

CG Claussen Realty, Inc.
4530 Bay Beach Lane
Fort Myers Beach, FL 33931
239.765.6400

October 29, 2010

Mr. Terry Stewart
Town Manager
Town of Fort Myers Beach
2523 Estero Boulevard
Fort Myers Beach, FL 33931

RE: Office Trailer donation

Dear Mr. Stewart:

This letter is confirming our conversation that CG Claussen Realty, Inc. is willing to donate the modular office building located at 4530 Bay Beach Lane to the Town of Fort Myers Beach.

I have provided Mr. Ken Miller with a copy of the building plans. Here are the terms that would make this work.

CG Claussen Realty, Inc. will donate the modular office building, as is, and free of any encumbrances.

The Town would be responsible for all other aspects of the relocation including but not limited to:
Preparation and transporting the building from the existing location to a new location. (sample quote provided to Ken Miller from Williams Scotsman)

Clean up, removal and disposal of any debris/building material from 4530 Bay Beach Lane site after removal of structure.

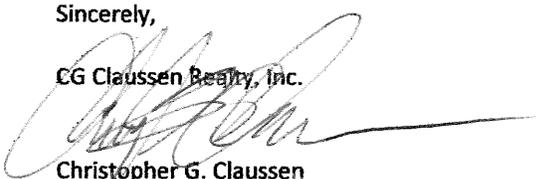
Cap off of utility lines at 4530 Bay Beach Lane.

The above must be completed by February 1, 2011. If you would like to take possession prior to December 1, 2010, please call me to discuss.

Permitting, site work, assembly and any repairs on your site location.

Sincerely,

CG Claussen Realty, Inc.



Christopher G. Claussen
Broker

November 5th, 2010

MODULAR BUILDING

4530 BAY BEACH LANE

Cost analysis:

1. **Separate, transport & re-assemble - \$20,000.00** - A cost estimate has been received from Williams Scotsman, Tampa, Florida. The estimate includes knockdown of the units, transportation to the new location and set-up including EPDM roof caps. Grant money may be available from FEMA because we are re-locating a non-conforming building, which has incurred a loss in the past and raising it above base flood elevation.
2. **Clean site - \$2,500.00** – The area around the building must be cleared to allow removal of the building and after the move the site must be cleaned of all debris and the water and sewer utilities must be capped. This work would be performed by Public Works.
3. **Piling FDN + Tie Beams - \$48,000.00** – This cost includes clearing and preparing the new site, engineering, labor and materials to provide an elevated piling/tie beam foundation for the modular building. The new location chosen by Cathie Lewis and Scott Baker is the north end of Oak Street near the current location of the town compactor. Grant money may be available from FEMA because we are re-locating a non-conforming building, which has incurred a loss in the past and raising it above base flood elevation.
4. **5" concrete slab - \$10,500.00** – The slab would be placed under the elevated building to provide a floor for an enclosed storage area, parking for town vehicles, town employees and visitors. An entrance would be provided from Gulf Beach. This cost can be reduced by only installing the slab for the driveway and storage areas. The parking area can be shell.
5. **Sprinklers - \$26,000.00** - This building falls below the occupant load and square footage requirement for fire sprinklers as defined in the Building Code. The cost is included in this estimate because insurance companies can require additional protection exceeding the building code requirements.
6. **Water & Backflow - \$13,000.00** – This cost includes tap-in fees and service to the building. Grant money may be available for reconnection of utilities.
7. **Sewer connections - \$13,000.00** – This cost includes tap-in fees and service to the building. Grant money may be available for reconnection of utilities.
8. **Electric Service - \$18,500.00** – This cost includes bringing service to the building including meter panel, main disconnect and final connection of circuits. Grant money may be available for reconnection of utilities.

9. **Interior finishes - \$10,500.00** - After the building is re-assembled and elevated the interior will need to be painted, tile floors repaired, drywall repaired, cabinetry installed, counter tops repaired or installed, doors and windows adjusted, base, casing and crown repaired or replaced.
10. **Exterior finishes - \$8,500.00** – After the building is re-assembled and elevated the stucco will need to be repaired and painted.
11. **Elevator - \$25,000.00** – ADA requires vertical accessibility and because of the height the elevator will need to be enclosed and protected from the weather. Grant money may be available to provide accessibility.
12. **Exterior Deck - \$15,000.00** – Decks for the front and rear of the elevated building will need to be constructed and stairs will be required as a means of egress.

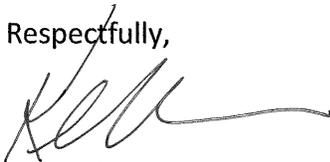
The total estimated cost to relocate, elevate and provide utilities and finishes for this modular building is \$210,500.00. At this time we do not have the engineering and therefore all estimates are based on past experience and discussions with several design professionals and general contractors.

As I review this project the cost per square foot is \$58.47. This cost is approximately half the cost to construct a 3,600 square foot elevated building on the same site.

The time frame for this project is to move the building between December 1, 2010 and February 1, 2011. Construction is estimated to take approximately four months with an additional month for permitting.

Please let me know if you wish to discuss this project or require additional information.

Respectfully,



Ken Miller, Building Safety Services Coordinator

Evelyn Wicks

From: Terry Stewart
Sent: Tuesday, November 09, 2010 2:32 PM
To: Evelyn Wicks
Subject: FW: Modular Buildings

Evelyn,

Please include this with the Council package.

Best regards,
Terry

From: Terry Stewart
Sent: Wednesday, October 20, 2010 3:00 PM
To: Alan Mandel; Bob Raymond; Jo List; Larry Kiker; Tom Babcock
Cc: Walter Fluegel; Ken Miller; Cathie Lewis
Subject: FW: Modular Buildings

Mayor and Council Members,

The purpose of this message is to inform you of a potential opportunity that was presented to the Town and what staff is doing to provide a report that will enable you to reach a conclusion about whether to accept that opportunity.

Mr. Chris Clausen of Waterside Realty recently called to say that he owns a modular building currently used for his real estate business. He would like to donate the building to the Town. It is a 3,500 square foot modular structure built with three sections. It currently sits on property that Mr. Clausen has leased for a number of years. He notes that his landlord will not be renewing his lease and he must remove the structure before the end of lease, March, 2011.

Our Building Official, Ken Miller and I met with Mr. Clausen at the current site of the structure in order to get a sense of its construction, condition and possible utility to the Town. We left with a positive impression in all three areas. Since the initial idea was to place the structure at our Bay Oaks location, Ken indicated that he needed to determine if zoning would permit that. At the time we were unsure if the structure was classified as a mobile structure or modular structure. If a mobile, it could not be used on our site, however a modular structure is permissible. Because the structure was permitted through the county's building department about 14 years ago, Ken had to chase down the information through a records search with the county. We learned that it is indeed classified as modular and therefore can be placed on our property.

Please see below for a message to staff regarding information we will bring together in order to aid you in determining if you will support acceptance of Mr. Clausen's intended donation of the structure and the cost associated with moving it, set up and utility connection. Should you have any questions, please let me know.

Best regards,
Terry

From: Terry Stewart
Sent: Wednesday, October 20, 2010 11:53 AM
To: Ken Miller
Cc: Walter Fluegel; Cathie Lewis
Subject: RE: Modular Buildings

Ken,

Thank you for the follow up. I know this was a tough one to track down and do appreciate you staying on it.

I just spoke with Chris Clausen, the owner of the building. He is pleased that we can move forward and wants to work with us. He will be sending a letter stating his intention to donate the structure and what is expected of the Town should he do so. We must now develop a business plan to present to Town Council so they will have a complete picture of what we gain from this and what the cost will be.

You can assist in this effort by providing the following information.

1. An estimate of the cost to separate, transport and reassemble the modular structure to our site.
2. An estimate of the cost to clean the current site of the modular structure after it is removed.
3. An estimate of the cost to construct code compliant foundation and supply all utility hookups.
4. An estimate of any other related cost to complete this project.

It is my aim to take this item to council for discussion for the second meeting of November. Please let me know if the work listed above is doable in the available time.

Best regards,
Terry

From: Ken Miller
Sent: Wednesday, October 20, 2010 10:56 AM
To: Terry Stewart
Cc: Walter Fluegel; Cathie Lewis
Subject: Modular Buildings

Terry,

Randy Simes, Lee County Plan Reviewer, has confirmed that the buildings located on Bay Beach Lane meet the design criteria for modular buildings as required by the Department of Community Affairs F.S. 553, "Building Standards". Based on the classification of modular a "Building Move" permit will be required to relocate the building. In addition to I have an appointment with Randy today to review the original plans and application.

As I recall Mr. Claussen prefers the buildings be moved as early as 12/01/2010 but no later than 02/01/2011. In consideration of this time frame we need to locate an area for storage of the buildings as soon as possible and consult with an engineer regarding a permanent location and construction of a foundation, utilities etc.

Please let me know how I can be of assistance.

Ken Miller
2523 Estero Blvd.
Fort Myers Beach, FL 33931
239-765-0202 X 113
ken@fortmyersbeachfl.gov

Please note: Florida has a very broad public records law. Most written communications to or from Fort Myers Beach officials regarding Town business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.