

Town of Fort Myers Beach
Agenda Item Summary

Blue Sheet Number: 2011-006

1. Requested Motion:

Meeting Date: January 18, 2011

Authorize staff to proceed with an Invitation to Bid for remaining construction/restoration of the Mound House.

Why the action is necessary:

This action allows for the generation of sealed bids, thereby providing the Town with accurate cost information on remaining construction work, exclusive of museum installation. Restoration of the William H. Case house and conversion to a museum facility is an objective of the Town's Management Plan with Florida Communities Trust (FCT).

What the action accomplishes:

Directs staff to prepare a Supplemental Task Authorization to Renker Eich Parks Architects to complete construction documents and technical specifications for the Mound House and proceed with an Invitation to Bid.

2. Agenda:

- Consent
- Administrative

3. Requirement/Purpose:

- Resolution
- Ordinance
- Other

4. Submitter of Information:

- Council
- Town Staff
- Town Attorney

5. Background:

At the work session of December 20th, Town Council directed staff to contact FCT regarding specific requirements of construction relative to the William H. Case (Mound) House. A telephone conference was scheduled for Wednesday, January 5th with the Town Manager and Cultural Resources Director representing the Town and Grant Gelhardt, Environmental Administrative and Denise Rach, Planner IV representing FCT. Representatives from FCT advised the Town that they defer in matters of historic and archaeological properties to the Division of Historic Resources (DHR) and provided contact information.

Town Manager Stewart also spoke with Philip Wisley, Head of the Architectural Preservation Services Section at DHR on Thursday, January 6. Mr. Wisley referred the Town to Florida Statute 267: Historic Resources and the federal Secretary of the Interior's Standards for Rehabilitation for planning purposes. Mr. Wisley indicated no certification is required for general contractors to work on historic properties however DHR does recommend a contractor be qualified for experience with historical restoration. **DHR does require historic preservation certification for the project architect.**

In addition to requirements of FCT, the Town has executed 10-year restrictive covenants as a condition of receipt of grant funds from DHR. **These covenants also require the property be maintained in accordance with the Secretary of the Interior's Standards for Rehabilitation and require review by DHR of any modification other than routine repair and maintenance.** Covenants were executed and recorded in the fall of 2004, 2006, and 2007.

A copy of the Secretary of the Interior's Standards for Rehabilitation are available at Town Hall for review.

6. Alternative Action:

7. Management Recommendations:

Authorize staff to proceed with development of construction documents and technical specifications for remaining Construction/restoration of the William H. Case House.

8. Recommended Approval:

Town Manager	Town Attorney	Finance Director	Public Works Director	Community Development Director	Cultural Resources Director	Town Clerk
						

9. Council Action:

- Approved
- Denied
- Deferred
- Other