



VILLAGE OF KEY BISCAINE

Office of the Village Manager

MEMORANDUM

Village Council
Robert L. Vernon, *Mayor*
Enrique Garcia, *Vice Mayor*
Michael W. Davey
Robert Gusman
Michael E. Kelly
Jorge E. Mendia
Thomas Thornton

Village Manager
Genaro "Chip" Iglesias

DT: June 29, 2010

TO: Honorable Mayor and Members of the Village Council

FR: Genaro "Chip" Iglesias, Village Manager

RE: 298 W. McIntyre Street (Greeven Home)

RECOMMENDATION

At the June 22, 2010 meeting, the Council requested the Administration to determine the feasibility of relocating a home from 298 McIntyre to Village owned property. This memorandum responds to that request. If the Village Council decides to relocate the referenced house from 298 McIntyre Street to 530 Crandon Boulevard, it is recommended that the Council approve the following:

1. direct the consultant for 530 Crandon Boulevard to immediately determine the most appropriate location on the site;
2. direct the Administration to negotiate an Agreement for the required services with Russell Building Movers, Inc. and Turnkey Construction, Inc. and authorize the Village Manager to execute a contract prior to the next Council meeting at a cost not to exceed \$85,000 (See attached June 19, 2010 Turn Key Construction, Inc. letter). This cost anticipates the temporary storage of the structure until a foundation is built;

If the home is moved directly to a foundation, then the cost, including the foundation, is estimated at \$100,000 (See attached Turn Key Construction, Inc June 28, 2010 letter). Dr. Maggs has stated the owners of the home require it be moved by mid July. If this is the case, a foundation cannot be constructed in that timeframe;

3. engage the services of a structural engineer to design a foundation for the home at a cost not exceeding \$6,000;
4. construct the foundation at a cost not to exceed \$70,000. This estimate is a worst case scenario if pilings have to be used instead of footers. The Building Official estimates there is an 80% probability that footers will be used. However, this cannot be determined until a soil test is submitted. If footers are used then the

foundation estimate is \$45,000. (See attached Borroto Architects June 29, 2010 letter);

5. authorize the expenditure of funds to secure the home for hurricane protection at a cost not to exceed \$9000;
6. amend the FY10 Capital Improvement Plan to include this project at a cost of \$170,000;

Funding for the above items is available in the Capital Improvements Plan Contingency Line Item.

Longer term costs include air-conditioning, sewer and water connections, installation of hurricane shutters or impact glass, restoring the interior and exterior of the home to the original design, and purchase of furniture, appliances and decorations.

BACKGROUND

Alternative Locations: At the June 22, 2010 meeting, the Council requested the Administration to determine the feasibility of re-locating a home from 298 McIntyre St. to Village owned property. Although the discussion focused on 530 Crandon Boulevard, the following sites were also mentioned: northeast and northwest corners of the Village Green, the area between the bathrooms and the tot lot on the Village Green, the Beach Park, and in front of the Beach Club.

Miami-Dade County Historic Preservation Grant: The County has allocated \$10,000,000 for historic preservation and designated \$3,000,000 of this funding towards the renovation of the Marine Stadium. County staff advises that the grant application process will not be established for at least another year. Further, grants can only be awarded after a structure has been designated "historic" by the County. Any funds spent before that designation will not be reimbursable.

Historic Designation: Once a structure is designated "historic" by the County, it is extremely difficult to demolish the building; however, County Staff advises it can be moved. Should the Village wish to improve the structure, the design must meet very strict architectural standards. During the past two weeks, there have been statements made regarding the historic nature of the structure, the original use, and who built the home. None of these statements have been verified by the Village. This type of research is usually completed prior to the expenditure of public funds. The attached letter from County staff states that the home is "...a valuable local historic asset by representing Key Biscayne's earliest period of residential development."

530 Crandon Boulevard Park Design: The Administration has requested that the Council select an architectural firm to design the park improvements for 530 Crandon Boulevard. Should the Council decide to move the home to this property, then the consultant should be directed to immediately identify the exact location for the home on

the site. The attached June 17, 2010 letter from Dade County staff states three (3) instances where historic homes have been moved to parks.

Initial Relocation Costs: Dr. Maggs has submitted the attached proposal from Turn Key Construction Inc. and back-up documentation from Russell Building Movers, Inc. Their cost to prepare the home to be moved, disassemble it into two pieces, move the home, re-assemble it, and prepare it for temporary storage is \$85,000 which includes the \$35,000 fee by Russell Building Movers Inc. to move the home. This price contemplates the temporary storage of the home for up to 60 days. Then it is to be permanently placed on the site. The contractor was told by Dr. Maggs that the home must be moved in mid July. BZP staff advises that permits to demolish the home and construct a new one have not been filed with the Department.

Attached is a revised estimate from Turn Key Construction Inc. to move the home directly to the site at a cost of \$100,000 which includes the foundation. This is an estimate as opposed to a proposal because the foundation has not been designed. Once the design is completed, Turn Key Construction Inc. will submit a proposal. BZP staff estimates the foundation design to be approximately \$6,000. Once the home is placed on the foundation, it must meet Florida Building Code requirements for hurricane protection. BZP estimates this cost at approximately \$9,000. This does not include the cost of impact glass.

Permanent Costs: The interior of the home is intact from a historic preservation perspective. It appears that the Florida room was enclosed and this will have to be restored. Until an analysis of the structure can be made by a structural engineer with skills in preserving historic buildings, it is impossible to estimate what repairs are necessary. There will also be costs in restoring the exterior of the home, air-conditioning, and water and sewer connections.

Florida Building Code and the Use of the Property: The Village Council has not discussed the use of the property. Nevertheless, residents have suggested it may be used as a historical museum, offices, or senior center. The attached e-mail from the Village's Building Official indicates that any use beyond a single family home, will require improvements to the flooring system in order to carry the additional load. Should the Village Council seek "historic" designation, these improvements would have to be consistent with Secretary of the Interior's Standards for Rehabilitation of Historic Buildings (included as part of the Florida Building Code). Since a structural analysis has not been submitted nor a use determined, it is impossible to estimate the cost of this work.

Historic Preservation Restoration Costs: As stated above, the County Historic Preservation Grant Program will not be in place for another year. Should the Village seek historic designation, it will have to compete with other organizations for funding the restoration of the home including "period" furniture, appliances, and decorations. If the Village does not wish to seek historic designation, these costs will have to be funded from the General Fund, through private fundraising events, or other grants.

Master Plan: Historic Preservation is discussed in the Housing, Conservation and Coastal Management, and Land Use Elements. Each of these elements contains the same language regarding historic preservation which requires the Village to "identify all properties eligible for designation on the National Register of Historic Places". Before this can occur, a thorough architectural analysis of the structure is required. This type of designation does not prevent demolition; but, it adds to our cultural awareness of the past and is a prestigious designation for the Village to receive.

2020 Vision Plan: There are several references to historic preservation in the 2020 Vision Plan; however, there are no projects listed. When historic preservation is mentioned, the statements address expanding knowledge of historic preservation. Under an Opportunity Section there is a statement to "preserve historic structures". In a Community Forum Section, historic preservation received four (4) votes and the highest in that category received nine (9) votes. In another Community Forum Section, a Museum/Celebration of History received two (2) votes while the highest received 13 votes. Under a section entitled "Results and Recommendations", historic preservation was mentioned within the following context "expanding educational opportunities and enhancing cultural resources are perceived to be long-term endeavors of less importance. A Local History Museum was one, of five (5) projects which were identified as "desirable but not necessary".

TurnKey Construction, Inc.

June 19, 2010

Dr. Robert L. Maggs
Key Biscayne Historical Society
155 Ocean Lane Drive
Commodore Club West – 913
Key Biscayne, FL 33149

RE: Relocation of Historic Home from 298 W. McIntyre

Dear Dr. Maggs,

TurnKey Construction proposes to furnish all necessary labor, equipment and material to relocate the above referenced residence to 530 Crandon Blvd. for the lump sum of EIGHTY FIVE THOUSAND DOLLARS (\$85,000.00). We anticipate the entire duration of this move to be approximately three to four weeks from the time of disconnect permits are obtained.

Our base proposal includes the following: Select demolition of non-historical elements on the existing site to prepare to move the structure, cutting to the building at the center point to allow the structure to move in two sections, construction of two temporary interior walls at the cut point for added stability during the move, relocate with the assistance of Russell Building Movers the two sections of the home to 530 Crandon Blvd to owner supplied location markers. At this juncture the building will be temporary stored for 60 days to allow for the design and construction of the new foundation. During the temporary holding the building will be secured with 40 new mobile home type ground anchors around the building, strapping the structure in place with frame and over the roof ties to act as wind-load hold downs. The building will also receive temporary waterproofing at the cut point to reduce water intrusion. Once the home is on the site a 6' chain link construction fence will be installed and becomes the property of the owner. This proposal also includes the electric and plumbing disconnects on the current home's location. The site at 298 McIntyre will also be cleaned, all loose debris disposed of, foundation of existing home excavated and removed, and shrubs and pee rock cleared.

Our proposal does not include the following: engineered drawings, unforeseen conditions, construction of new foundation, repair to existing home, repair to owners sidewalks or curbs, guarantees against acts of God (i.e.: windstorms, hurricanes, lighting, fire, etc.), surveying, tree removal, builder's risk insurance, or permits.

Please note the following: We ask that a \$5000.00 contingency be held for this project above the base proposal. If the existing foundation exceeds 12"x24" in size, additional funding would be required to remove it from the existing site. Also, our proposal covers our equipment costs to temporarily hold the house for 60 days. Additional months will cost \$1,260.00 each 28 day period, and will be billed direct to the owner. Once a foundation is designed, TurnKey Construction along with Russell Building Movers will quote the construction and final move of the historical residence.

We appreciate the opportunity to provide a proposal for this project and look forward to working with you.

Sincerely,

JeanPaul Renuart
TurnKey Construction, Inc. –Principal

TurnKey Construction, Inc.

June 28, 2010

Dr. Robert L. Maggs
Key Biscayne Historical Society
155 Ocean Lane Drive
Commodore Club West – 913
Key Biscayne, FL 33149

RE: Relocation of Historic Home from 298 W. McIntyre - **Revised**

Dear Dr. Maggs,

TurnKey Construction proposes to furnish all necessary labor, equipment and material to relocate the above referenced residence to 530 Crandon Blvd. for the lump sum of EIGHTY FIVE THOUSAND DOLLARS (\$85,000.00). We anticipate the entire duration of this move to be approximately three to four weeks from the time of disconnect permits are obtained.

Our base proposal includes the following: Select demolition of non-historical elements on the existing site to prepare to move the structure, cutting to the building at the center point to allow the structure to move in two sections, construction of two temporary interior walls at the cut point for added stability during the move, relocate with the assistance of Russell Building Movers the two sections of the home to 530 Crandon Blvd to owner supplied location markers. At this juncture, the building will be temporary stored for 60 days to allow for the design and construction of the new foundation. During the temporary holding, the building will be secured with 40 new mobile home type ground anchors around the building, strapping the structure in place with frame and over the roof ties to act as wind-load hold-downs. The building will also receive temporary waterproofing at the cut point to reduce water intrusion. Once the home is on the site a 6' chain link construction fence will be installed and becomes the property of the owner. This proposal also includes the electric and plumbing disconnects on the current home's location. The site at 298 McIntyre will also be cleaned, all loose debris disposed of, foundation of existing home excavated and removed, and shrubs and pee rock cleared.

Our proposal does not include the following: engineered drawings, unforeseen conditions, construction of new foundation, repair to existing home, repair to owners sidewalks or curbs, guarantees against acts of God (i.e.: windstorms, hurricanes, lighting, fire, etc.), surveying, tree removal, builder's risk insurance, or permits.

As an alternate to storing the home, if a new foundation is available to transfer the home, the overall cost including the construction of a new foundation will be reduced. From our experience, we feel a continuous wall footing 24"x18" with an 8" masonry stem wall should be adequate for a new foundation. If this is congruent with an engineer's approval, we feel that the move will be accomplished under \$100,000.00 including the cost of the new foundation. This evaluation is contingent upon an engineer also designing the foundation connections, as well as the re-joining of structural members of the two sections of the home. Final design would be necessary to derive a guarantee maximum price.

Please note the following: We ask that a \$5000.00 contingency be held for this project above the base proposal. If the existing foundation exceeds 12"x24" in size, additional funding would be required to remove it from the existing site. In addition, our proposal covers our equipment costs to temporarily hold the house for 60 days. Additional months will cost \$1,260.00 each 28 day period, and will be billed direct to the owner. Once a foundation is designed, TurnKey Construction along with Russell Building Movers will quote the construction and final move of the historical residence.

We appreciate the opportunity to provide a proposal for this project and look forward to working with you.

Sincerely,

JeanPaul Renuart
TurnKey Construction, Inc. –Principal

Proposal Contract

7150 N.W. 77th Terrace
Miami, Florida 33166

RUSSELL BUILDING MOVERS, INC.
HOUSE MOVING AND RAISING
FRAME OR MASONRY CONSTRUCTION

Date: 887-9447
Broward: 527-1342

Licensed and Insured

Statewide General Contractors

DATE:

JUNE 17, 2010

PROPOSAL SUBMITTED TO:

JOB NAME:

NAME:

KEY BISCAYNE HISTORICAL ASSOCIATION

KEY BISCAYNE HISTORICAL ASSOCIATION

STREET: c/o DR. ROBERT L. MAGGS, 305-361-8808
155 OCEAN LANE DRIVE

STREET:
#298 W. McINTYRE TO 530 CRANDON BLVD.

CITY: COMMODORE CLUB WEST -91 STATE: FLORIDA 33149

CITY: KEY BISCAYNE MIAMI-DADE COUNTY FLORIDA

STATE:

35,000.00----*

We are pleased to submit the following proposal regarding the handling of your building. The proposed price of \$

includes only the work as specifically mentioned below:

(a) Removal of the single story wood-frame house (29x44) from its present foundation, transportation to your new site in two sections, positioning of the two sections aligned very closely together at a temporary holding site, holding in place on our temporary steel-beam and wooden cribbing about 3 feet above grade for 60 days while you prepare a new foundation at the adjacent new site, provide and installation of 40 new mobile-home type ground anchors around the building, strapping in place with frame and over-the-roof ties to act as wind-load hold fasts while it is being held on the temporary supportive equipment. *Our work DOES NOT include site prep, preparation of the house for transportation by cutting the house in half at the designated location, bracing, weatherproofing, reconnections, utilities, landscaping, steps, fences, walks, security services, police escorts during the moves, etc.

(b) When the Owner constructs the foundation we will hold the building in position to receive the foundation and upon notice from the Owner we will lower the building onto the foundation and remove our equipment from the site.

(c) You are to furnish a clear path for the moving of the building onto your lot, which means the removal of all trees, fences, wires, or other obstructions directly in the path of the moving operation without expense or delay to us, unless otherwise specified.

(d) We are not responsible for cleaning of debris from the lot from which the building is moved.

(e) The Owner must furnish stakes on the lot or a suitable recent survey showing us where to place the building.

(f) We are not responsible for damage to sidewalks or curbs entering onto the Owner's property

(g) The Owner is to do all connecting of plumbing, electric, central air conditioning, gas lines and telephone service.

(h) We will handle the building in a workmanlike manner and repair any damage we cause. We are not to be held responsible for faulty primary construction which may not be evident by visual inspection. Any alteration or deviation from the above specifications will become an extra charge over and above the estimate of the usual cost. This offer is valid for 30 days only.

(i) We do not guarantee the building against Acts of Providence, such as windstorms, lightning, fire, etc., while it is being moved or held on our equipment. We are not to be held responsible for vandalism or theft.

(j) We will furnish all necessary insurance for our part of the work. There is no insurance on house or contents.

(k) In the event suit shall be brought for the collection of the sums agreed to be paid hereunder, or the same has to be collected upon demand of an attorney, then the Owner shall pay the reasonable attorney's fees for making such collection. Interest will be added to the unpaid balance at the rate of 1% per month after same shall become due and payable.

You hereby verify that you are the Agent for the Owner and have authority to engage us.

Terms: \$11,000 due on Commencement of work; \$12,000 due on Delivery to the new site; \$12,000 due on Completion of the tie-downs and securement at the temporary site. *Any added equipment rental in excess of the 60 days will be charged at the rate of \$45 per day.

Details & specifications of the final transportation across the site and installation onto the new foundations are not fully known at this time, however, based on what we know you may expect a charge of \$12,000 to \$17,000 for that additional work at that time. It is our intent to work with TurnKey Construction, Inc., to co-produce this project, their experience and ability are vital to the processes described above. This Proposal is based on your approval of TurnKey to provide the services & work we need.

Witness: *James Kleppinger*

RUSSELL BUILDING MOVERS, INC.
By: *Keith R. Kleppinger*
Keith R. Kleppinger, President

Acceptance: You are hereby authorized to complete the work as described above, under the terms and conditions as stated.

By: _____
Accepted By: _____
Date: _____

Witness:

Russell Building Movers, Inc.

HOUSE MOVING AND RAISING STATEWIDE

7150 NW 77th TERRACE / MIAMI, FL 33166 / (305) 887-9447 DADE / (954) 527-1342 BROWARD / FAX (305) 882-0058

June 17, 2010

Dr. Robert L. Maggs
Key Biscayne Historical Society
155 Ocean Lane Drive
Commodore Club West - 913
Key Biscayne, Florida 33149

Re: Relocation of Historic House from #298 W. McIntyre, Key Biscayne.

Dear Dr. Maggs;

Thank you for this opportunity to offer the following information concerning the relocation of the house to a vacant site at 530 Crandon Blvd.

The house is too large to travel from site to site in one piece. It must be cut into two sections each about 24 feet in width, eave to eave. to allow it to pass along the roadways to the new site. The length and height are not problems. I have marked over the front door where I would like to see the house taken apart. We will install our steel-beam temporary transport framework under each section of the house and move the two sections to the new site. We will remove the wheels and set the sections back together supported on our wooden cribs about 3 feet above the ground. The temporary shoring, bracing, and weatherproofing installed by TurnKey will remain in place within each section until the rejoining occurs on the new foundations at the permanent site nearby.

It appears that the immediate issue is to get the house off the present site so that the new Owners can take possession. Moving the house to a temporary holding site allows time for a permanent site to be prepared with a proper new foundation and all the background checks & planning that will go into the new setting to assure a pleasing result upon completion.

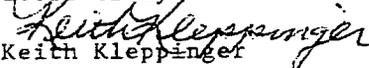
Our scope of work is limited to the type of work that we are proficient at doing. We need the assistance of TurnKey to prepare for our work. We can both be working at the same time to assure that the schedule is met if at all possible.

Prior to our work all porches, decks, carport, rear dining room/bath/utility room addition, fences, bottled gas, salvagable landscaping, removals, cutting into two sections, and preparations should be well under way.

The house will be stored inside the construction fencing provided by TurnKey at the new site.

Please continue to process this information and let me know if I can be of further help at this time

Yours truly


Keith Kleppinger

KK/mc

cc file

DATE: June 29th, 2010

TO: Mr. Jud Kurlancheek, Director
Building, Zoning & Planning Department
Village of Key Biscayne

FROM: Architect Wilfredo Borroto

SUBJECT: Foundation for the Historical House's proposed relocation to the
Village of Key Biscayne's Quiet Park at 530 Crandon Boulevard

After a visual inspection of the house and a meeting with Structural Engineer Eugenio Santiago, Chief Building Official of the Building, Zoning & Planning Department of the Village of Key Biscayne, regarding the foundation to be used for the house on the site, my preliminary estimate is the following:

The house requires a continuous footing around the entire periphery of the approximately 1,200 sq. ft. structure with 4 additional footings with stem walls.

The estimated cost of such work could vary from \$35,000. to \$45,000 if private enterprise does the work. If soil borings call for the use of pilings and pile caps, this would probably raise the cost an additional \$15,000. to \$25,000.



MEMORANDUM

Village of Key Biscayne Building & Zoning Department

To: Jud Kurlancheek, *Director*
From: Eugenio M. Santiago, P.E., *Chief Building Official*
Reference: 298 W. MCINTYRE STREET
Date: June 29, 2010
Subject: POSSIBLE DESIGNATION AS HISTORIC BUILDING AND RELOCATION

After the house is relocated, it will need to be restored in accordance with the 2007 Florida Building Code - Existing Building. Chapter 11 of the code (HISTORIC BUILDINGS) refers you to Appendix B (STANDARD FOR REHABILITATION).

This appendix essentially summarizes "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS". This is the standard that must be followed anytime one attempts to rehabilitate a historic building.

Since there has been a mention of converting the use of the house to some sort of Museum, please be aware that the Design Live Load for a house is 40 p.s.f. The design Live Load for offices (administrative component) is 50 p.s.f. and the design Live Load for Assembly (Conference Rooms) is 100 p.s.f.

If the Village wants to obtain a Historic Designation for the building, then all work on it must be done in accordance with the referenced standard from the Secretary of the Interior.

~~cc. Page 11-33 of FBC 2004~~



June 17, 2010

Dr. Robert L. Maggs, Treasurer
Key Biscayne Historical & Heritage Society
200 Crandon Boulevard, Suite 360
Key Biscayne, Florida 33149

RE: "Dr. John Handwerker House " - 298 West McIntyre Street, Key Biscayne, Florida

Dear Dr. Maggs,

This is in response to your society's interest in preserving a wood frame house located in Key Biscayne at 298 West McIntyre Street. An initial field inspection to the subject property and a review of historic information known thus far indicate a high probability for historic designation of the structure. The house is in my opinion, a valuable local historic asset by representing Key Biscayne's earliest period of residential development. Additionally, the home's wood frame construction, simple and modest design, age and past ownership history reinforce unique qualities which are fast disappearing on the Key.

We understand that the property has been sold and that the new owners wish to proceed with removing the structure in order to build on the lot. Therefore, relocation is left as the only option for preservation. There are several recent precedents for relocation. To list a few:

- a) "Dice House" (Kendall)
- b) "Whilden-Carrier Cottage" (Pinecrest)
- c) "Old Miami High School" (Miami)
- d) "Richmond Naval Air Station - Building No. 25" (MetroZoo / Gold Coast Museum)
- e) "Railroad Caboose" (Cauley Square)

The first three of the preceding list were under development threats not unlike 298 McIntyre. All were saved by relocation to nearby parks. Relocation allowed for the buildings to be put to new uses while also allowing for development of the original lots.

As discussed previously, we would be pleased to assist with a petition for designation, if and when requested. This should occur once the cottage is moved and situated on a new permanent site. We would be happy to further discuss with you and / or the Village of Key Biscayne any additional historic preservation information as needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Ferrer'.

Rick Ferrer, Senior Planner