

# Eastport CCU Administration

## Historical Data

- Originally constructed 2001
  - Building designed as a pre-engineered warehouse style shell and built out for office use.
  - Damaged by Hurricane Charley in 2004 and repaired.
  - Building elevation per building plan identified at 10.5' (Later certified at 9.3')
  - Base flood is 9' with Code required to be BFE+1.
  - Repairs require FEMA flood proofing to be performed or building elevation to be raised.
- 33,000 sq feet shared use building
  - 46% Utilities usage
  - 11% Public Works usage
  - 11% Community Services Co-op usage
  - 27% Shared space
  - 5% State and Federal usage
- On approximately 10-acres

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## Hurricane Damage Data

- Hurricane Ian
  - Significant wind damage to the building envelope.
  - Wind driven rain resulted in water damage in several areas.
  - Site drainage is inverted causing water to drain back to the building.
  - All areas of the structure that were built in between columns were not designed to be weather resistant.
  - Significant damage to the building HVAC systems.
- Hurricane Idalia
  - Additional water intrusion and minor wind damage.
  - Further damage to the building HVAC systems.
- Hurricane Helene/Milton
  - Additional water intrusion and minor wind damage.
  - Further damage to the building HVAC systems.





# Eastport CCU Administration Building

## Post Hurricane Deficiencies

- The engineering report identified many deficiencies as it relates to code compliance for repair. Two major items;
- *As previously noted, the building is located in an AE-10 NAVD flood zone and the finished floor elevation is 9.3 ft NAVD. According to ASCE 24-14, the minimum elevation for the lowest floor of a building not in a high-risk flood hazard area is the base flood elevation plus one foot<sup>4</sup>. The proper design elevation for this building is 11.0 ft NAVD, with no stricter requirements provided for in CLOCC. At its current finished floor elevation of 9.3 ft NAVD, the building is 1.7 ft below the design flood elevation and shall require modification to bring it into compliance with ASCE 24-14.*
- *Beginning with the 2022 revision of ASCE 7, Section 26.5.1 introduces the use of the ASCE Wind Design Geodatabase, an online tool used to determine the hazards of any specific location within the United States. According to the geodatabase, this building is located in a 149-mph wind zone (3-second gust). As previously noted, the building was designed for a continuous wind speed of 110 mph, and may not sufficiently resist wind forces.*

# Eastport CCU Administration Building

## Cost Estimate (Hurricane Repairs)

- Rough Order of Magnitude estimate = \$1,678,893
- HVAC system replacement to a central chiller plant = \$1,400,000

## Building Appraisal

- Appraisal to determine 50% rule - \$4,835,000
- Total cost to repair - \$3,078,893
- Determined to be Substantially Damaged

# Replacement Strategies

The current facility needs full replacement. The property is an insured asset and qualifies for reimbursement amounts not yet determined. Since Hurricane Ian the facility has been vacant with Utilities staff working out of a series of modular offices. The modular option is a temporary solution. Funding strategies outlined below have been developed to support the replacement facility.

## Capital Funding

- \$30.4M CCU-CIP
- FY28
- Includes Campus Growth

## Grant Funding

- HMGP Safe Room
- \$17.3M
- FY28
- Application in Progress
- Requires Cost Shares

## Property Value

- Needs Master Planned
- \$3M - \$6.5M Est. Value
- Internal estimate only

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## Recommendation

### A. Plan replacement following Capital Needs Plan

- Combined cost to replace = \$17.3M (Building and site only.)
- Combined cost to maintain = \$65K (Annually)

### B. Demo the building and hold property for future growth needs.

- Demo cost = \$260K (Building only.)



# Questions & Direction