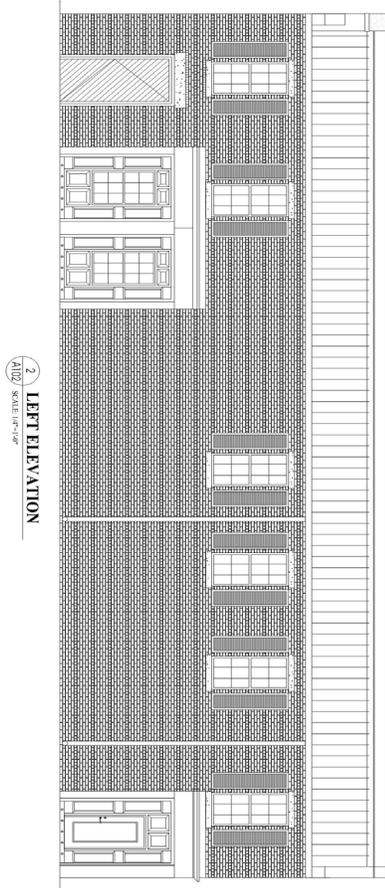
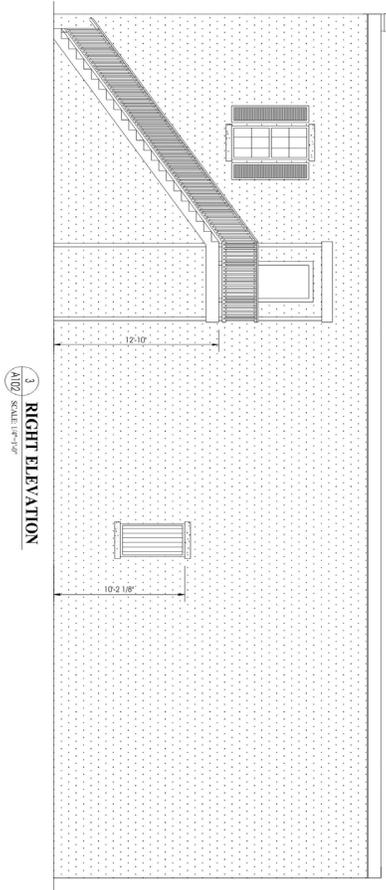
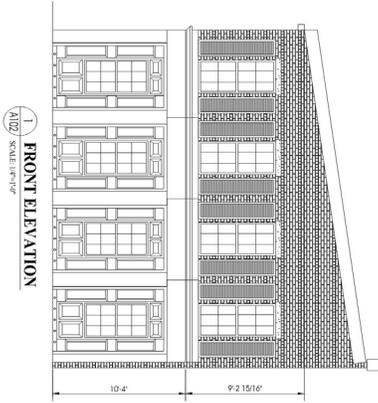
5. Existing Floor Plans and Elevations

Floor Plans



<p>A100</p> <p>OLD CITY HALL / OCH / FLOOR PLANS</p> <p>DATE: 11.20</p>	<p>Copyright © 2022 4M Design Group, PA. All Rights Reserved. Electronic reproduction and the design of any part without the written consent of 4M Design Group, PA. is prohibited. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of 4M Design Group, PA.</p>	<p>APALACHICOLA OCH & HRW</p> <p>OLD CITY HALL & HARRISON-RANEY WAREHOUSE WATER STREET, APALACHICOLA, FL</p>	<p>4M Design Group PA</p> <p>Architecture Preservation Sustainability</p> <p>322 Beard Street Tallahassee, FL 32303 850.423.3676 850.421.3676 fax Architecture Reg. #A020001666</p>								
	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION							<p>DATE: 11.20</p> <p>PROJECT: APALACHICOLA OCH & HRW</p> <p>CONTRACTOR: CONSTRUCTION DOCUMENTS</p> <p>DATE: 11.20</p>	<p>DATE: 11.20</p> <p>PROJECT: APALACHICOLA OCH & HRW</p> <p>CONTRACTOR: CONSTRUCTION DOCUMENTS</p> <p>DATE: 11.20</p>
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5. Existing Floor Plans and Elevations Elevations



<p>A102</p> <p>OLD CITY HALL (OCH) ELEVATIONS</p> <p>Scale: 1/8"=1'-0"</p>	<p>APALACHICOLA OCH & HRW</p> <p>OLD CITY HALL & HARRISON-RANEY WAREHOUSE</p> <p>WATER STREET, APALACHICOLA, FL</p>	<p>4M Design Group PA</p> <p>Architecture Preservation Sustainability</p>	<p>322 Beard Street Tallahassee, FL 32303 850.422.3476 850.421.3676 fax Architecture Reg. AA26001466</p>
	<p>MARCH 20, 2022 CONSTRUCTION DOCUMENTS</p> <p>DATE: 4.22.2021 4.22</p>	<p>Sheet # 10000000</p>	

6. 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 water front 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. The Middlebrook Building has the very significant asset of having perhaps the single best location at the principal intersection of Avenue "E" at Water Street making it the highest value location in the Historic Downtown District. Care must be taken to address this flood prone location, and to address structural issues regarding the deterioration of the original second wood floor frame. Vertical access are a concern for any option to rehabilitate the building. 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 while simultaneously removing multiple layers of added mechanical and electrical and other modern building materials will result in an appropriate process to extend the useful life of the building.

6. Conclusion

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.

E N D



REHABILITATION AND ADAPTIVE REUSE OF
THE MIDDLEBROOK COTTON EXCHANGE & WAREHOUSE
1 AVENUE "E"
APALACHICOLA, FL.

FLORIDA PRODUCT APPROVAL:

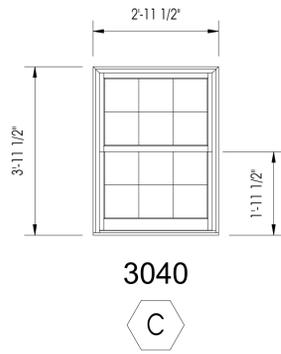
Contractor shall make available to the Building Inspector documentation necessary to verify that all components requiring product approval per FS 553.842 are in compliance with product approval installation Requirements.



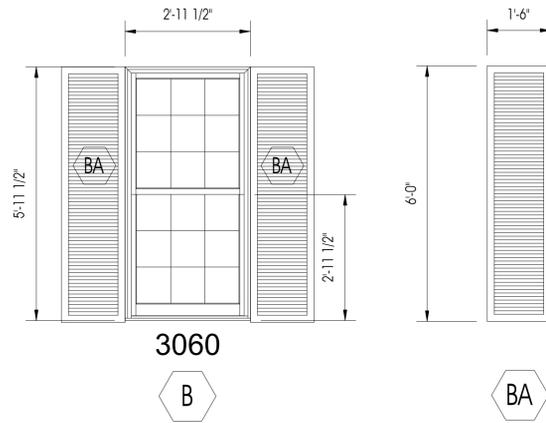
REHABILITATION DOCUMENTS

Project #: 4M-2021-040
May, 15th, 2022

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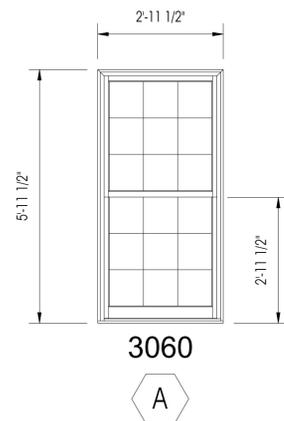


3040
C
EXISTING DOUBLE HUNG WINDOWS TO REMAIN IN TACT - FIRST FLOOR ONLY

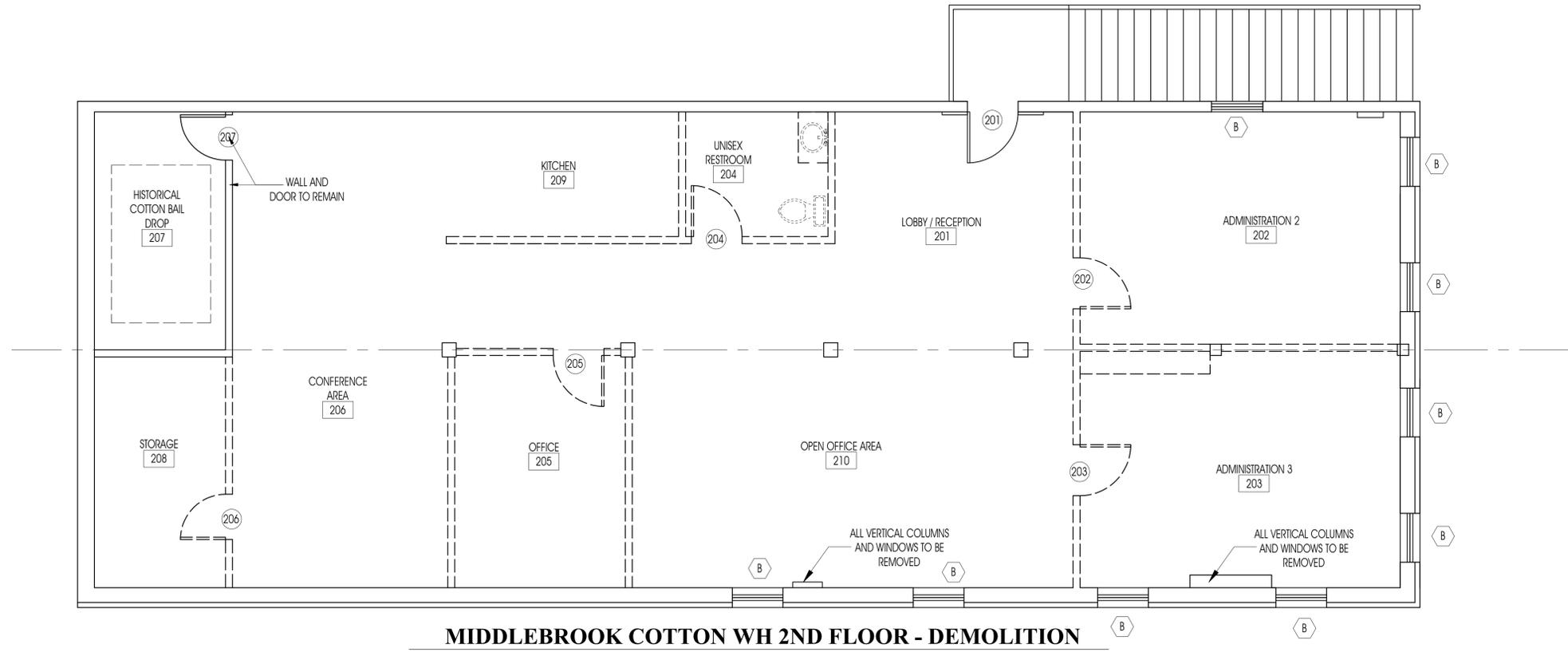


3060
B
EXISTING DOUBLE HUNG WINDOWS TO REMAIN INTACT, IN PLACE - SECOND FLOOR ONLY

3060
BA
REINFORCED FIBERGLASS IMPACT RESISTANT STORM SHUTTER TO COVER WINDOWS 1 EACH SIDE - SECOND FLOOR ONLY



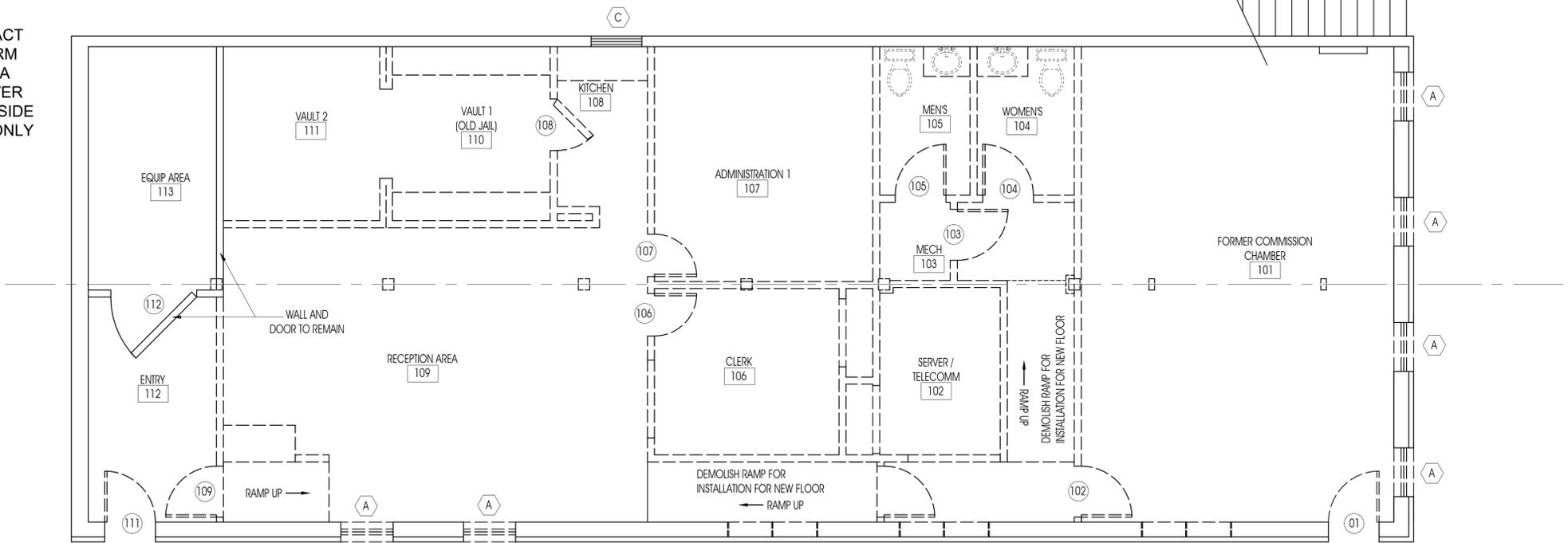
3060
A
REMOVE AND REPLACE WITH ALUMINUM OVER WOOD DOUBLE HUNG W/ STORM WINDOWS - FIRST FLOOR ONLY



MIDDLEBROOK COTTON WH 2ND FLOOR - DEMOLITION

SCALE: 1/4"=1'-0"

NOTE: ALL DOORS TO BE REMOVED ON THE SECOND FLOOR, EXCEPT 201 AND 207 THEY REMAIN INTACT AND IN PLACE.



MIDDLEBROOK COTTON WH 1ST FLOOR - DEMOLITION

SCALE: 1/4"=1'-0"

- NOTES:
1. ALL DOORS TO BE REMOVED ON THE FIRST FLOOR, UNLESS OTHERWISE INDICATED.
 2. DOOR 101 AND 109 TO REMAIN INTACT AND IN PLACE UNTIL REPLACEMENT DOOR IS INSTALLED.
 3. DOOR 110 TO REMAIN INTACT AND IN PLACE.
 4. DOOR 108 THE VAULT DOOR TO BE REMOVED AND TURNED OVER TO THE CITY.
 5. EXISTING WOOD COLUMNS TO REMAIN UNTIL NEW STEEL SUBFRAME IS INSTALLED.



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REHABILITATION OF:
MIDDLEBROOK COTTON EXCHANGE WAREHOUSE
1 AVENUE "E", APALACHICOLA, FL

Rev. #	Description

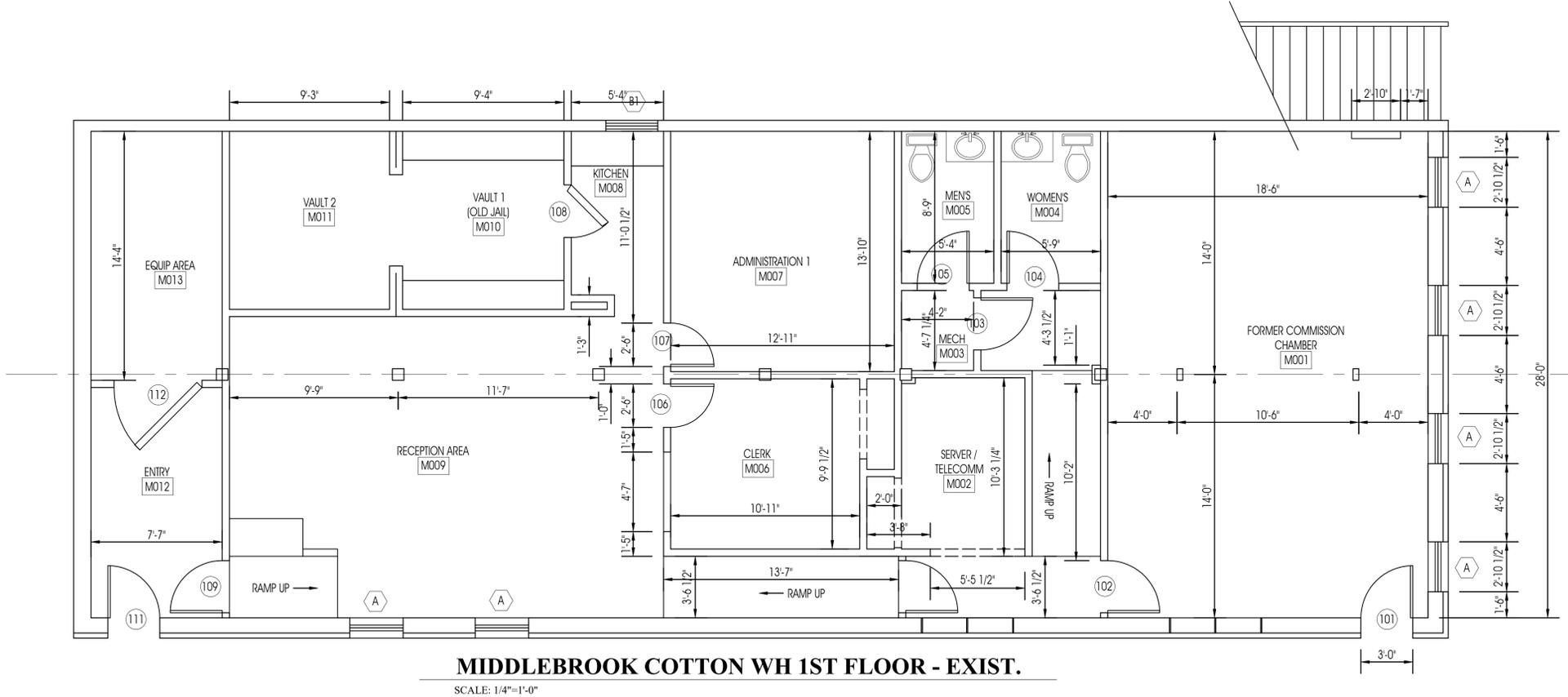
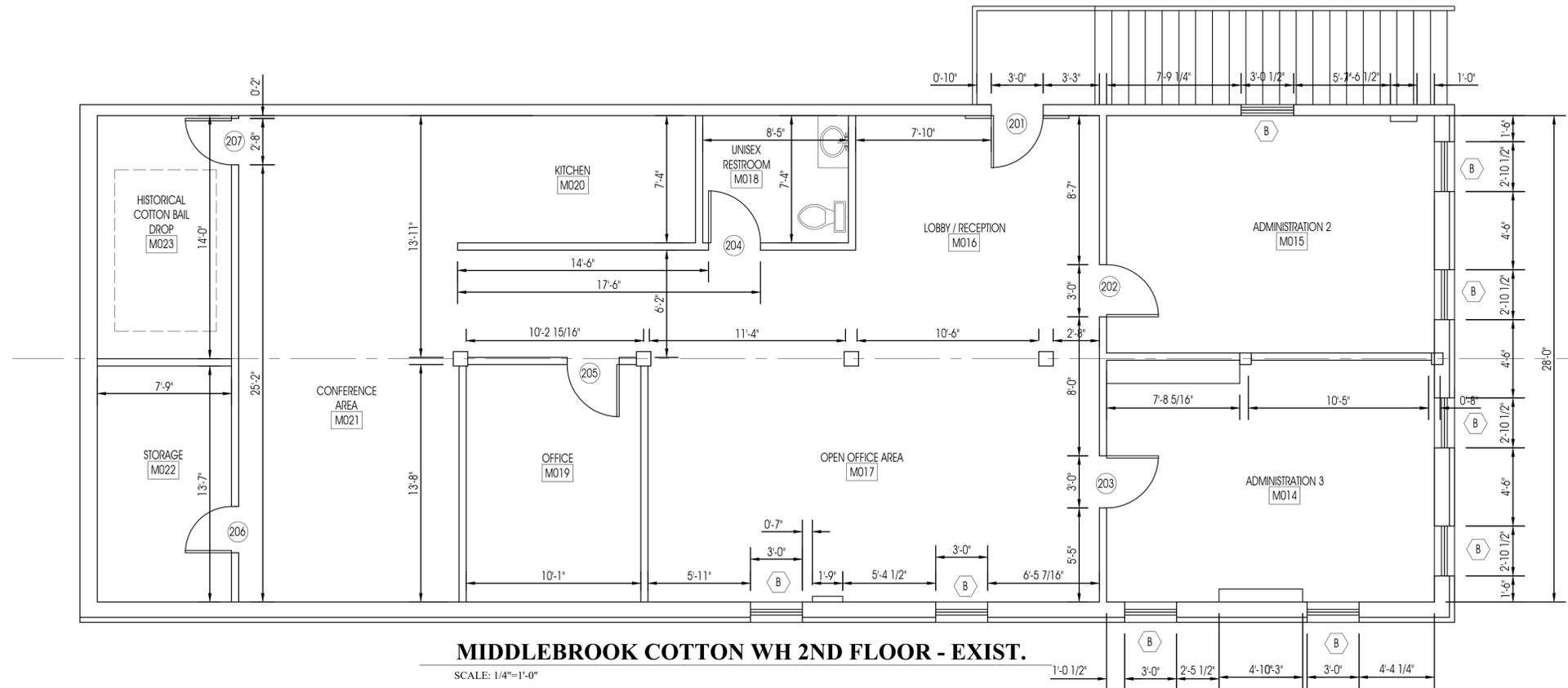
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MAY 15, 2022
CONSTRUCTION
DOCUMENTS
4M Proj. #4M-2021-040

MIDDLEBROOK
COTTON WH
DEMO. PLANS

Drawn By: JED

D100

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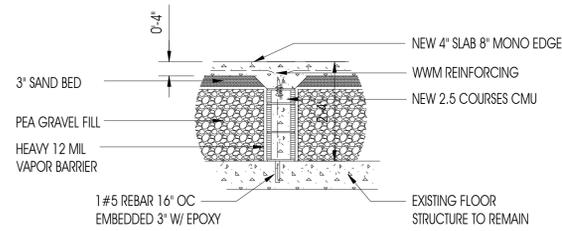
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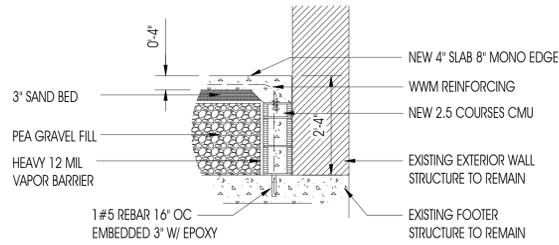
MIDDLEBROOK
COTTON WH
EXIST. PLANS
Drawn By: JED

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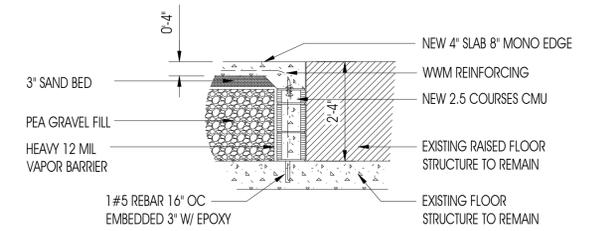
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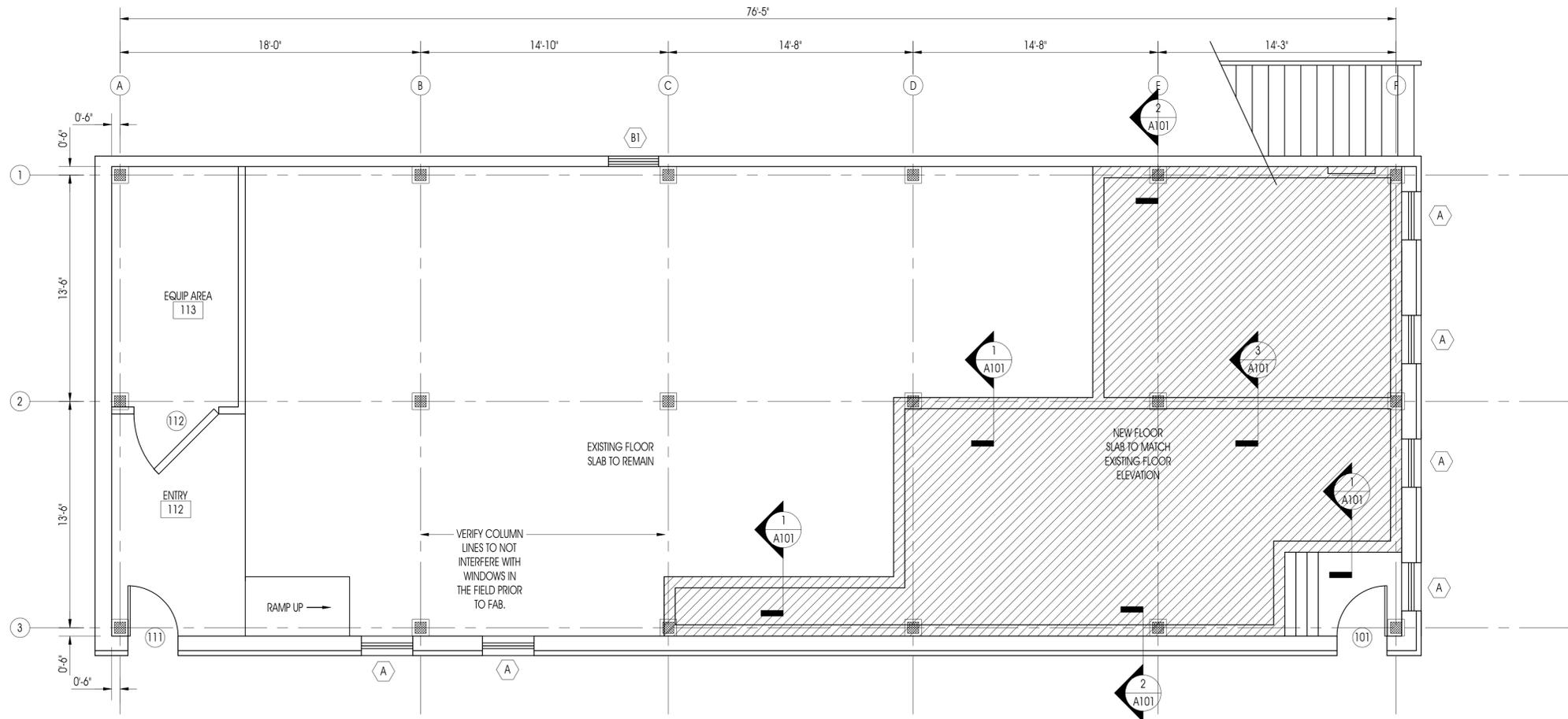
3 NEW RAISED FLOOR @ MID SUPPORT
A101 SCALE: 1/4"=1'-0"



2 NEW RAISED FLOOR @ EXTERIOR WALL
A101 SCALE: 1/4"=1'-0"



1 NEW RAISED FLOOR @ INTERIOR FLOOR
A101 SCALE: 1/4"=1'-0"



MIDDLEBROOK COTTON WH 1ST FLOOR - CONC. SLAB
 SCALE: 1/4"=1'-0"



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 1 AVENUE "E", APALACHICOLA, FL

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MIDDLEBROOK
 COTTON WH
 CONC. PLAN

Drawn By: JED

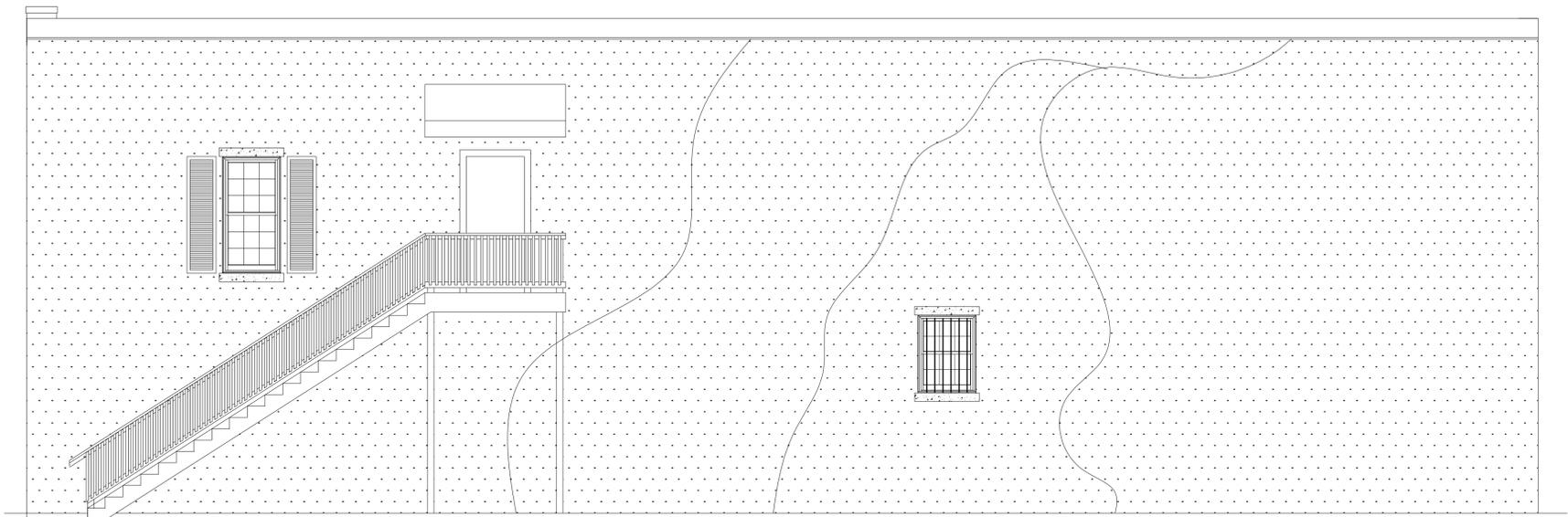
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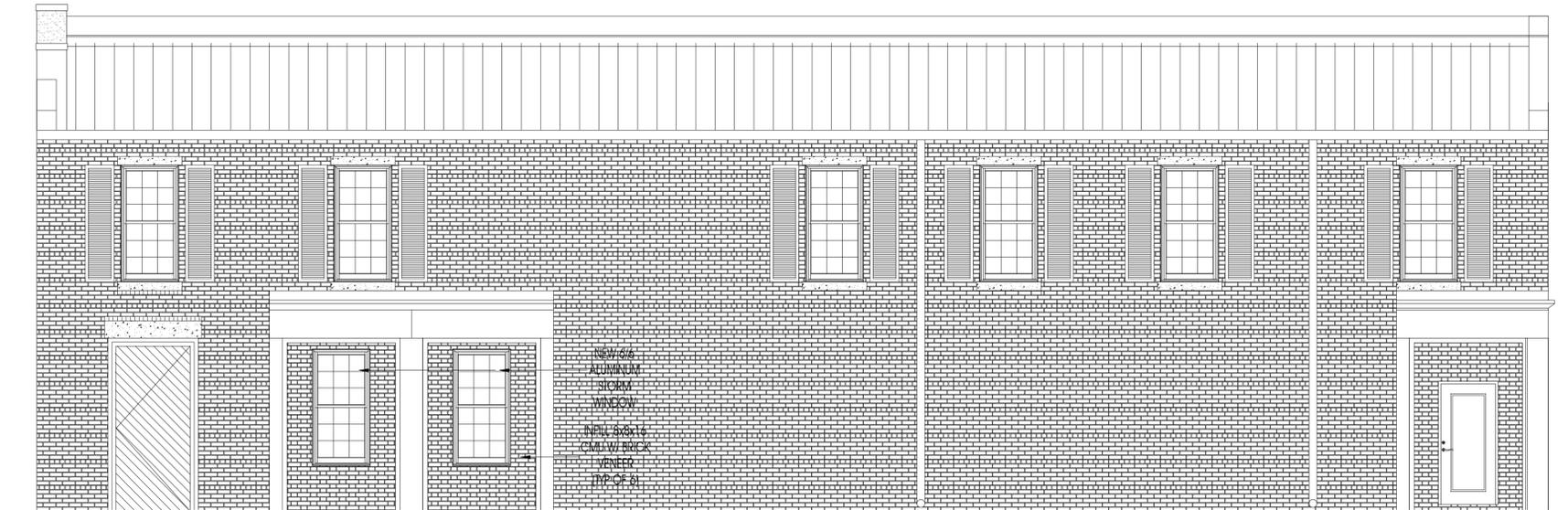


1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

INFILL 8x8x16
CMU W/ BRICK
VENEER
(TYP OF 6)



3 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"

NEW 6/6
ALUMINUM
STORM
WINDOW

INFILL 8x8x16
CMU W/ BRICK
VENEER
(TYP OF 6)

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MIDDLEBROOK
COTTON WH
ELEVATIONS

Drawn By: JED

A102

EXTERIOR DEMOLITION AND REHABILITATION NOTES –MIDDLEBROOK BUILDING

1. Power Wash all exposed exterior facade surfaces from grade to roofline; for purposes of definition; "Power Wash" means low to medium pressure "Soft-Wash" weathering surfaces of all exterior elevations, roofing, historic masonry, granite lintels, adjacent concrete surfaces, wood window trim and surrounds, and exterior access doors.
2. Maintain medium to low pressure so as not to damage any historic masonry or wood surfaces/finishes.
3. Use Chlorine Bleach or other Chemical detergents suitable for use on historic masonry walls. Extreme care MUST BE TAKEN not to damage the exterior firing glazing on masonry.
4. Carefully hand sand any imperfections or foreign debris to face of original masonry brick surface. DO NOT use abrasives.
5. Contractors and subcontractors will thoroughly acquaint themselves with the procedures for preservation of historic Masonry buildings including directives from the U.S. Department of the Interior and the National Park Service's Preservation Brief #1; Assessing Cleaning and Water Repellent Treatments for Historic Masonry Buildings", including Preservation Brief # 2: "Repointing Mortar Joints in Historic Masonry Buildings" and Preservation Brief 3: "Cleaning and Water Repellent Treatments for Historic Masonry Buildings", 6. On the west elevation (Middlebrook Building), carefully clean mildewed surfaces without damaging stucco over-coating.
7. Remove six (6) lower level windows, and two (2) exterior doors. Reframe openings with 8" 8" x 16" concrete masonry with brick veneer selected to MATCH the existing texture and coloration of historic Brick. Utilize actual historic brick where possible. Frame window opening with pressure treated lumber and install new windows and doors with wood "Storm Window overlays per drawings for storm hardening as required by scope.
8. Temporarily secure all window opening to insure security of window openings and access to the building. Provide 3/4" thick sheets of plywood secured through opening with 5/8" x 16 galvanized bolts with O.S. Washers and nuts on interior and tamper proof head on exterior. Secure to 2 x4 cross braced wood material on interior.
9. Form new door opening and steps to FBC (11") Treads to match existing floor level in center of existing building and three (3) 7" risers on north end of building at intersection and as shown on the drawings.
10. Install new lower level Entry/Exit doors per specifications. Each door and window shall be detailed consistent with the drawing and specifications for weather resistance. Install shutters as shown. Supplemental flood resistance measure may be applied following completion of this scope of work.
11. Remove/demolish all existing lay-in acoustical ceilings, ducting and inoperable lighting fixtures. Existing electrical service to remain intact during demolition and early stages of rehabilitation in order to provide power for operation of contractor's tools and equipment.
12. Temporarily shore entire second floor frame with scaffolding at approximately 4 feet off both east and west exterior walls. Shim to underside of historic structural frame in order to fully support the second floor frame.
13. Saw cut and jack hammer area of existing slab to provide structurally appropriate tie into existing and proposed new concrete slab. Tie all cold joints with fully embed #5 coated rebar dowels, in quantities and configuration shown in the drawings'
14. Pre-drill and epoxy cement #5 rebar dowels min embed 12" into existing slab. All new slabs to be reinforced with 1001 Welded Wire Fabric ("WWF"). Narrow gage wire and fiberglass reinforcing is not acceptable as reinforcing.
15. Provide continuous steel frame as shown to support second floor frame and provide a series of exterior clamps in order to stabilize and support exterior historic masonry walls.
16. Remove acoustical lay-in ceiling, grid, tile and lighting fixtures in first floor ceiling space prior to removing mechanical equipment including ductwork and miscellaneous plumbing and electrical wiring above the ceiling grid.
17. Turn of water supply and cap all plumbing lines PRIOR to removing plumbing fixtures.
18. Remove all existing Mechanical equipment including ductwork, heating and cooling equipment and machinery; hot water heater, toilets, lavatories and kitchen sink.
19. Remove all walls and door, trim, etc., as shown on demolition plans

20. Remove existing Vault door.
21. Remove walls, doors and cabinetry and countertops on second floor.
22. All demolition/salvaged materials to remain the property of the City of Apalachicola unless otherwise directed in writing by the City Manager's office. City will provide location for disposition of salvage. Contractor will be responsible for disposal of demolished materials.
23. DO NOT ENGAGE IN ANY DEMOLITION OF SECOND FLOOR UNTIL SUCH TIME AS THE TEMPORAY SHORING ON GROUND FLOOR LEVEL HAS BEEN INSTALLED.
24. Upon completion of second floor demolition, secure second floor so as to deny unauthorized access. All contractors are cautioned to be aware of large framed opening as a fall hazard on second floor level on south end of building
25. Clean and sweep each floor daily for prevent build up dust and debris.
26. The Job site will be designated as a TOBACCO FREE and DRUG FREE AREA, NO smoking, chewing, "dipping" imbibing or consumption of Alcohol, Tobacco or ANY CONTROLLED SUBSTANCE including prescribed CBD/TCH containing products will be NOT BE allowed on the premises.
27. Install structural 8" x 8" steel column Steel angle base plates epoxy bolted to be concrete floor system at 16'-0" (15'-0" or six EQUAL bay centers), full length of the building. Steel columns shall have 4"x 4" x 1/2" steel angles pre welded w/full fillet welds, ground and painted to support 12"w x 14"d x 3/4"thk spanning beams in each direction, both floors. Install lower level FIRST to insure capacity of second floor to carry new loads. Shim steel members to support existing historic floor beams and girders as necessary.
28. Apply Air and Water REPELLENT to sample in a minimum 4' x 4' section for approval by Preservation Architect and City personnel having authority. Allow to dry for 48 hours. Rejected samples will be placed in areas unnoticeable.
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REHABILITATION OF:
MIDDLEBROOK COTTON EXCHANGE WAREHOUSE
1 AVENUE "E", APALACHICOLA, FL

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MIDDLEBROOK
COTTON WH
REHAB INFO

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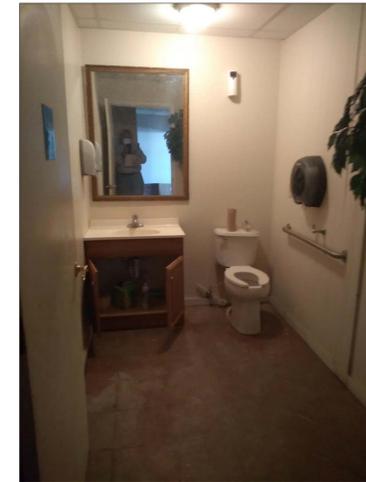
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1 AVENUE "E", APALACHICOLA, FL

Rev. #	Description

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MAY 15, 2022
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MIDDLEBROOK
COTTON WH
REHAB INFO

Drawn By: JED

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13. Saw cut and jack hammer area of existing slab at ramps to provide structurally appropriate tie into existing and proposed new concrete slab. Tie all cold joints with fully embed #5 coated rebar dowels, in quantities and configuration shown in the drawings'
14. Pre-drill and epoxy cement #5 rebar dowels min embed 12" into existing slab. All new slabs to be reinforced with 1001 Welded Wire Fabric ("WWF"). Narrow gage wire and fiberglass reinforcing is not acceptable as reinforcing.
15. Provide continuous steel frame as shown to support second floor frame and provide a series of exterior clamps in order to stabilize and support exterior historic masonry walls.
16. Remove acoustical lay-in ceiling, grid, tile and lighting fixtures in first floor ceiling space prior to removing mechanical equipment including ductwork and miscellaneous plumbing and electrical wiring above the ceiling grid.
17. Turn of water supply and cap all plumbing lines PRIOR to removing plumbing fixtures.
18. Remove all existing Mechanical equipment including ductwork, heating and cooling equipment and machinery; hot water heater, toilets, lavatories and kitchen sink.
19. Remove all walls and door, trim, etc., as shown on demolition plans

20. Remove existing Vault door.
21. Remove walls, doors and cabinetry and countertops on second floor.
22. All demolition/salvaged materials to remain the property of the City of Apalachicola unless otherwise directed in writing by the City Manager's office. City will provide location for disposition of salvage. Contractor will be responsible for disposal of demolished materials.
23. DO NOT ENGAGE IN ANY DEMOLITION OF SECOND FLOOR UNTIL SUCH TIME AS THE TEMPORAY SHORING ON GROUND FLOOR LEVEL HAS BEEN INSTALLED.
24. Upon completion of second floor demolition, secure second floor so as to deny unauthorized access. All contractors are cautioned to be aware of large framed opening as a fall hazard on second floor level on south end of building
25. Clean and sweep each floor daily for prevent build up dust and debris.
26. The Job site will be designated as a TOBACCO FREE and DRUG FREE AREA, NO smoking, chewing, "dipping" imbibing or consumption of Alcohol, Tobacco or ANY CONTROLLED SUBSTANCE including prescribed CBD/TCH containing products will be NOT BE allowed on the premises.
27. Install structural 8" x 8" steel column Steel angle base plates epoxy bolted to be concrete floor system at 16'-0" (15'-0" or six EQUAL bay centers), full length of the building. Steel columns shall have 4"x 4" x 1/2" steel angles pre welded w/full fillet welds, ground and painted to support 12"w x 14"d x 3/4"thk spanning beams in each direction, both floors. Install lower level FIRST to insure capacity of second floor to carry new loads. Shim steel members to support existing historic floor beams and girders as necessary.
28. Apply Air and Water REPELLENT to sample in a minimum 4' x 4' section for approval by Preservation Architect and City personnel having authority. Allow to dry for 48 hours. Rejected samples will be placed in areas unnoticeable.
29. Approved Air and Water Repellent shall be PENETRATING compound as specified. Use NO Film-Forming air and water barriers. ONLY approved samples will be applied to areas visible to public.



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REHABILITATION OF:

**MIDDLEBROOK COTTON EXCHANGE WAREHOUSE
1 AVENUE "E", APALACHICOLA, FL**

Rev. #	Description

Official Seal
MAY 15, 2022
CONSTRUCTION
DOCUMENTS
4M Proj. #4M-2021-040

MIDDLEBROOK
COTTON WH
REHAB INFO

Drawn By: JED
A105

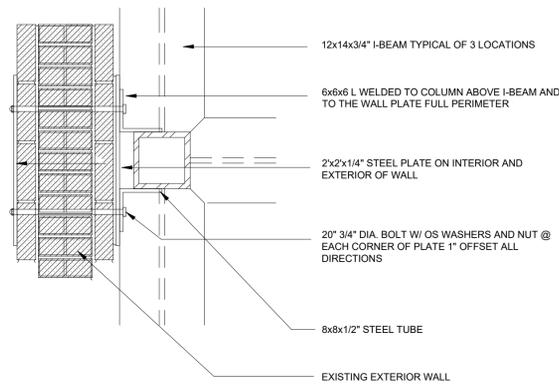
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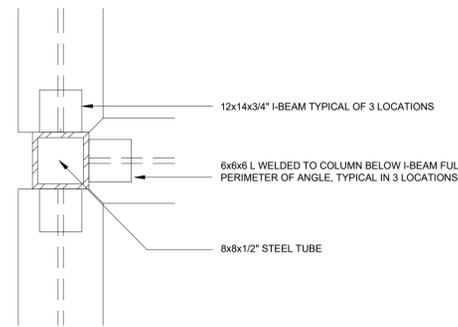
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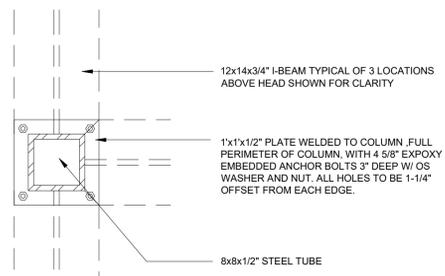
PLAN VIEW AT THE TOP OF THE I-BEAMS @ EXTERIOR WALLS



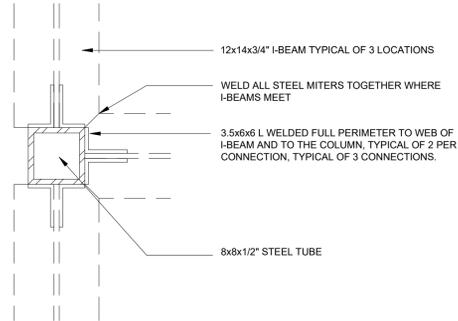
PLAN VIEW AT THE UNDER OF THE I-BEAMS @ EXTERIOR WALLS



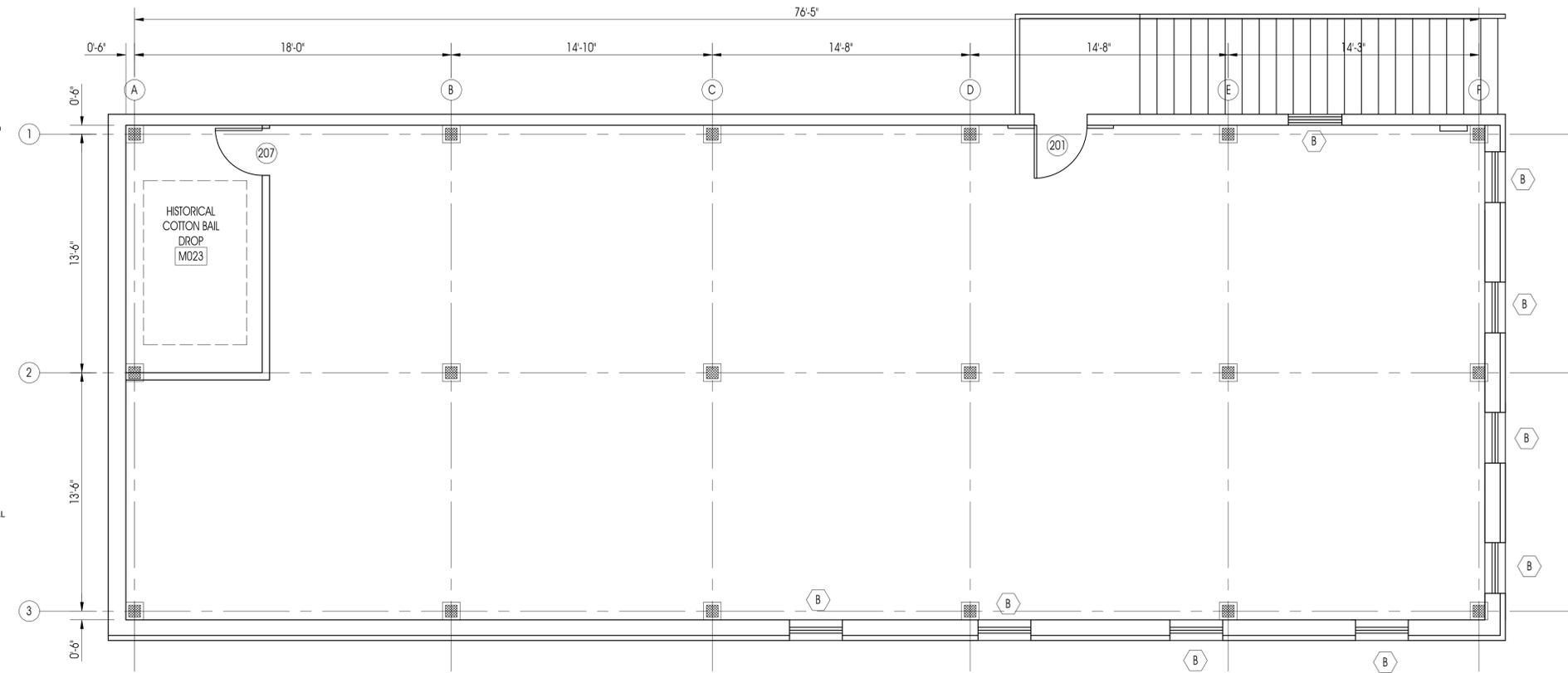
PLAN VIEW AT THE BASE OF THE COLUMN @ EXTERIOR WALLS



PLAN VIEW AT THE WEB CONNECTION TO COLUMN @ EXTERIOR WALLS

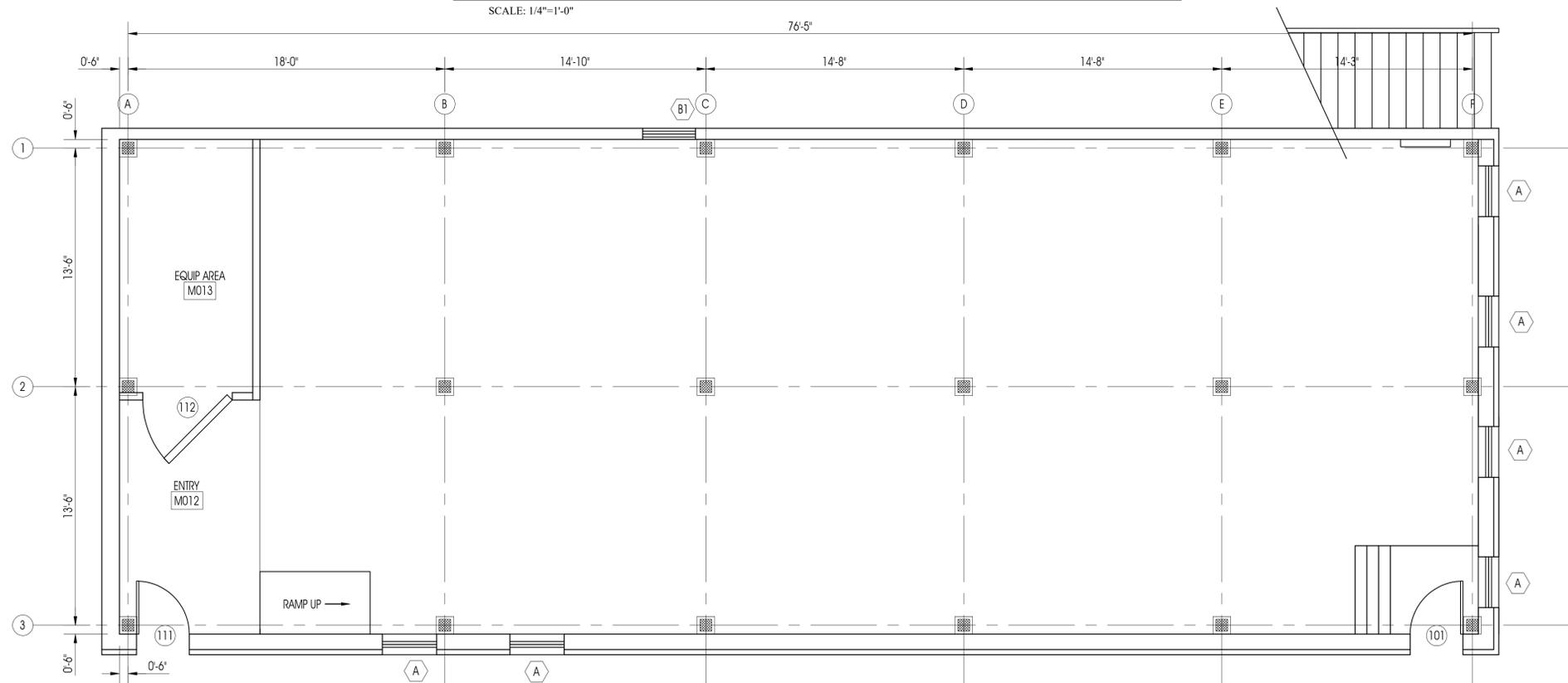


STEEL COLUMN DETAILS AT PERIODIC ELEVATIONS
SCALE: 1"=1'-0"



MIDDLEBROOK COTTON WH 2ND FLOOR - STRUCTURAL

SCALE: 1/4"=1'-0"



MIDDLEBROOK COTTON WH 1ST FLOOR - STRUCTURAL

SCALE: 1/4"=1'-0"



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MIDDLEBROOK
COTTON WH
STRUCT. PLANS

Drawn By: JED

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