

WORKSHOP
APALACHICOLA CITY COMMISSION
TUESDAY, NOVEMBER 5, 2024 – 5:00PM
FORMER APALACHICOLA MUNICIPAL LIBRARY
74 6TH STREET, APALACHICOLA, FLORIDA 32320

Agenda

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

- I. Call to Order**
 - Invocation
 - Pledge of Allegiance

- II. Public Comment**

- III. Popham Building Discussion**

- IV. Adjournment**

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



Popham Building Presentation & Concepts

81 Water Street
Apalachicola, FL 32320

October 8, 2024

Architecture: AR0016903
Landscape Architecture: LA001313

2627 S. Blair Stone Road
Tallahassee, Florida 32301
(850)222-2092
www.hdg-architects.com



TABLE OF CONTENTS

SECTION 1.0	EXECUTIVE SUMMARY	
1.1	Introduction.....	4
1.2	Intent of Survey.....	4
1.3	Data Assimilation.....	5
1.4	Data Collection.....	5
1.5	Renovation Sequencing.....	6
1.6	Conclusions & Recommendations.....	7
SECTION 2.0	STRUCTURAL ASSESSMENT	
2.2	Roofing Assessment & Interior Columns.....	10-
2.3	Pile Foundation Assessment.....	11
2.4.	Interior & Exterior Assessment.....	12
SECTION 3.0	3D SURVEY OF EXISTING CONDITION	
3.0	3D Survey-Section 1 & Section 2.....	14
3.00	3D Survey-Section 3 & Section 4.....	15
3.0	3D Survey-Section 8 & Section 7.....	16
SECTION 4.0	CURRENT EXTERIOR ASSESSMENT	
4.1	2024 Water Street Elevation & 2024 South Elevation	
4.2	Compare & Contrast Water Street Elevations	
4.3	Compare & Contrast South Elevations	
4.4	Compare & Contrast Costing	
4.5	Preliminary Concept Elevation for Costing Purposes Only	
4.6	Early Photos of the Structure	2
SECTION 5.0	RECREATION	
5.1	Open Gable Concept.....	25
5.2	Enclosed Gable Concept.....	26
5.3	Enclosed Hip Roof Concept.....	27
5.4	Enclosed with Open Hip Concept.....	28

SECTION 1 EXECUTIVE SUMMARY

SECTION 1.0

EXECUTIVE SUMMARY

1.1 INTRODUCTION

The Popham Building, Apalachicola Florida currently consists of approximately 6,600 s.f. wood frame metal clad building. The building is a two-story central structure with shed roof single story surrounding the two-story structure. The building is located at 81 Water Street in Apalachicola, Florida and along the riverfront. The building is owned by the City of Apalachicola and is located within the historic district on the City Planning and Zoning maps. The building is vacant, but the city is exploring options for renovation or recreation of the structure. The city would like for the building to be utilized a transition space to a municipal dock facility for transient mooring or to be designed to allow a venue for weddings and special events. We believe that this would be consistent with the Management Plan submitted on November 9, 2009. This grant was submitted as the Apalachicola Boat Works, Land Management Plan, Project 08-006-WW1.

1.2 INTENT OF SURVEY

The Hammond Design Group, LLC, (HDG) was contracted to perform an assessment to determine if the building had historic properties and determine renovation/repair sequencing or demolition and rebuilding if the determination was to demolish and rebuild. Bret D. Hammond, AIA, ASLA, Isaac Potter, USGBC, Green Associate, representing the Hammond Design Group, LLC performed an on-site survey of the building on to photo document, survey and measurement of the structure, multiple times 10/08/2023, 2/12/2024, the most recent was 2/21/2024 to review, previously identified discoveries of the building assessment, that required further review.

SECTION 1.0

EXECUTIVE SUMMARY

1.3

DATA ASSIMILATION & SCOPE OF WORK

The intent of this survey was to gather historic data associated with the building, photo document the existing structure and determine the following 5 elements:

- Historical Context
- Structural Assessment
- ADA Compliance
- Mechanical/Plumbing/Electrical Status Assessment (Not Applicable)
- Interior/Exterior Assessment and Documentation of historical fabric

1.4

DATA COLLECTION

The following field survey was conducted by this firm, the Hammond Design Group, LLC, Architects. Photo documentation of the various building conditions was taken documenting existing conditions. Historic research was performed by Laura Lee Corbett, Historic Preservation consultant. The documentation or existing documents was performed through review of supplied documentation submitted by the city, online research and onsite field research was performed on differing dates during the months of November 2023, December 2023 and January 2024 by HDGA and Consultants. Review of a structural report conducted by M.K. Weber performed on 03/31/2021. A structural review performed by the consulting firm of Johnson & Milner, Inc., prepared 1/12/2024. SAM (Surveying And Mapping, LLC) to 3D survey of this building in its existing condition to within 1/16" of an inch in accuracy. Opinions of costs prepared by Hammond Design Group, LLC.

The field equipment utilized for this on-site investigation was:

1. iPhone 11
2. (1) Tape Measure
3. Flashlight
4. Step ladder
5. 3D survey, documenting the building within 1/16" in accuracy
6. 3D laser survey equipment

SECTION 1.0

EXECUTIVE SUMMARY

1.5 IF RENOVATION OCCURS THE FOLLOWING IS A METHODOLOGY AND PRIORITIZATION OF SEQUENCE

Utilizing the documentation in this report we have prioritized in the progression of construction elements we believe should occur for the renovation of this historic structure and prioritized these construction elements as follows:

First Considerations – Stabilization of the Structure

1. All work to be compliant with the Florida Building Code.
2. Major structural demolition and structural shoring prior to the existing building being relocated.
3. Building will need to be relocated off site to allow for a new pile foundation to be installed.
4. Structural Foundation pile installation.
5. Move the existing building back over the new foundation one the new pile foundation is complete and tie to new foundation.
6. Remove structural shoring and build back demolished elements.
7. Major structural repair of structural bearing walls and structural roof.
8. New roof on the complete building requires immediate replacement and will require structural rafters and addition of plywood decking.
9. Window and door replacement.

Secondary Considerations – Post Stabilization of Structure

1. Building interior design and layout of proposed spatial configuration
2. Repair of historic elements within the building to be exposed or highlighted
3. New electrical panels and complete re-wiring of the building to conform to current building code and spatial configuration this would include lighting and electrical service.
4. New mechanical configuration to conform to current building code and new spatial configuration this would include rehabilitation or replacement of existing mechanical systems
5. New plumbing configuration to conform to current building code and new spatial configuration this would include rehabilitation or replacement of existing plumbing systems and ADA Compliance/conformance
6. Provide data services to allow current modern requirement for digital access, i.e., internet capabilities.

SECTION 1.0

EXECUTIVE SUMMARY

1.6 CONCLUSIONS/RECOMMENDATIONS

After careful consideration of the reports, 3D surveys, field inspections, cost considerations and review of data it is clear that the building is in a serious disrepair. The building was in a declining state prior to Hurricane Michael and has further declined since.

1. It is the conclusion of this office that the best approach due to the review of the deteriorated state of the structure, building sequencing and associated costs that the building not be restored. We believe it would be in the City's interest to prepare a workable set of construction documents to rebuild a structure that works to educate users of the historic significance of the building and property and construct a new building within the existing footprint of the structure.
 2. Develop design documents for a proposed new structure to be constructed within the existing footprint of the current building.
 3. The demolition of the existing structure should only occur after the City has had an opportunity to secure the necessary grant funding to begin a rebuild. This is an important step, as removal of the structure prior to rebuilding could lead to an early aquatic and shoreline vegetation takeover of the area beneath the existing building. If this aquatic take over occurs, it could complicate the permitting required for future construction, thereby creating permitting issues in the future.
 4. We recommend the construction of a new open air pavilion with a similar footprint that could be utilized for City events and perhaps provide income generation, as location for weddings and private events. We have included a preliminary concept utilized for costing purposes, on page 8 of this executive summary.
 5. Provide educational information at the Popham site or within the newly proposed building that could highlight the importance of the building to the history of the Community, historic district and the working waterfronts area along Water Street.
- Our recommendation is to build an open air pavilion that can serve the community for future years. The costs associated with a new structure compliant with current code is roughly 1/2 the cost of restoration. The new structure should celebrate the rich history of the Popham building and the community. We believe that plaques, photos or elements of the existing building could be incorporated into educational exhibits within the pavilion to further educate the public of the rich waterfront history of the City of Apalachicola.

SECTION 1.0

EXECUTIVE SUMMARY

Preliminary concept recreation used for the purposes of costing and comparison to the existing structure.



SECTION 2 STRUCTURAL ASSESSMENT RECAP

SECTION 2.0

STRUCTURAL ASSESSMENT

2.2. ROOFING ASSESSMENT

Roofing Compromised



Roofing peeled back by Hurricane Michael around perimeter South Elevation

INTERIOR COLUMNS

Columns Compromised



Column disconnected, being held by metal bar



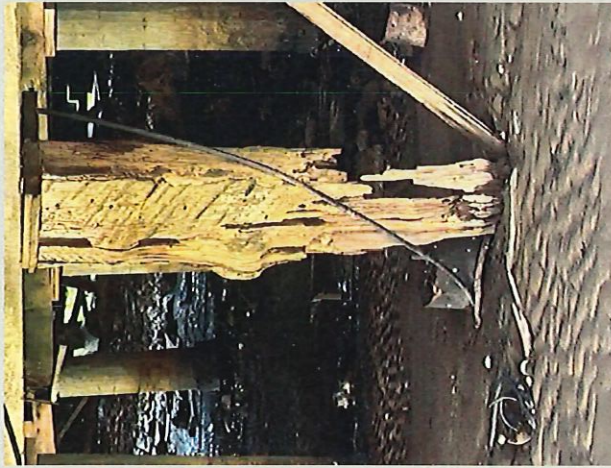
Column distributing load to floor thru Spreader

SECTION 4.0

STRUCTURAL ASSESSMENT

2.3 PILE FOUNDATION ASSESSMENT

At present the existing pile are compromised.



Deteriorated Piling



Split piling

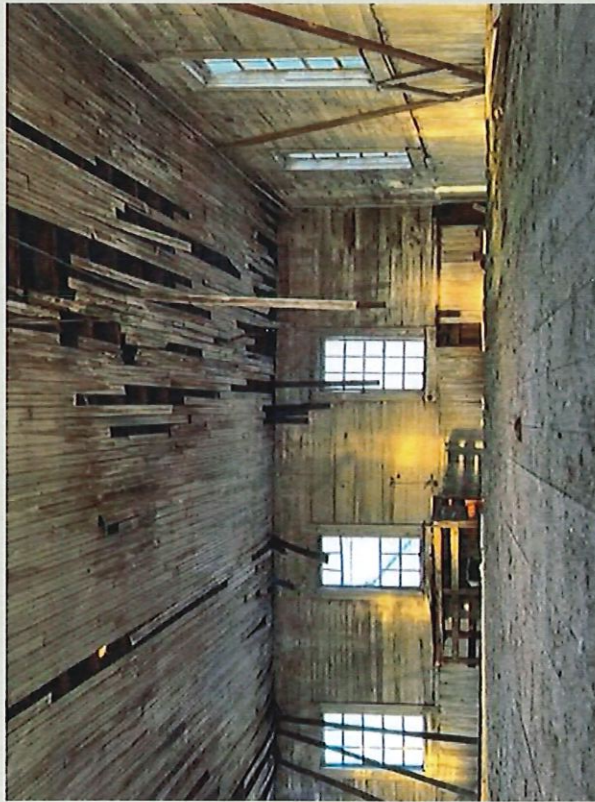


Second story column

SECTION 7.0

INTERIOR AND EXTERIOR ASSESSMENT

2.4 INTERIOR ASSESSMENT



Interior view of second floor showing ceiling damage



Illustrates floor damage



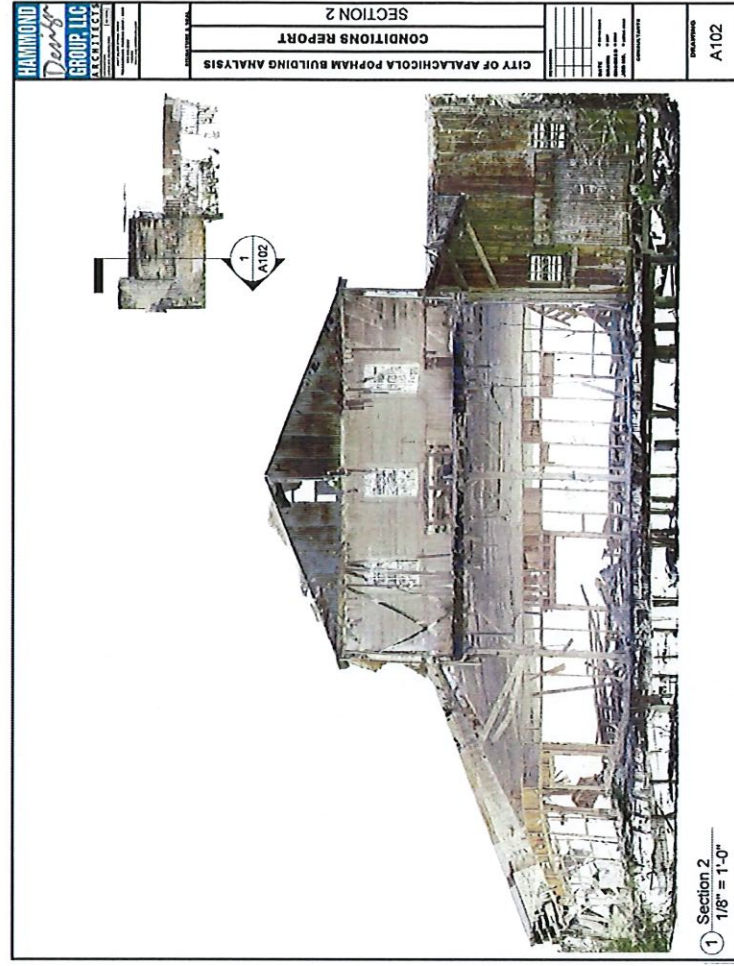
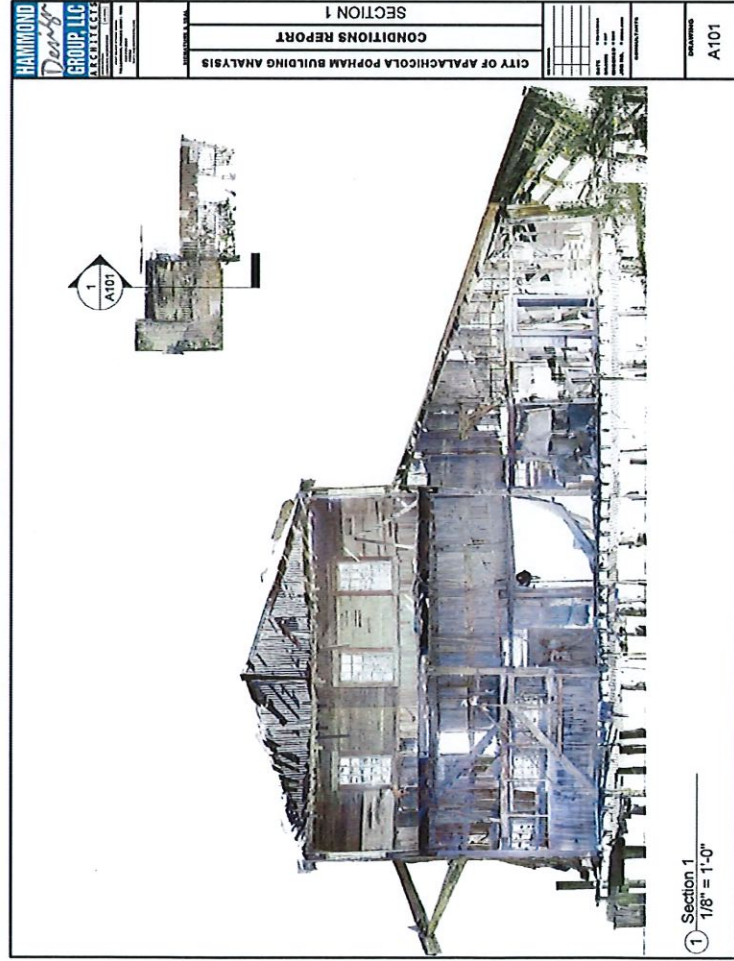
Illustrates floor damage

SECTION 3 3D SURVEY

3D SURVEY

ASSESSMENT

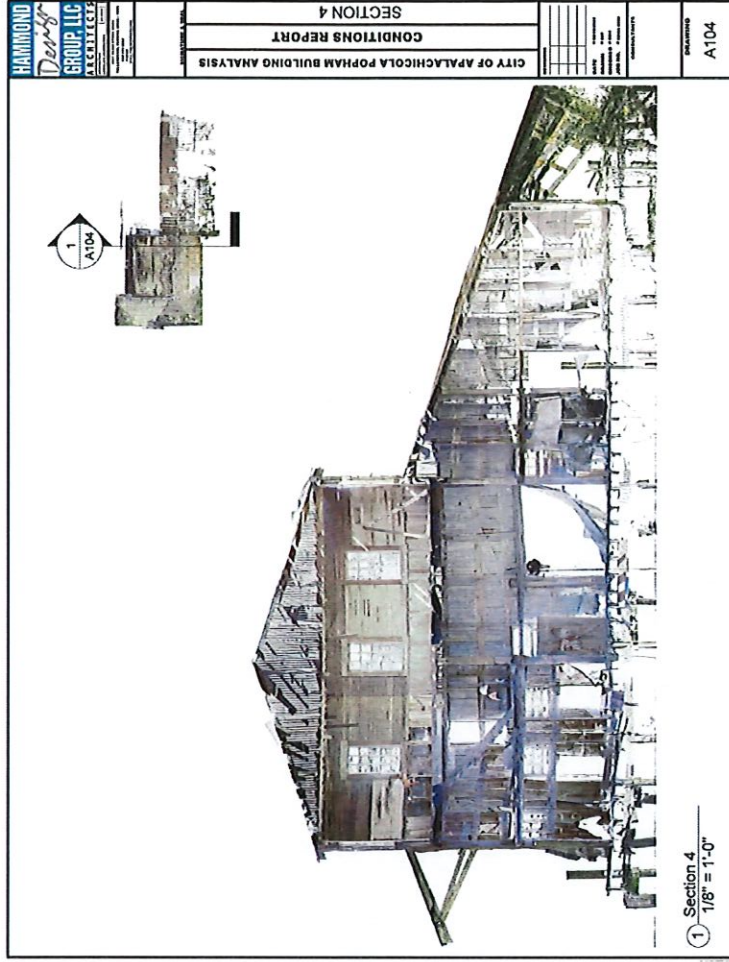
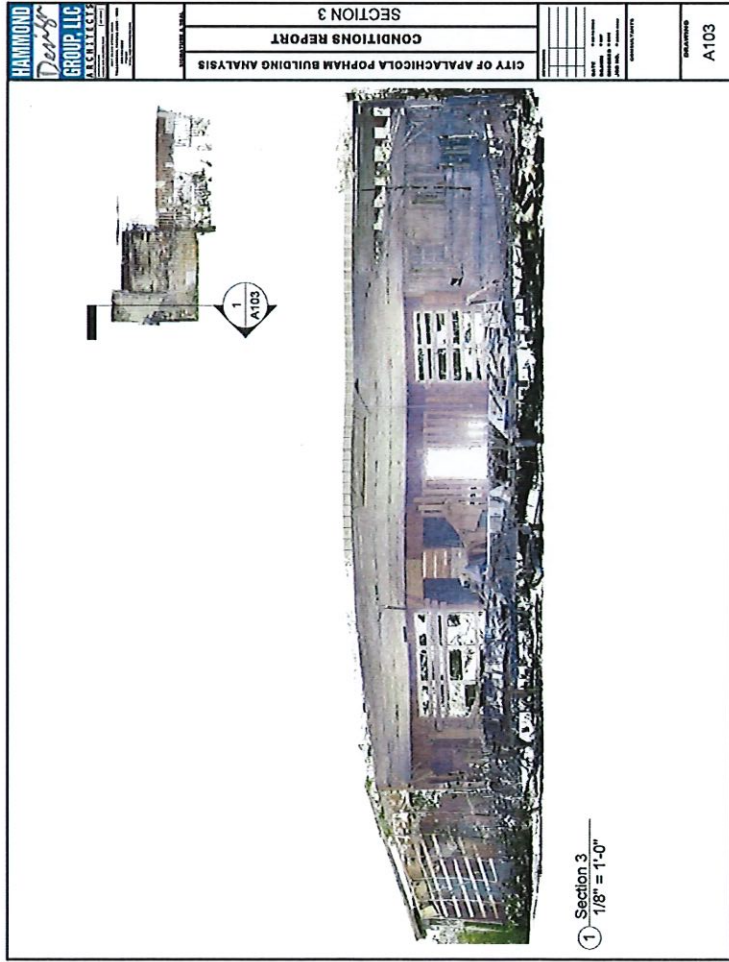
3.1 SECTIONS 1 & 2



3D SURVEY

ASSESSMENT



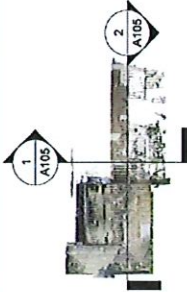
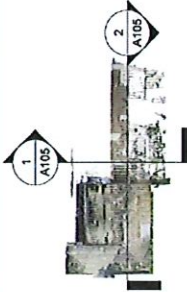
3.2 SECTIONS 3 & 4



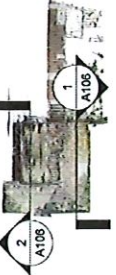
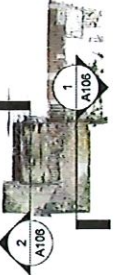


3D SURVEY

ASSESSMENT

3.3 SECTIONS 7 & 8

			
<p>① Section 5 1/8" = 1'-0"</p>		<p>② Section 8 1" = 20'-0"</p>	
			
<p>CITY OF APALACHICOLA POPHAM BUILDING ANALYSIS</p> <p>CONDITIONS REPORT</p> <p>SECTION 5</p>			
<p>HAMMOND Dewberry GROUP, LLC ARCHITECTS</p>			

			
<p>① Section 6 1" = 10'-0"</p>		<p>② Section 7 1" = 10'-0"</p>	
			
<p>CITY OF APALACHICOLA POPHAM BUILDING ANALYSIS</p> <p>CONDITIONS REPORT</p> <p>SECTION 6</p>			
<p>HAMMOND Dewberry GROUP, LLC ARCHITECTS</p>			

SECTION 4 COMPARE & CONTRAST

CURRENT EXTERIOR CONDITION ASSESSMENT

4.1 WATER STREET & SOUTH ELEVATIONS



2024 Water Street Elevation



2024 South Elevation

COMPARE & CONTRAST WATER STREET ELEVATION

4.2 2008 & 2024 ELEVATIONS TO COMPARE



2008 Water Street Elevation



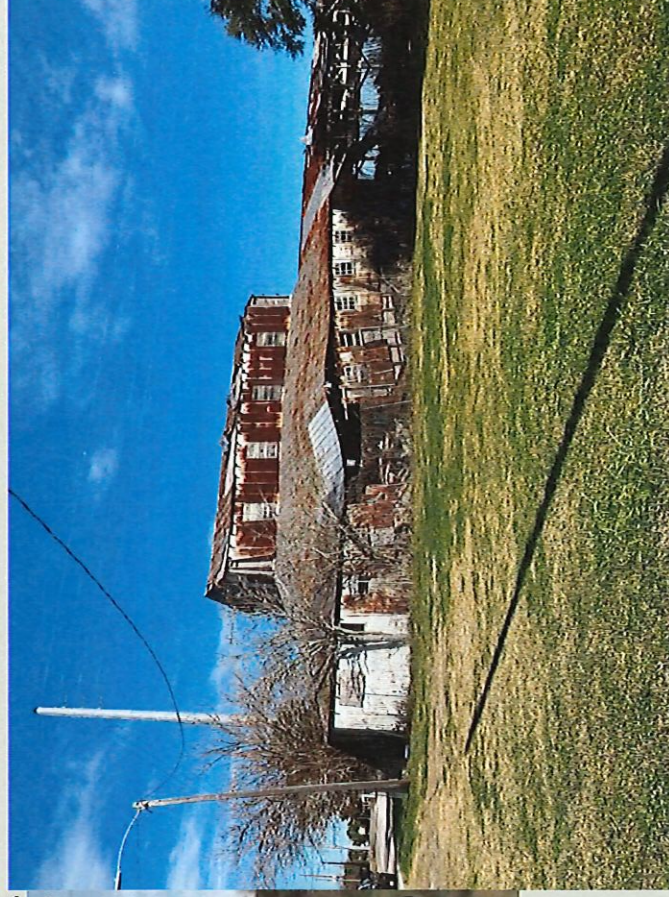
2024 Water Street Elevation

COMPARE & CONTRAST SOUTHERN ELEVATION

4.3 2008 & 2024 SOUTH ELEVATIONS TO COMPARE



2008 South Elevation



2024 South Elevation

COMPARE & CONTRAST

New Construction
 \$5,973,100.00
 Assumes Similar S.F.

Assumes open air with no conditioning or plumbing.					
Occupied/Construction increases the construction costs in order to keep everything operational					Construction Total
General Conditions	0.25	Percentage of Const. Dollar Cost			\$ 4,266,500.00
Contractor's Overhead & Profit	0.15				\$ 1,066,625.00
					\$ 639,975.00
Construction Square Foot Cost	\$ 855.98	Base Bid Construction Total			\$ 5,973,100.00
		Per/Square Foot for Budget Purposes			
		Not really a S.F. Costs as this assumes Hardening			
		of Existing Structure (Windows & Doors)			
Unknowns					
Furniture Costs have not been factored					
Disposal fees have not been factored					
IT Systems and Cabling					
Assumptions					
Costs will vary upwards when if Construction Management is contracted (Usually 10-12% Additional)					

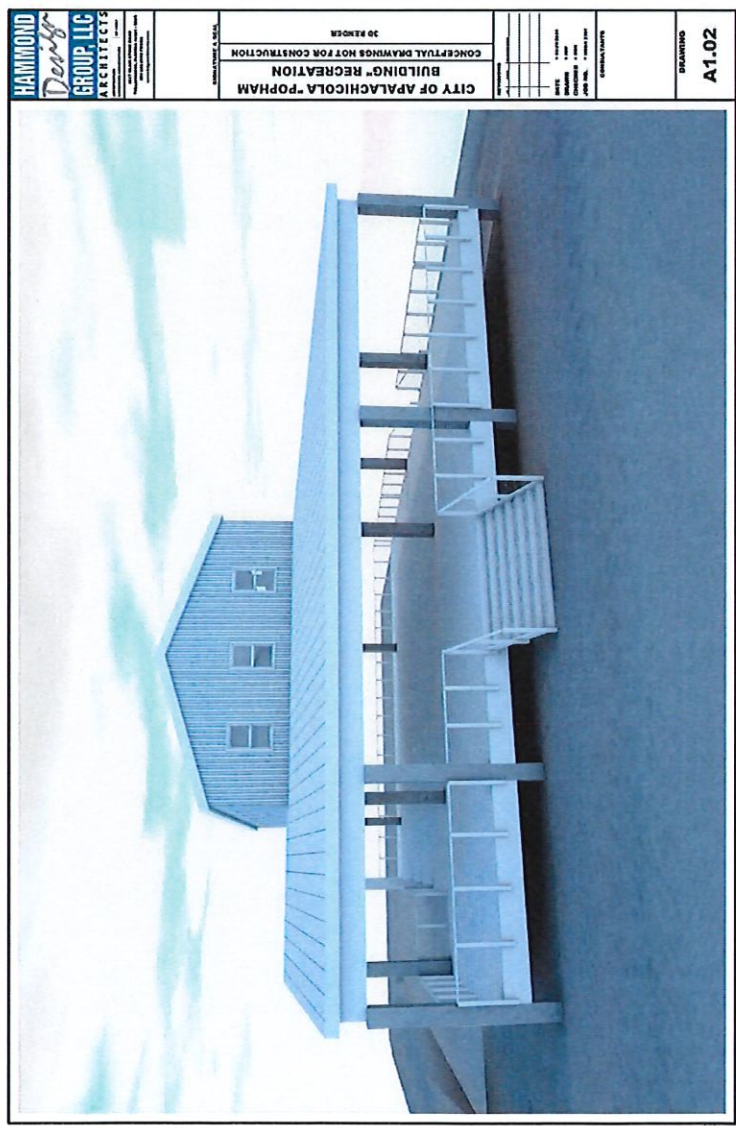
Renovation
 \$10,528,448.00

Mechanical & Plumbing would be additional					
Occupied/Construction increases the construction costs in order to keep everything operational					Construction Total
General Conditions	0.25	Percentage of Const. Dollar Cost			\$ 7,520,320.00
Contractor's Overhead & Profit	0.15				\$ 1,880,080.00
					\$ 1,128,048.00
Construction Square Foot Cost	\$ 1,508.81	Base Bid Construction Total			\$ 10,528,448.00
		Per/Square Foot for Budget Purposes			
		Not really a S.F. Costs as this assumes Hardening			
		of Existing Structure (Windows & Doors)			
Unknowns					
Furniture Costs have not been factored					
Disposal fees have not been factored					
IT Systems and Cabling					
Assumptions					
Costs will vary upwards when if Construction Management is contracted (Usually 10-12% Additional)					

RECREATION

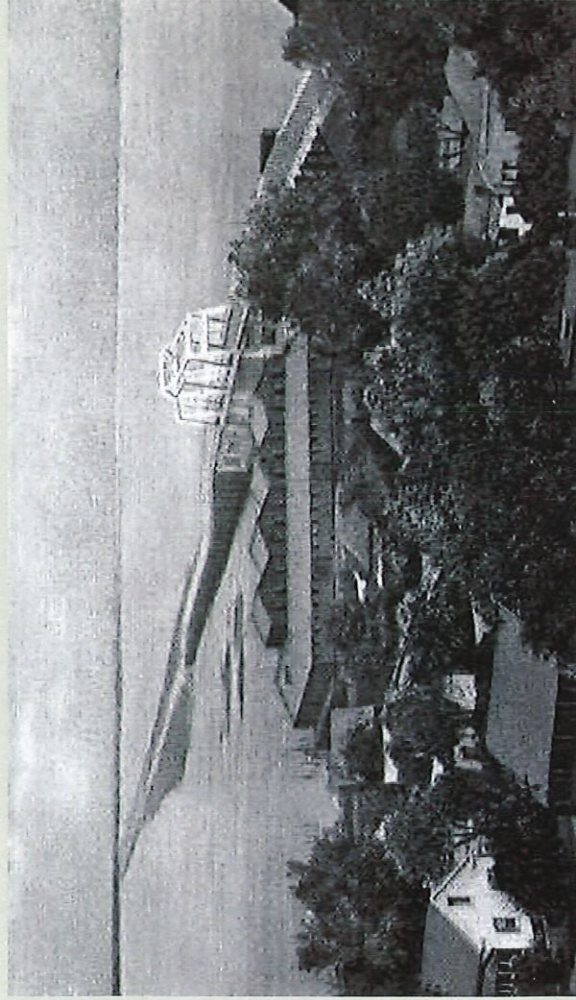
4.5 RECREATION OF EXISTING PROFILE FOR COSTING

Preliminary concept recreation used for the purposes of costing and comparison to the existing structure.



EARLY PHOTO'S

4.6 EARLY PHOTO'S



1940's Photo

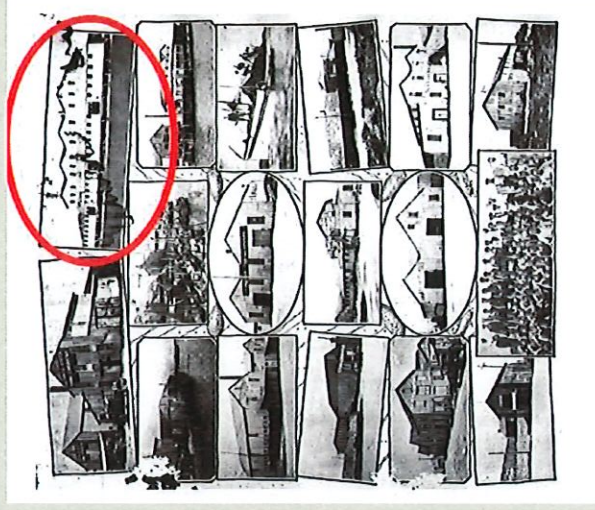
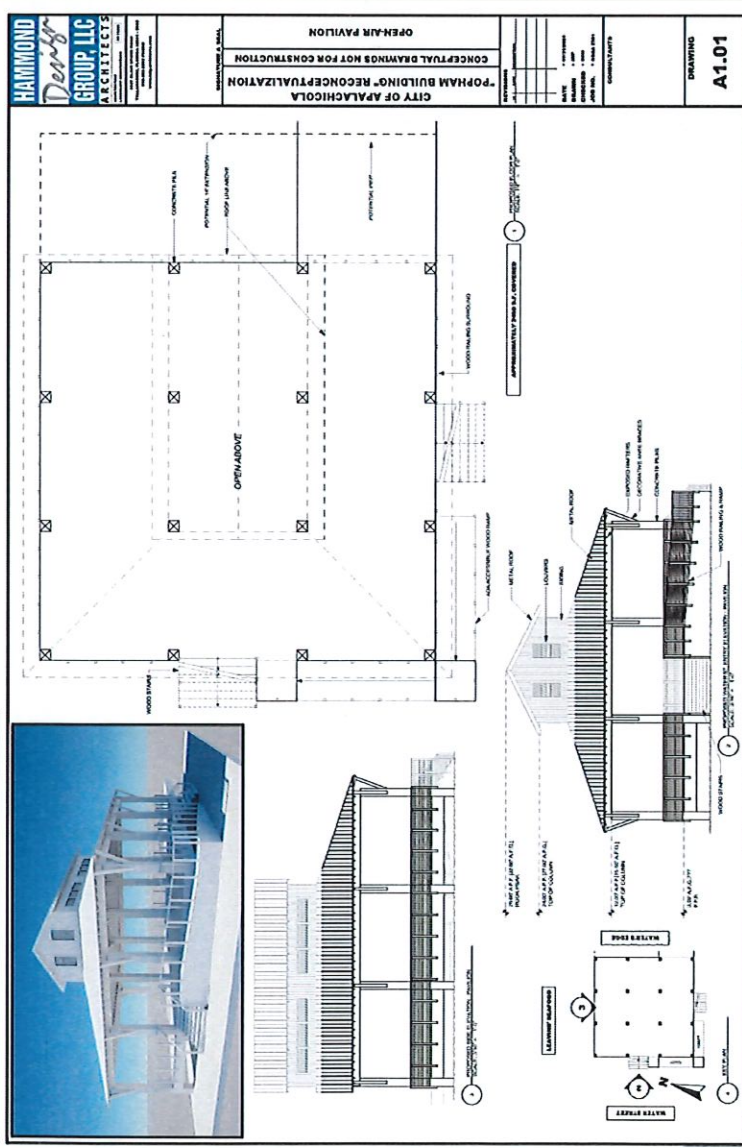


Photo Collage

SECTION 5 POTENTIAL OPTIONS

RECREATION

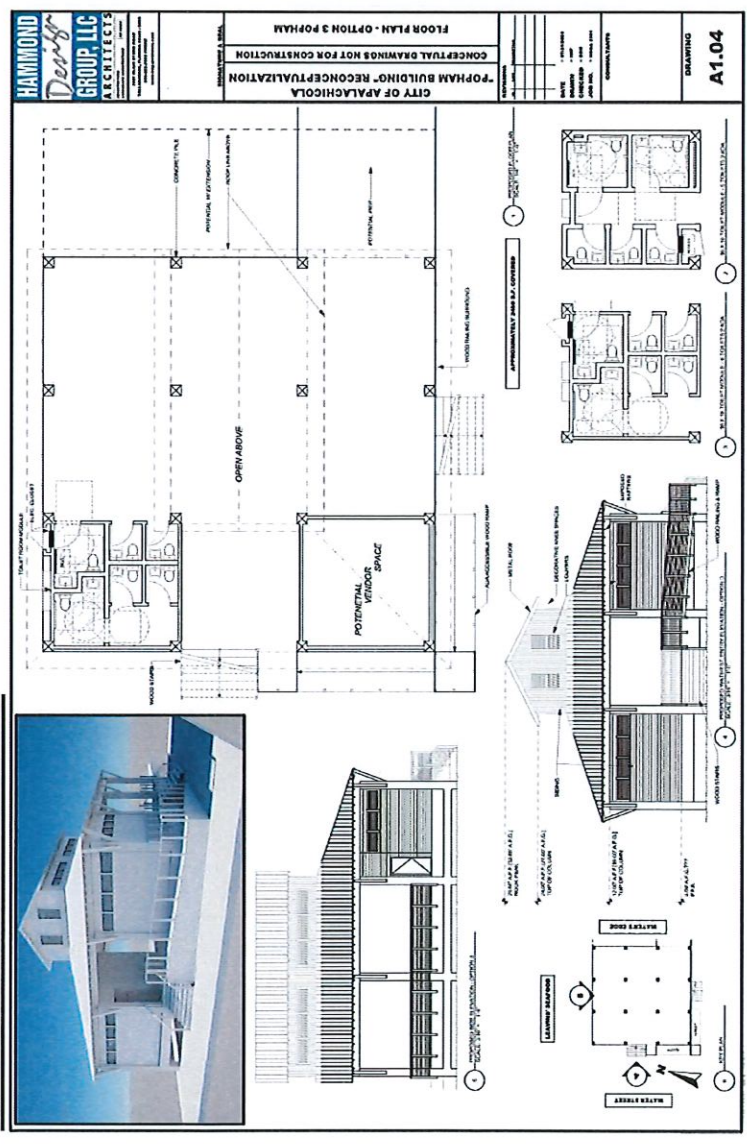
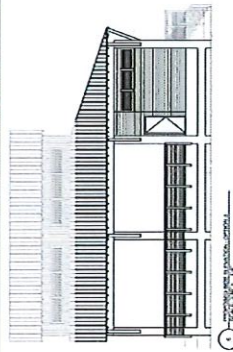
5.1 OPEN AIR PAVILION



Recreation of the Popham Building Profile, open air pavilion and a reduction of square footage from 6,500 s.f to 2,450 s.f..

RECREATION

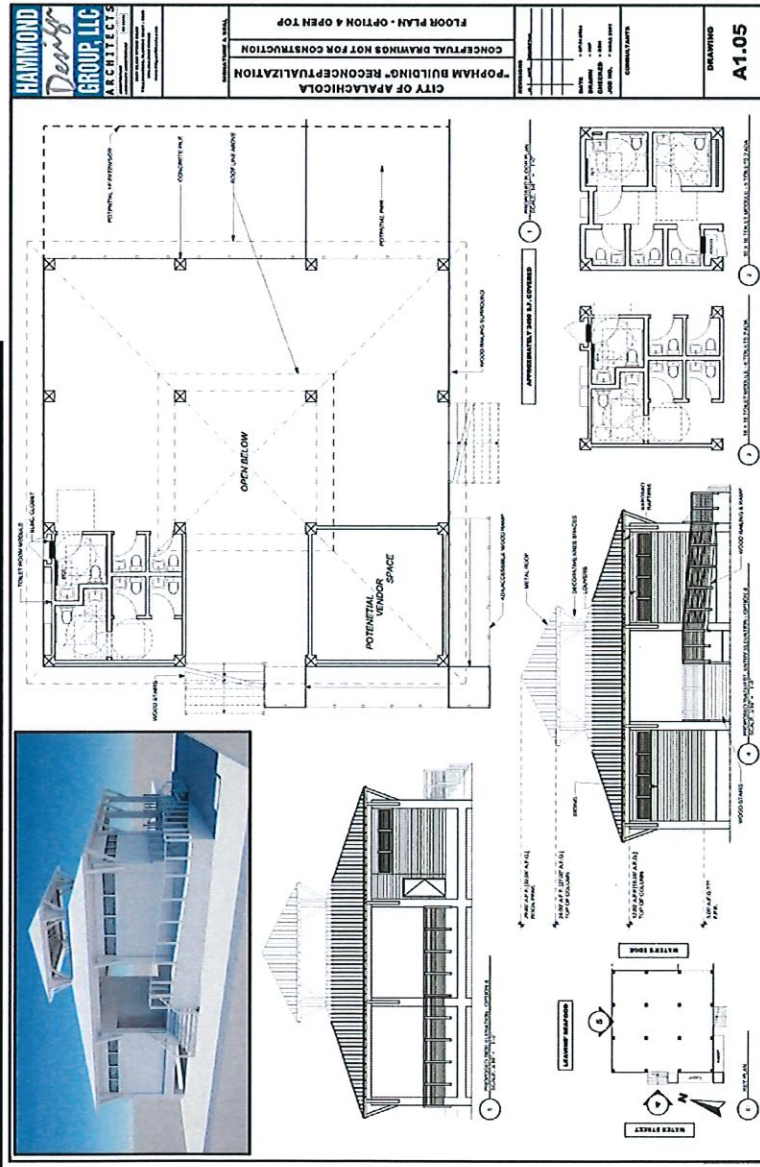
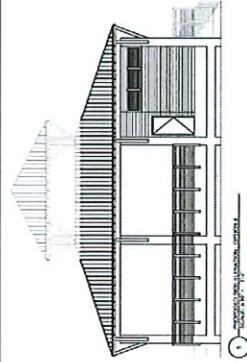
5.2 ENCLOSED OPTION



Recreation of the Popham Building Profile, enclosed a portion of the building to provide toilets and a reduction of square footage from 6,500 s.f to 2,450 s.f..

RECREATION

5.3 OPEN AIR CUPOLA ENCLOSED PAVILION



Recreation of the Popham Building using a hip roof profile and open air cupola, enclosed a portion of the building to provide toilets and a reduction of square footage from 6,500 s.f to 2,450 s.f..

RECREATION

5.4 ENCLOSED PAVILION

The architectural drawing set includes a 3D perspective rendering of the pavilion, a perspective view showing the building's profile and roof structure, and a detailed floor plan. The floor plan features a central 'OPEN ARCHIVE' area, a 'POTENTIAL VENDOR SPACE' on the right, and various utility and structural annotations. A title block at the top right contains the following information:

HAMMOND	Deery GROUP LLC	ARCHITECTS
CITY OF APALACHICOLA POPHAM BUILDING RECONCEPTUALIZATION		
CONCEPTUAL DRAWINGS NOT FOR CONSTRUCTION		
FLOOR PLAN - OPTION 1 GEORGIA FOUR SQUARE		
DATE:	10/08/24	
SCALE:	AS SHOWN	
PROJECT:	POPHAM BUILDING RECONCEPTUALIZATION	
CLIENT:	CITY OF APALACHICOLA	
DESIGNER:	DEERY GROUP LLC	
ARCHITECT:	DEERY GROUP LLC	
ENGINEER:		
DATE:	10/08/24	
PROJECT:	POPHAM BUILDING RECONCEPTUALIZATION	
CLIENT:	CITY OF APALACHICOLA	
DESIGNER:	DEERY GROUP LLC	
ARCHITECT:	DEERY GROUP LLC	
ENGINEER:		

Recreation of the Popham Building using a hip roof profile and enclosed cupola, enclosed a portion of the building to provide toilets and a reduction of square footage from 6,500 s.f to 2,450 s.f.