

# Lee Civic Center Facility Condition Assessment Study Summary

Lee County



## Lee Civic Center Facility Condition Assessment Study

Weston & Sampson, on behalf of Lee County, Florida, conducted a condition assessment study of the Civic Center site located at 11831 Bayshore Road, North Fort Myers, FL. The team consisted of local architects and engineers licensed in Florida and specialized to assess the site grounds and fourteen buildings. The existing conditions of the 14 buildings and the site grounds were observed through multiple site visits. Deficiencies, in need of correction, were identified. The information (deficiency data) was further compiled, assessed and evaluated to determine recommendations for repair or replacement along with the associated preliminary construction cost estimates.



### Legend

- |                         |                         |                         |
|-------------------------|-------------------------|-------------------------|
| 1. Civic Center         | 2. Maintenance/Shop     | 3. Whaley Hall          |
| 4. Fair Board Office    | 5. Davidson House       | 6. Tinsley Pavilion     |
| 7. Beef Barn            | 8. Horse Barn           | 9. Swine Barn           |
| 10. Grand Pavilion      | 11. Restroom Building 1 | 12. Restroom Building 2 |
| 13. Restroom Building 3 | 14. Restroom Building 4 | 15. Site Grounds        |

The different deficiencies found during the numerous site visits were classified according to three priority levels with timeframe to correct or repair the deficiency according to the urgency of need.

The priority levels are defined as follows along with their respective timeframe for correction:

**Priority 1 – Currently Critical (Immediate or Year 1 – highest priority)**

- Cited life safety hazard
- Code compliancy (such as ADA)
- Return a facility to operation

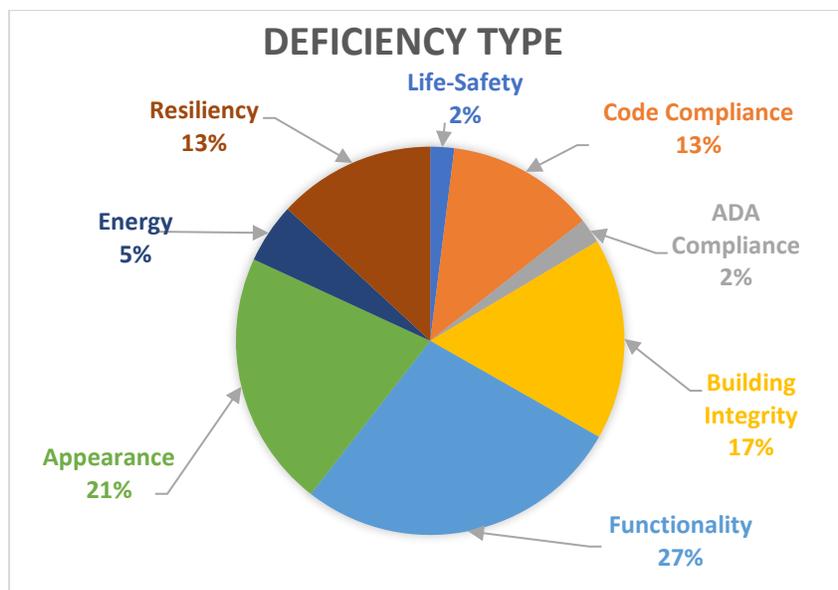
**Priority 2 - Potentially Critical and/or Necessary (Years 1 - 5)**

- Potential life safety hazards
- Potential downtime
- Associated damage or higher costs if deferred further

**Priority 3 – Recommended (Beyond Year 5)**

- Sensible improvement to existing conditions (not required for the most basic function of the facility) either to improve overall usability and/or reduce long term maintenance costs

Each noted deficiency was assigned to one or more of the following categories which represent the cause or reason for the deficiency:



The pie chart above shows the total estimated renovation cost of all facilities according to the percentage of each Deficiency Type.

**Preliminary Estimated Construction Costs (Renovation)**

The cost estimates presented below represent present-value costs with a 20% contingency.

Building	Priority 1	Priority 2	Priority 3	Total
<b>Civic Center</b>	\$1,947,360	\$11,451,696	\$2,191,200	\$15,590,256
<b>Maintenance/Shop</b>	\$238,800	\$420,420	\$494,700	\$1,153,920

<b>Whaley Hall</b>	\$192,960	\$510,184	\$425,700	\$1,128,844
<b>Fair Board Office</b>	\$58,788	\$107,760	\$27,420	\$193,968
<b>Davidson House</b>	\$16,800	\$92,640	\$19,920	\$129,360
<b>Tinsley Pavilion</b>	\$4,320	\$37,440	\$170,400	\$212,160
<b>Beef Barn</b>	\$9,000	\$134,400	\$14,700	\$158,100
<b>Horse Barn</b>	\$33,120	\$247,200	\$41,205	\$321,525
<b>Swine Barn</b>	\$4,200	\$213,600	\$7,200	\$225,000
<b>Grand Pavilion</b>	\$15,000	\$3,000	\$7,200	\$25,200
<b>Restroom Building 1</b>	\$44,460	\$75,240	\$18,300	\$138,000
<b>Restroom Building 2</b>	\$41,448	\$72,060	\$22,620.00	\$136,128
<b>Restroom Building 3</b>	\$32,112	\$66,960	\$21,720	\$120,792
<b>Restroom Building 4</b>	\$27,192	\$81,492	\$18,300	\$126,984
<b>Site Grounds</b>	\$379,906	\$1,755,596	\$244,518	\$2,380,021
<b>Total</b>	\$3,045,466	\$15,269,689	\$3,725,105	\$22,040,257

**Preliminary Estimated Construction Costs (Renovation versus Replacement)**

The replacement costs were estimated using two methods and compared. One method involved standard costs per square foot according to building type, and the second method involved the sum of the primary individual component costs. Replacement costs are based on in-kind replacement (plus 20% contingency) of the existing buildings (i.e. same type of construction and same building footprint). The table below shows the renovation cost for each building, the replacement cost for each building, and the renovation cost as a percentage of the replacement cost.

<b>Building</b>	<b>Renovation Cost</b>	<b>Replacement Cost</b>	<b>% Of difference</b>
<b>Civic Center</b>	\$15,590,256	\$42,200,000	37%
<b>Maintenance/Shop</b>	\$1,153,920	\$2,190,000	53%
<b>Whaley Hall</b>	\$1,128,845	\$3,171,000	35%
<b>Fair Board Office</b>	\$193,968	\$308,000	63%
<b>Davidson House</b>	\$129,360	\$617,000	21%
<b>Tinsley Pavilion</b>	\$212,160	\$1,281,000	17%
<b>Beef Barn</b>	\$158,100	\$551,000	29%
<b>Horse Barn</b>	\$321,526	\$619,000	52%
<b>Swine Barn</b>	\$225,000	\$553,000	41%
<b>Grand Pavilion</b>	\$25,200	\$561,000	4%

<b>Restroom Building 1</b>	\$138,000	\$226,000	61%
<b>Restroom Building 2</b>	\$136,128	\$318,000	43%
<b>Restroom Building 3</b>	\$120,792	\$226,000	53%
<b>Restroom Building 4</b>	\$126,984	\$318,000	40%
<b>Site Grounds</b>	\$2,380,022	-	-
<b>Total</b>	\$22,040,260	\$53,139,000	37%

### Priority 1 – Life Safety

Conditions to be addressed first, either immediately or within the first year of construction, have been grouped under Priority 1. The types of conditions requiring Priority 1 repairs or corrections are typically classified as one or more of the following: Life Safety, Code Compliance or Functionality. Functionality applies to the case where a component is not working correctly but it's important that it be returned to operation soon. Non-compliant code items, such as ADA accessibility, are also considered of higher priority and recommended to be addressed within the first year. But life safety issues are more urgent and should be corrected immediately or very soon, either through a repair or another step to arrest the existing safety risk. A few examples are described below.

The severely deteriorated portal frame in Maintenance / Shop, pictured below, is an example of arresting a safety risk until repair be performed. This issue was discovered during the field observation in March and the County promptly responded by notifying the Fair Board staff via an on-site meeting and restricting use until repair be performed.

Another life safety example relates to emergency exiting of the Civic Center arena. There are currently four sets of double doors along the egress path that have been permanently locked, typically with padlocks as shown in the photo. Though not all doors would be required given the reduced occupancy demand since 2017 when the bleachers were condemned, the signage and lighting for the egress path and above the doors must be corrected.

Also at the Civic Center, the path for access and maintenance of each of the 12 large HVAC air handlers is unsafe. The main path lacks a railing in some locations, and from the main path one is pretty much on their own to navigate high above the arena floor into each unit.



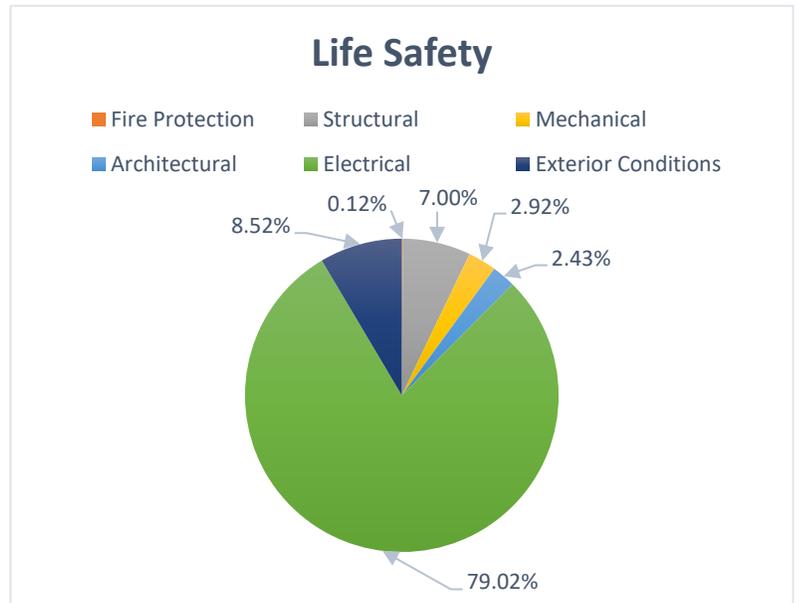
Severely Deteriorated Column -  
Maintenance/Shop.

Civic Center Arena Locked Doors

Unguarded Access to Air  
Handlers

The table below shows the renovation costs for the Priority 1 Life Safety deficiencies for each building:

Building	Life Safety Costs
<b>Civic Center</b>	\$144,000
<b>Maintenance/Shop</b>	\$51,600
<b>Whaley Hall</b>	\$19,440
<b>Fair Board Office</b>	\$240
<b>Davidson House</b>	\$600
<b>Tinsley Pavilion</b>	\$600
<b>Beef Barn</b>	\$0
<b>Horse Barn</b>	\$0
<b>Swine Barn</b>	\$0
<b>Grand Pavilion</b>	\$0
<b>Restroom Building 1</b>	\$0
<b>Restroom Building 2</b>	\$18,000
<b>Restroom Building 3</b>	\$12,000
<b>Restroom Building 4</b>	\$0
<b>Site Grounds</b>	\$268,255
<b>Total</b>	\$514,735



### Project Recommendations

The first order of business is to immediately address the Life Safety issues that were discovered during the evaluation of the Civic Center Campus. The total cost of these immediate repairs is estimated to be approximately \$514,735.

Once the Life Safety issues have been adequately addressed, nine of the buildings along with the site are recommended to be renovated, and five of the buildings are recommended to be replaced entirely. The table below shows the estimated renovation and replacement costs as applicable, along with the totals for each category and a grand total.

Building	Renovation Cost	Replacement Cost
<b>Civic Center</b>	\$15,590,256	
<b>Maintenance/Shop</b>	-	\$2,190,000
<b>Whaley Hall</b>	\$1,128,845	-
<b>Fair Board Office</b>	\$193,968	-
<b>Davidson House</b>	\$129,360	-

<b>Tinsley Pavilion</b>	\$212,160	-
<b>Beef Barn</b>	\$158,100	-
<b>Horse Barn</b>	\$321,526	-
<b>Swine Barn</b>	\$225,000	-
<b>Grand Pavilion</b>	\$25,200	-
<b>Restroom Building 1</b>	-	\$226,000
<b>Restroom Building 2</b>	-	\$318,000
<b>Restroom Building 3</b>	-	\$226,000
<b>Restroom Building 4</b>	-	\$318,000
<b>Site Grounds</b>	\$2,380,022	-
<b>Subtotal</b>	<b>\$20,364,436</b>	<b>\$3,278,000</b>
<b>Total</b>	<b>\$23,642,436</b>	

**Additional considerations:**

Explore further study, planning and analysis of options, such as:

- Alternate Site Design
  - Improve site parking and traffic flow
  - Improve drainage
  - Improve landscaping
- Building Additions
  - Fair Board Office Building – consider addition since the renovation cost is 63% of the replacement cost and the renovations are mostly related to changing the floorplan for ADA corridor access to the restroom and breakroom
  - Davidson House – add a restroom to the building, which was in the original design plans but was not constructed
- Replacement with different sizes of buildings
  - Civic Center – replace with a smaller building with less seating capacity depending on needs for anticipated future events
  - Restroom buildings – since they are in need of major renovations related to ADA compliance, may choose to consider the number of buildings, their locations, and sizes to accommodate various events
- Modifying the uses of buildings
  - Maintenance building – currently also houses the chillers and other equipment for the Civic Center; may be incorporated into a separate building
- With further structural evaluation recommended for some of the buildings, the findings of such evaluation may affect decisions relative to renovation versus replacement. The Civic Center and one or more of the livestock buildings are such candidates where the findings could affect future decisions.



# Legend

- 1. Civic Center
- 2. Maintenance/Shop
- 3. Whaley Hall
- 4. Fair Board Office
- 5. Davidson House
- 6. Tinsley Pavilion
- 7. Beef Barn
- 8. Horse Barn
- 9. Swine Barn
- 10. Grand Pavilion
- 11. Restroom Building 1
- 12. Restroom Building 2
- 13. Restroom Building 3
- 14. Restroom Building 4
- 15. Site Grounds