



**AGENDA
PARKS AND RECREATION ADVISORY COMMITTEE
REGULAR MEETING
JUNE 14, 2022
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - 4.1 Regular May Meeting Minutes
- 5. PUBLIC COMMENT NOT ON THE AGENDA**
- 6. DISCUSSION ITEMS**
 - 6.1 Moving Department Forward (Member Chapman)
 - 6.2 Capital Improvement Plan (Staff)
- 7. STAFF REPORT**
 - 7.1 May Staff Report
- 8. OTHER BUSINESS**
- 9. NOTICE OF COMMUNICATION**
- 10. ADJOURNMENT**

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at 904-310-3115 or TTY/TDD 711 (for the hearing or speech impaired).

Parks and Recreation Advisory Committee
Regular Meeting Minutes
May 10th 2022

The Parks and Recreation Advisory Committee met for a regular meeting on May 10th, 2022 at 5pm in commission Chambers. Present was Chair Grant, Member Ross, Vice Chair Pugh, Member Camera, Member Chapman, and Member Norris.

1. Call to order
2. Roll call
3. Pledge of Allegiance
4. Approval of Minutes
4.1 April 12th 2022
Member Ross made a motion to approve April 2022 minutes Second Member Pugh; All Aye

Discussed April 21st, 2022 PRAC Sub-Committee Meeting
Member Ross made a motion to approve, Member Norris Second; All Aye

5. Public Comment
 1. Marian Phillips 724 S. 6th St Fernandina Beach Fl 32034
 2. Michele Duncan 93 Oak Grove Pl Fernandina Beach Fl 32034
 4. Waldemar Borrero 937 N. Fletcher Ave Fernandina Beach Fl 32034
 5. Rob Hicks 120 N. 15th St. Fernandina Beach Fl 32034
 7. Roger Martin 1517 Atlantic Ave. Fernandina Beach Fl 32034
 8. Jim Last 2019 Alachua St. Fernandina Beach Fl 32034
 9. Dagney Stone 96212 Ocean Breeze Drive Fernandina Beach Fl 32034
 10. Tony Crawford 3958 First Ave Fernandina Beach Fl 32034
 11. Steven Horvat 2795 Turtle Shores Dr. Fernandina Beach Fl 32034
 12. Joyce Shave 1801 Parkway Dr. Fernandina Beach Fl 32034
 13. Ricky Robbins 1602 Inverness Rd. Fernandina Beach Fl 32034
 14. Michael Gray 86088 Page Dairy Rd. Yulee Fl 32039
 15. David Dubose 96257 Barnwell Rd. Yulee Fl 32039
 16. Taniya McNeil 948 Vineridge Run Apt. 204 Altamonte Springs Fl 32714
 17. Leslie Andree 940894 Old Nassauville Rd Fernandina Beach Fl 32034

6. Presentation
 - 6.1 Youth Advisory Committee Survey Results
The Youth Advisory Committee presented a video and slideshow to show the results of their redistribution of Parks and Recreation Survey to Fernandina Beach High

School Students. <https://docs.google.com/presentation/d/1kamh-TQsQPLdhGbzqls3nFnABuLUI5ZSfzTEAAENplk/edit?usp=sharing>

The Youth Advisory Committee also presented the idea of a Movie Night at Main Beach Park sponsored by local businesses. (Document Attached)

7. Discussion Items

7.1 Impact Fee Discussion (placed on the Agenda by Member Camera)

City Attorney Tami Bach answered the PRAC Committee Member's questions Ms. Bach referenced the City's purchasing policy paragraph titled Limitation on the use of Impact Fees, The City Code's Definition of Capital Improvements, and infrastructure.

Impact fees must be used within six years

\$3 million in parks and recreation impact fee fund

If impact fees are used inappropriately the city would have to refund the impact fee fund potentially plus interest. Then the city would have to find another funding source to cover the impact fees.

The state of Florida for cities and counties provide the types of fees the city can change so taxes cannot be increased for impact fees.

7.2 By-Laws Update

Member Chapman made a motion to accept changes to By-Laws, Member Camera Second; All Aye

7.3 Girl Scout Fundraiser Update

They were refused a booth at Shrimp Fest and are looking for a new way to raise money for central park playground.

7.4 Grant Information

Slide show was presented by Member Ross

8. Staff Report

9. Other Business

Scott Mikelson Presented Power Point with Concept for Youth and Adult Sports Facilities.

The City Manager Prefaced by stating: This concept was born based off conversations at the City Commission level regarding the discussion of alternative revenue sources, redevelopment of the (central park) playground that was removed due to inadequate maintenance and deterioration of equipment. Discussion regarding better access and control over the use and funding of City Facilities specifically on Non-City Residents basically contributing additional fees and user charges to use city facilities. The City Manager asked Scott Mikelson (Interim Parks and Recreation Director) to create a concept of change that the city has been lacking for many years.

Scott Mikelson noted before his presentation by stating This idea is presented in the hopes to start a conversation with the public to work together as a community to solve some issues the city of Fernandina beach is dealing with.

The parks and Recreation Department has tried to budget for nearly \$1 million of renovations over the years and it has not made it into the budget.

Two thirds of participants are non city residents in youth sports.

The city receives no payment from any youth leagues.

Tennis pro provides payment for use of courts in addition to \$20 key fee (new) for usage of tennis and pickle ball courts.

This project could be covered with impact fees.

The City has received an anonymous donations of \$500,000 to help implement this concept.

Member Chapman would like to put item on next meeting agenda on how to move programs forward

Member Camera asked to invite Nassau County Commissioners to a Parks and Recreation Meeting to present the concept to them in addition to how we can better the relationship between the City of Fernandina and Nassau County. Chair Grant added How they are developing all their new parks and is the city taxes being used on their parks?

10. Notice of Communication

10.1 Board Vacancy Communication (Placed on agenda by Member Ross)

Sample Letter was presented by Member Ross to recommend a candidate for Parks and Recreation Advisory Board Vacancy

Member Pugh made a motion to ask Mr. Mikelson to contact Ms. Best (City Comptroller) and send the PRAC committee the application material for the next candidates for the vacancies on the committee Member Ross Second; All Aye

11. Adjournment

Item (300)	Price	
Beach Construction	\$25,000	
Beach Monitoring/Sea Turtles	\$35,000	
Beach - Habitat Conservation		
Beach Renourishment	\$45,000	
Recreation Department		
ARC Improvements	\$625,000	These improvements are high priority improvements to the windows, roof and doors. This tier 1 facility was part of the first phase of the project.
Parks Department		
Walkovers Seaside	\$300,000	Redecking and handrails at 1 of our 2 walkovers.
Walkover North Beach Park	\$300,000	Redecking and handrails at 1 of our 2 walkovers.
Walkover 30		
Walkover 35		
Walkover 39		
Walkover 40		
Walkover 4N		
Walkover 35S		
Walkover 27		
Walkover 38		
Replace Sports Field Fencing	\$100,000	Fencing at the Central Park Baseball Field.
Resurface tennis and Pickleball courts at Central Park		
Replace Fitness equipment at Egans Creek Park		
Replace playground equipment at Main Beach Park		
Playground equipment at Sunrise Park		
Playground equipment at Central Park	\$300,000	Adding an additional climbing structure.
Skate Park Support Frame Repairs	\$50,000	Support Frames are rusting / this will be replaced.
Lift Station Improvements at Parks	\$35,000	All liftstations will be maintained by the City.
Lighthouse Rehabilitation	\$30,000	This project is high priority and consists of the exterior of the lighthouse.
Peck		
Improvements	\$500,000	These improvements are high priority restoration/improvements to the roof and doors.
MLK		
Improvements	\$125,000	These improvements are high priority. This project consists of a structural repair to the roof and doors.
Aquatics		
Replace kiddie pool toys at MLK and ARC	\$20,000	Yearly rotation of kiddie pool features.

priority. The ARC Complex (est in 1959/2012) consists of four buildings. This project consists of a structural & roof, interiors, fire suppression, and HVAC systems of the Admin and Auditorium buildings. Facilities assessment provided by Bureau Veritas.

for three beach parks
for three beach parks

all and Football fields has deteriorated to the point of replacement

action to the playground
will need to be completed on yearly basis for three years.
by the utility department moving forward / this is to bring them up to standard
t of the structural evaluation of the Fernandina Beach lighthouse. The exterior surface is cracking and causing decay

priority and pertain to the original 1927/1959 builds (Admin Center & Peck Gymnasium). This project consists of roof (GRANT), interiors, doors, and HVAC systems. This tier 1 facility was part of the facilities assessment

priority and pertain to the original 1950's builds (Admin Center & Auditorium).
structural evaluation and the restoration/improvements to the fire suppression, structural repairs, and interiors.
Facilities assessment provided by Bureau Veritas.

structures in need of replacement

evaluation and the

y to the interior brick mortar.

its of a structural evaluation and the
t provided by Bureau Veritas.

[illegible]

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT



**BUREAU
VERITAS**

prepared for

City of Fernandina
204 Ash Street
Fernandina Beach, Florida 32034
Charles George



Atlantic Avenue Recreation Center
2500 Atlantic Avenue
Fernandina Beach, FL 32034

PREPARED BY:

*Bureau Veritas
10461 Mill Run Circle, Suite 1100
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BV CONTACT:

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Program Manager
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BV PROJECT #:

151182.21R000-003.379

DATE OF REPORT:

February 9, 2022

ON SITE DATE:

January 25, 2022

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

Significant/Systemic Findings and Deficiencies

Historical Summary

The Atlantic Avenue Recreation Center facility was initially constructed in 1956. The facility consists of the main building, a fitness center building to the east, and an aquatics building to the south. The facility is reportedly fully occupied and in consistent use.

Architectural

The Atlantic Avenue Recreation Center facility shows signs of settlement, with cracking reported and observed at the exterior walls. A study is recommended to assess and recommend action to remedy the situation. The roof membranes do not appear to have any significant deficiencies, although some instances of moderate ponding were observed. Overall, the exterior envelope systems and components were observed to be performing adequately. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment has received as-needed upgrades since the main building's initial construction, resulting in a range of equipment ages. The HVAC components, systems, and controls were reported to generally provide adequate heating, cooling, and ventilation throughout the facility. The plumbing also appears adequate for the facility, with equipment and fixtures generally updated as needed. No leaks or pressure issues were reported. Electrical service equipment and systems appear satisfactory and without issue, and the vast majority of lighting throughout the facility has been upgraded to LEDs. No concerns regarding capacity or reliability were reported. A fire alarm system is present throughout the facility, but fire suppression is limited to individual fire extinguishers and kitchen fire suppression at an exhaust hood in the kitchen. The MEPF components at the fitness and aquatic centers generally date to the buildings' construction, around 2009.

Site

The Atlantic Avenue Recreation Center's site includes asphalt paved parking and drive areas, as well as areas of concrete paving and sidewalk. The site also includes numerous recreation features, including an outdoor pool, kiddie pool, nature pavilion, softball field, and two playgrounds. Most of the pool and playground areas are ringed by chain link fencing. The site assets generally appear to be in functional condition, although minor corrosion and wear was observed at a few assets.

Recommended Additional Studies

The foundation structure of the building shows evidence of settlement, and cracking was reported and observed at the exterior walls, particularly toward the west side of the facility. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
 Atlantic Avenue Recreation Center - FCA
 Atlantic Avenue Recreation Center Site

Uniformat Code: G2030
 Recommendation: **Replace in 2022**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$600

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Cracking and slightly uneven concrete sections pose possible trip hazards. - AssetCALC ID: 3590896



Recommended Follow-up Study: Structural, General Design

Structural, General Design
 Atlantic Avenue Recreation Center - FCA
 Atlantic Avenue Recreation Center Building exterior

Uniformat Code: P2030
 Recommendation: **Design in 2022**

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$7,000

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Evidence of structural settlement at both interior and exterior of masonry walls. POC reported that west side of building has dropped almost 10" compared to east side. Study recommended to diagnose issues and recommend course of action. - AssetCALC ID: 3590932

Fire Suppression System

Full System Install/Retrofit, Medium
 Density/Complexity
 Atlantic Avenue Recreation Center - FCA
 Atlantic Avenue Recreation Center Throughout building

Uniformat Code: D4010
 Recommendation: **Renovate in 2026**

Priority Score: **60.6**

Plan Type:
 Retrofit/Adaptation

Cost Estimate: \$100,700

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Facility-wide fire suppression not present at building. Installation should be considered. - AssetCALC ID: 3590899

Recreation Center: Systems Summary		
HVAC	Non-Central System: Packaged units, split system condensing units with interior fan coil units Supplemental components: Wall-mounted electric unit heater	Fair
Fire Suppression	Fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panels with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment; swimming pools	Fair
Accessibility	See concurrent ADA survey.	
Additional Studies	The foundation structure of the building shows evidence of settlement, and cracking was reported and observed at the exterior walls, particularly toward the west side of the facility. The POC stated that the west side of the building has sunk almost 10" compared to the east side. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
Key Issues and Findings	Reported and observed settlement at structure, resulting in visible cracking in numerous areas at exterior façade (study recommended); one roof-mounted package unit observed to have a whining motor and be past its expected lifespan; facility-wide fire suppression system not present.	
Key Spaces Not Observed	All key areas of the building were accessible and observed.	

8. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

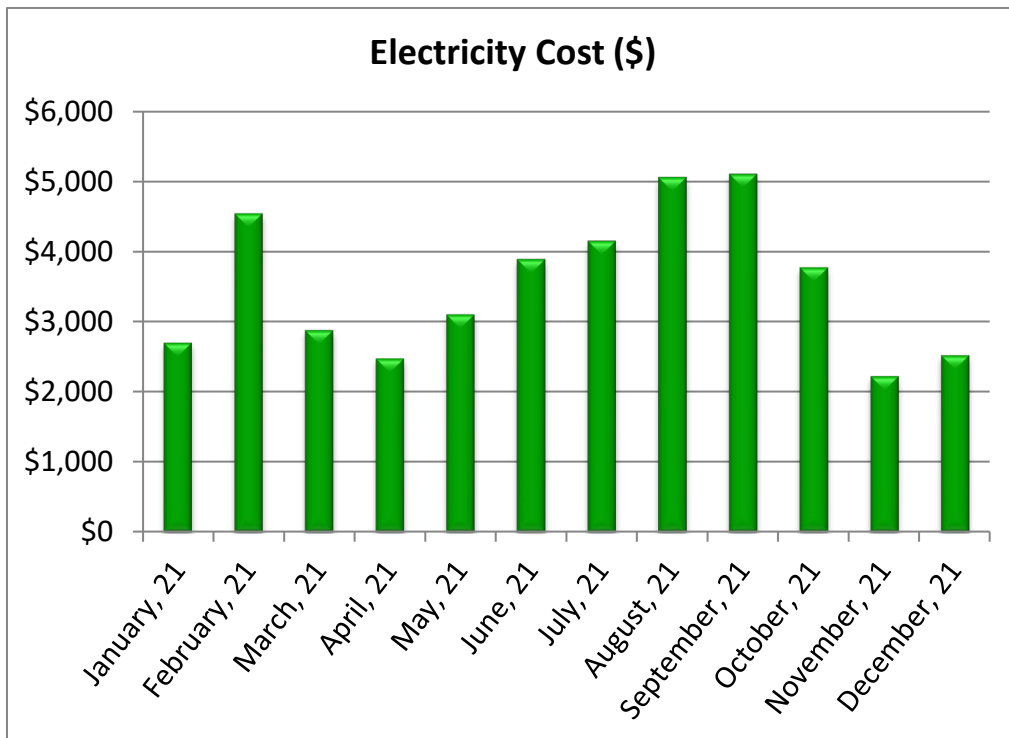
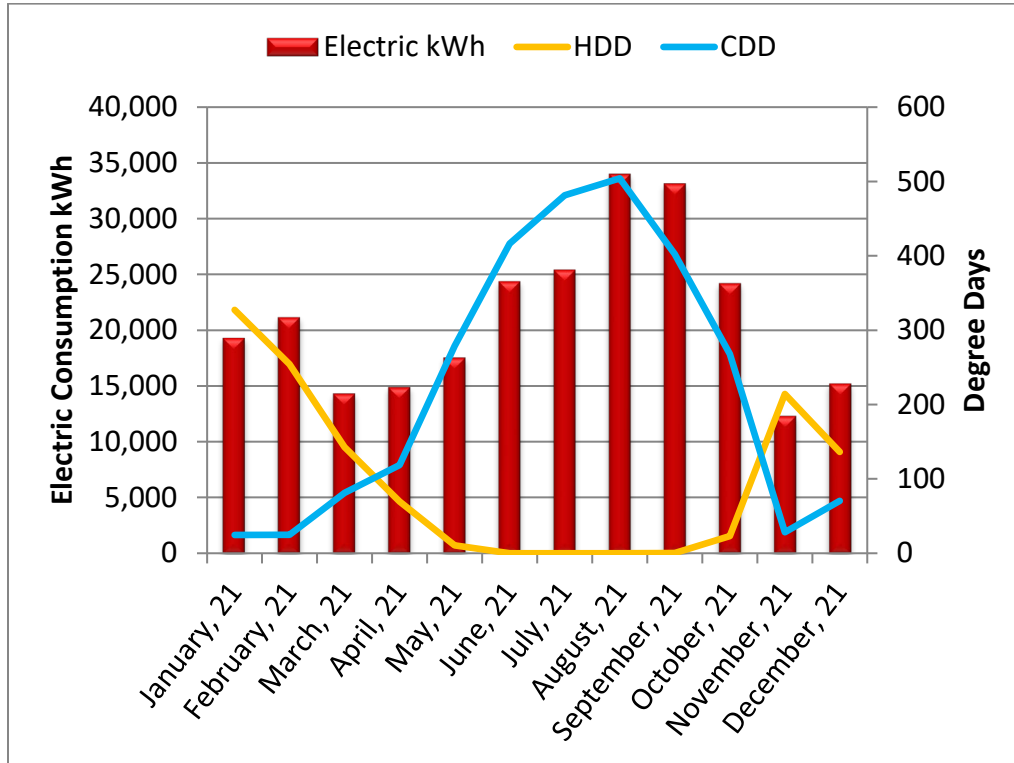
Electricity

Florida Public provides the electrical service to the facility.

The consumption pattern for the period under consideration varies seasonally. The seasonal variation in the consumption is primarily attributed to the heating and cooling loads, while the static base load primarily consists of domestic water heating, lighting and appliances.

Based on the 2021 electric usage and costs, the average price paid during the year was \$0.17 per kWh. The total annual electricity consumption for the 12-month period analyzed is 256,400 kWh for a total cost of \$42,354.

Electricity Consumption & Cost Data			
Billing Month	Consumption (kWh)	Unit Cost (per kWh)	Total Cost
January	19,360	\$0.14	\$2,696
February	21,200	\$0.21	\$4,535
March	14,400	\$0.20	\$2,876
April	14,960	\$0.17	\$2,472
May	17,600	\$0.18	\$3,098
June	24,400	\$0.16	\$3,882
July	25,440	\$0.16	\$4,144
August	34,000	\$0.15	\$5,052
September	33,120	\$0.15	\$5,095
October	24,240	\$0.16	\$3,766
November	12,400	\$0.18	\$2,221
December	15,280	\$0.16	\$2,516
TOTAL/AVERAGE	256,400	\$0.17	\$42,354



Natural Gas

Natural gas service is provided to the facility only for the operation of gas pool heaters. No utility information regarding natural gas was provided.

Propane or Fuel Oil

Not applicable. There is no propane or fuel oil provided to the facility.

Water and Sewer

City of Fernandina Beach satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

The water consumption pattern remains more or less flat over the 12 month period.

Based on the 2021 water and sewer usage and costs provided, the average blended price paid during the year was \$0.40 per gallon. The total annual consumption for the 12-month period analyzed is 39,332 gallons for a total cost of \$15,850.

Water & Sewer Consumption & Cost Data			
Billing Month	Consumption (gallons)	Unit Cost (per gallon)	Total Cost
January	3153	\$0.40	\$1,253.91
February	2545	\$0.45	\$1,148.17
March	2914	\$0.43	\$1,248.56
April	2924	\$0.43	\$1,265.43
May	2987	\$0.43	\$1,274.71
June	4149	\$0.42	\$1,756.44
July	4757	\$0.33	\$1,570.12
August	4659	\$0.34	\$1,567.02
September	3522	\$0.39	\$1,388.71
October	2835	\$0.41	\$1,176.44
November	2371	\$0.44	\$1,041.47
December	2516	\$0.46	\$1,158.88
TOTAL/AVERAGE	39,332	\$0.40	\$15,849.86

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT



**BUREAU
VERITAS**

prepared for

City of Fernandina
204 Ash Street
Fernandina Beach, Florida 32034
Charles George



MLK Center
1200 Elm Street
Fernandina Beach, FL 32034

PREPARED BY:

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BV PROJECT #:

151182.21R000-004.379

DATE OF REPORT:

February 8, 2022

ON SITE DATE:

January 24, 2022

Bureau Veritas

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Significant/Systemic Findings and Deficiencies

Historical Summary

The MLK Center facility was initially constructed in 1956. The facility consists of a roughly T-shaped structure, with an attached classroom building to the east of the main structure. The site includes the main facility, a stand-alone restroom building, a concessions building behind the main softball field, and numerous picnic shelters and shade structures throughout the site. The facility is reportedly fully occupied and in consistent use.

Architectural

The MLK Center facility shows signs of settlement, with cracking reported and observed at the exterior walls. A study is recommended to assess and recommend action to remedy the situation. The roof membranes do not appear to have any significant deficiencies, although they appear to be relatively old, with some instances of minor ponding observed. Overall, the exterior envelope systems and components were observed to be performing adequately. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment has received as-needed upgrades since the building's initial construction, resulting in a range of equipment ages. The HVAC components, systems, and controls were reported to generally provide adequate heating, cooling, and ventilation throughout the facility. The plumbing also appears adequate for the facility, with equipment and fixtures generally updated as needed. No leaks or pressure issues were reported. Electrical service equipment and systems appear satisfactory and without issue, and the vast majority of lighting throughout the facility has been upgraded to LEDs. No concerns regarding capacity or reliability were reported. A fire alarm system is present throughout the facility, but fire suppression is limited to individual fire extinguishers and kitchen fire suppression at individual exhaust hoods.

Site

The MLK Center's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. The site also includes numerous recreation features, including an outdoor pool, splash park, basketball court, horseshoe courts, two ball fields, a playground, and numerous shade structures and picnic shelters. There is also a concessions building located immediately behind the larger ball field, and a stand-alone restroom building to the east of the parking lot. Much of the site perimeter is ringed by chain link fencing surrounding the pool and ball fields. The site assets generally appear to be in functional condition, although some corrosion and wood rot was observed at the south-most picnic shelter, which requires repair.

Recommended Additional Studies

The foundation structure of the building shows evidence of settlement, and cracking was reported and observed at the exterior walls, particularly toward the west side of the facility. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Immediate Needs

Facility/Building	Total Items	Total Cost
MLK Center - FCA	2	\$7,900
Total	2	\$7,900

MLK Center - FCA

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3590155	MLK Center / MLK Center - FCA	Swimming pool	F1050	Pool Accessories, Ladder, Replace	Failed	Performance/Integrity	\$900
3590252	MLK Center / MLK Center - FCA	Throughout building	P2030	Engineering Study, Structural, General Design, Design	NA	Performance/Integrity	\$7,000
Total (2 items)							\$7,900

Key Findings

**Pool Accessories in Failed condition.**

Ladder
MLK Center - FCA MLK Center Swimming pool

Uniformat Code: F1050
Recommendation: **Replace in 2022**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$900

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Damaged unit, missing rungs. - AssetCALC ID: 3590155

**Recommended Follow-up Study: Structural, General Design**

Structural, General Design
MLK Center - FCA MLK Center Throughout building

Uniformat Code: P2030
Recommendation: **Design in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

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Cracking at exterior masonry walls visible in numerous areas, at both interior and exterior of building. POC reported settlement and movement at structure. Study recommended to determine extent of settlement and recommend course of action. - AssetCALC ID: 3590252

**Ceiling Finishes in Poor condition.**

Gypsum Board/Plaster
MLK Center - FCA MLK Center Throughout building

Uniformat Code: C2050
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$400

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Peeling drywall tape and mud at men's restroom (west side of property). Isolated issue. - AssetCALC ID: 3590141

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
MLK Center - FCA MLK Center Throughout building

Uniformat Code: D4010
Recommendation: **Renovate in 2026**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$38,000

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Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)

Systems Summary		
Fire Suppression	Fire extinguishers and kitchen hood systems	Fair
Electrical	Source & Distribution: Main panels with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment; swimming pool	Fair
Site Pavement	Asphalt lots and adjacent concrete sidewalks	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles Outdoor swimming pool and splash park	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, and bushes Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: HID Building-mounted: LED, HID	Fair
Ancillary Structures	Concessions/press box building; restroom building; picnic and playground shade structures	Fair
Accessibility	See concurrent ADA survey.	
Key Issues and Findings	Reported and observed settlement at structure, resulting in visible cracking in numerous areas at exterior façade (study recommended); isolated damage at drywall ceiling in men's restroom; deteriorating VCT flooring in concessions building; water heater at concessions building is past expected useful life; facility-wide fire suppression system not present; one damaged pool ladder; varying degrees of corrosion and wood rot around perimeter of picnic building roof at south side of site, with limited sections of severe rot and deterioration at wood truss needing repair (but not replacement of entire structure)	

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

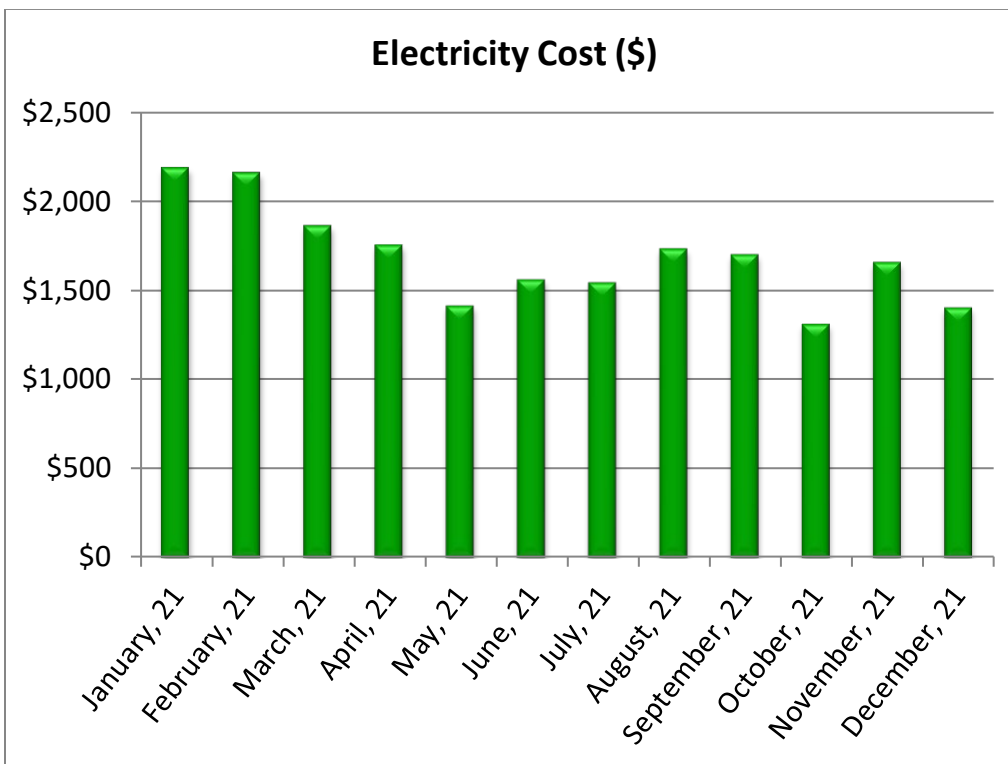
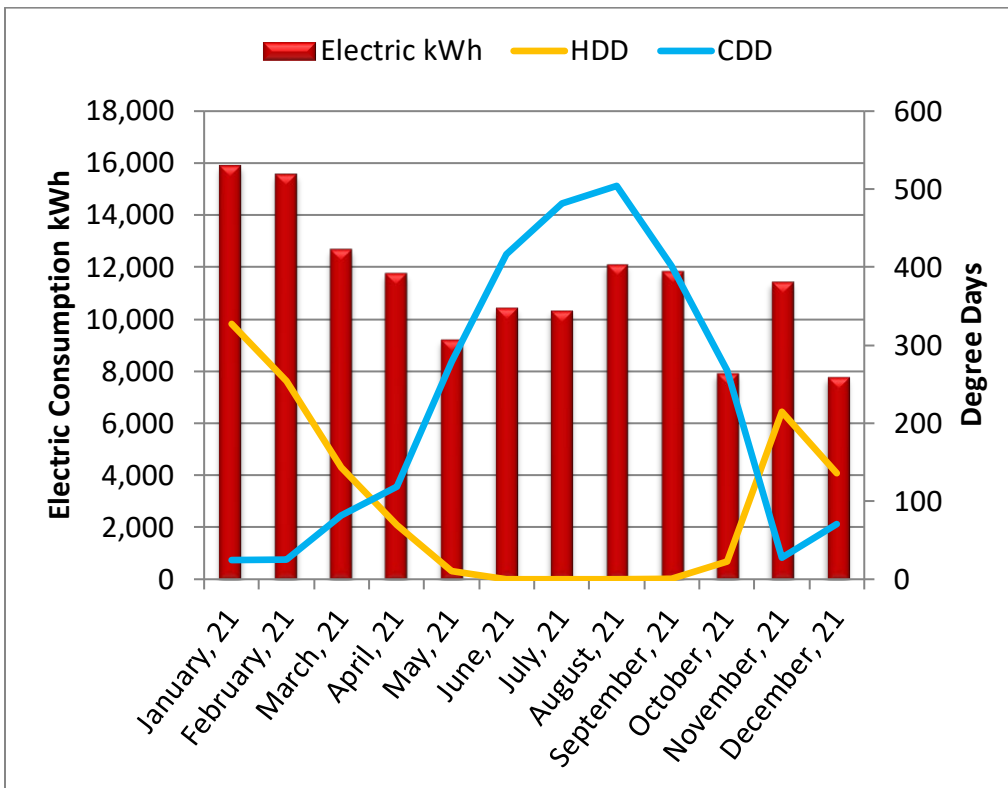
Electricity

Florida Public provides the electrical service to the facility.

The consumption pattern for the period under consideration varies seasonally. The seasonal variation in the consumption is primarily attributed to the heating and cooling loads, while the static base load primarily consists of domestic water heating, lighting and appliances.

Based on the 2021 electric usage and costs, the average price paid during the year was \$0.15 per kWh. The total annual electricity consumption for the 12-month period analyzed is 136,880 kWh for a total cost of \$20,259.

Electricity Consumption & Cost Data			
Billing Month	Consumption (kWh)	Unit Cost (per kWh)	Total Cost
January	15,880	\$0.14	\$2,187
February	15,560	\$0.14	\$2,158
March	12,680	\$0.15	\$1,861
April	11,760	\$0.15	\$1,751
May	9,200	\$0.15	\$1,412
June	10,440	\$0.15	\$1,558
July	10,320	\$0.15	\$1,539
August	12,080	\$0.14	\$1,731
September	11,840	\$0.14	\$1,697
October	7,920	\$0.17	\$1,308
November	11,440	\$0.14	\$1,657
December	7,760	\$0.18	\$1,400
TOTAL/AVERAGE	136,880	\$0.15	\$20,259



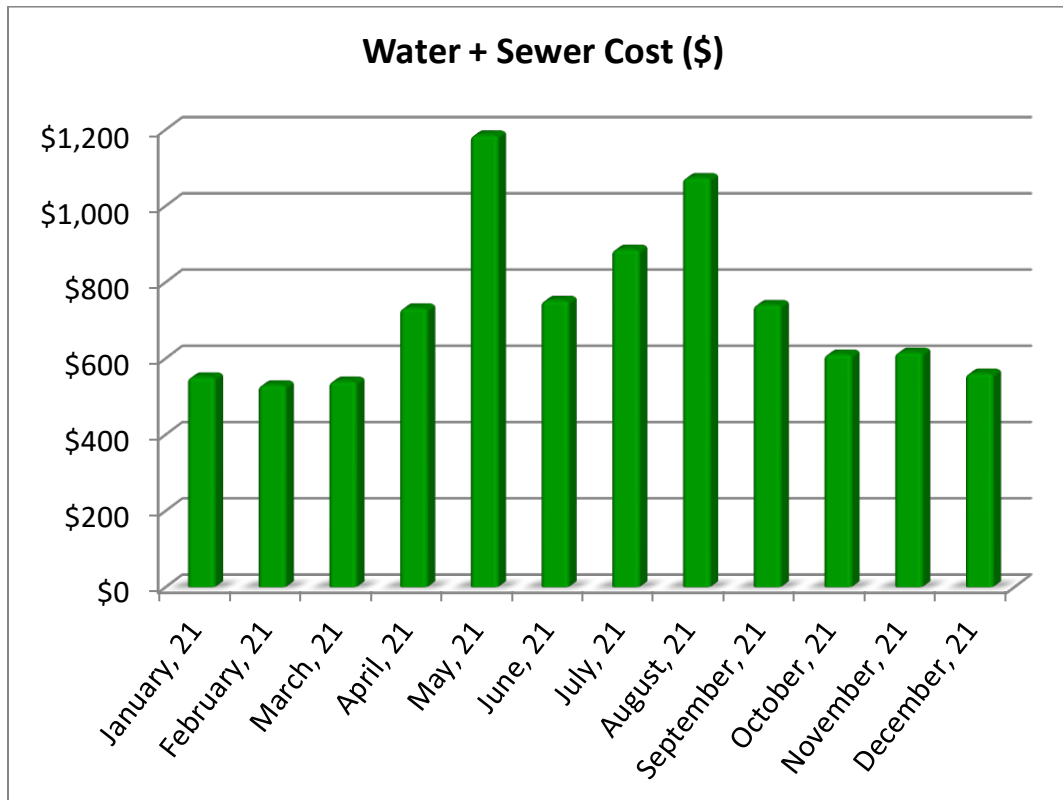
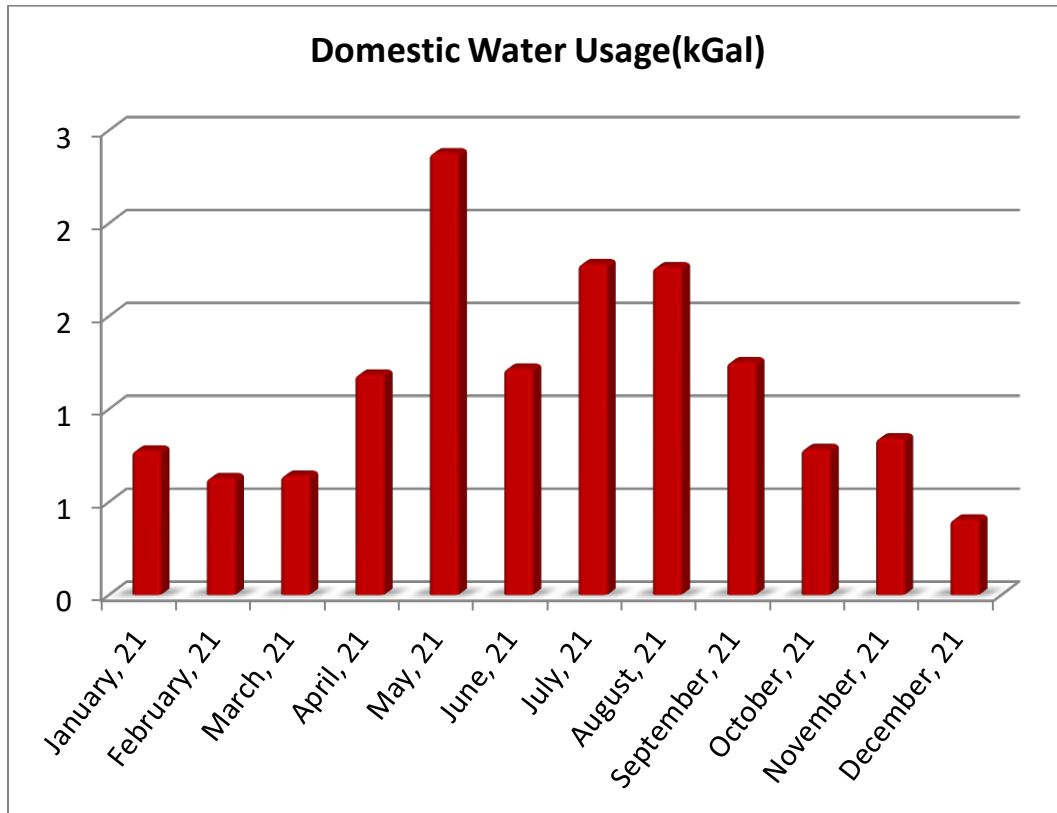
Water and Sewer

City of Fernandina Beach satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

The water consumption pattern remains more or less flat over the 12 month period.

Based on the 2021 water and sewer usage and costs provided, the average blended price paid during the year was \$0.64 per gallon. The total annual consumption for the 12-month period analyzed is 13,662 gallons for a total cost of \$8,780.

Water & Sewer Consumption & Cost Data			
Billing Month	Consumption (gallons)	Unit Cost (per gallon)	Total Cost
January	777	\$0.71	\$551
February	629	\$0.84	\$530
March	642	\$0.84	\$540
April	1,186	\$0.62	\$732
May	2,377	\$0.50	\$1,186
June	1,218	\$0.62	\$752
July	1,781	\$0.50	\$886
August	1,764	\$0.61	\$1,074
September	1,253	\$0.59	\$741
October	786	\$0.78	\$611
November	843	\$0.73	\$616
December	406	\$1.38	\$561
TOTAL/AVERAGE	13,662	\$0.64	\$8,780



Select Year: 2021 ▼ Go

The 2021 Florida Statutes

[Title XI](#)
COUNTY ORGANIZATION AND INTERGOVERNMENTAL
RELATIONS

[Chapter 163](#)
INTERGOVERNMENTAL
PROGRAMS

[View Entire
Chapter](#)

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(1) This section may be cited as the “Florida Impact Fee Act.”

(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments’ reliance on impact fees, it is the intent of the Legislature to ensure that, when a county or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.

(3) For purposes of this section, the term:

(a) “Infrastructure” means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff’s office vehicle, a police department vehicle, a school bus as defined in s. [1006.25](#), and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s. [191.009](#)(4).

(b) “Public facilities” has the same meaning as in s. [163.3164](#) and includes emergency medical, fire, and law enforcement facilities.

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

(a) Ensure that the calculation of the impact fee is based on the most recent and localized data.

(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

(c) Limit administrative charges for the collection of impact fees to actual costs.

(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential

construction.

(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.

(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

(5)(a) Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district must credit against the collection of the impact fee any contribution, whether identified in a proportionate share agreement or other form of exaction, related to public facilities or infrastructure, including land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any impact fee collected for the general category or class of public facilities or infrastructure for which the contribution was made.

(b) If a local government or special district does not charge and collect an impact fee for the general category or class of public facilities or infrastructure contributed, a credit may not be applied under paragraph (a).

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

(h) This subsection operates retroactively to January 1, 2021.

(7) If an impact fee is increased, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established.

(8) A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government, school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.

(9) In any action challenging an impact fee or the government's failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. [163.3180\(6\)\(h\)2.b.](#), the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government.

(10) Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.

(11) A county, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. [420.9071](#). If a county, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.

(12) This section does not apply to water and sewer connection fees.

(13) In addition to the items that must be reported in the annual financial reports under s. [218.32](#), a local government, school district, or special district must report all of the following information on all impact fees charged:

(a) The specific purpose of the impact fee, including the specific infrastructure needs to be met, including, but not limited to, transportation, parks, water, sewer, and schools.

(b) The impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage.

(c) The amount assessed for each purpose and for each type of dwelling.

(d) The total amount of impact fees charged by type of dwelling.

(e) Each exception and waiver provided for construction or development of housing that is affordable.

History.—s. 9, ch. 2006-218; s. 1, ch. 2009-49; s. 5, ch. 2009-96; s. 5, ch. 2011-14; s. 1, ch. 2011-149; s. 1, ch. 2019-106; s. 5, ch. 2019-165; s. 5, ch. 2020-27; s. 1, ch. 2020-58; ss. 1, 2, ch. 2021-63.

A photograph of a park scene. In the foreground, a paved path leads towards a gazebo. To the left of the path is a large palm tree and a black metal bench with grey slats. To the right of the path is a wooden fence and a body of water. The sky is blue with some clouds.

PARKS & RECREATION

Assessment and Action Plan
2021

1.02 Demographics

Much has changed in the City's demographic profile since the adoption of the 2015 Parks and Recreation Master Plan. Fernandina's population segments which changed significantly are the age groups of 65 and older and the size of the City's African American population. **From 2010 to 2020, the City's 65+ age group grew 72%.** Over ten years it grew from 20% of the population to 34.4%. (This age group's participation in the 2021 Parks and Recreation Citizen Survey was 40% of the survey's total respondents.) However, over the last ten years **a 34% decline has occurred in the City's African American population.** And despite the continued increases in the City's Median Household Income, **12.5% of the City's residents are presently reported as living below the Poverty Level.**

Demographic Profile of the City of Fernandina Beach

	Year 2000 *	Year 2010 *	Year 2019-2020
Social Characteristics			
Average Household Size, persons	2.28	2.3	2.14
Median Age (years)	43	43.1	56.9
Male %	47.7	48.9	48.6
Female %	52.3	51.1	51.4
Under 5 years old %	4.8	3.8	3.4
5 to 18 years %	15.16	12.51	8.4
Total under 18 years %	19.96	16.31	11.8
18 to 65 years %	62.3	61.35	53.8
65 years and over %	17.74	22.34	34.4
High School Degree %	87.1	89.8	93.8
Bachelor's Degree or higher %	32.4	32.2	40.7
Civilian Veterans %	19.8	15.7	10.8
Speaks a language other than English at home %	6	11	8.5
Race			
White %	81.5	77.3	84.3
African American %	16.2	15.9	10.5
Other %	2.3	6.8	5.2
Economic Characteristics			
Per Capita Income **	24,517	30,236	43,693
Median Household Income **	40,893	53,945	63,942
Individuals below Poverty Level %	10.2	13.2	12.5
Housing Characteristics			
Median Value of Single Family Homes	134,500	308,000	333,900
Mean Travel Time to Work (in minutes)	22.6	23.9	24.2

*2015 Parks and Recreation Master Plan

** Adjusted to 2019 dollars

Sources: 2020 U. S Census, DATA USA (<https://datausa.io/profile/geo/fernandina-beach-fl/>)
(<http://censusviewer.com/City/FL/Fernandina%20Beach>)

A Dramatic Shift

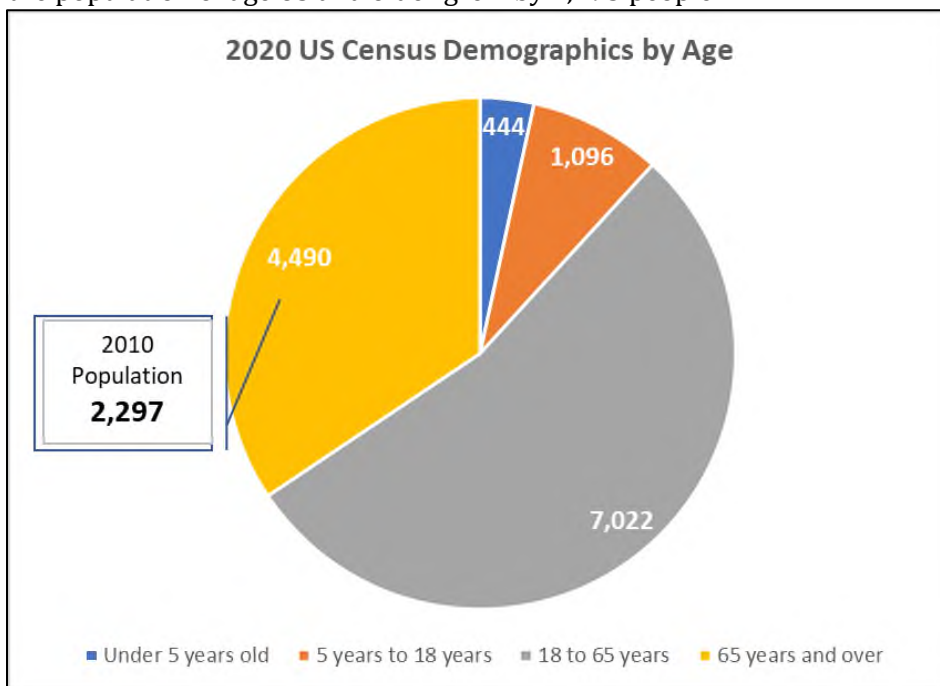
Due to a dramatic shift in the demographic profile of the City's residents toward an older population, **the department will likely need to reevaluate its future recreational services and programming to meet the needs of an aging population.** Finding recreational programming to promote social cohesion within this older community, due to an anticipated regular turnover of housing due to age and seasonal population changes, will likely require more outreach to neighborhoods, community organizations, and church groups.

It is important to note that the total population of Fernandina Beach only grew by 1,156 residents from 2010 to 2020. However, between 2010 and 2020, the population of individuals 65 and older grew disproportionately by 2,193 residents. The population of 65 and older was 2,297 in Year 2020. The 2020 Census now records 4,490 residents age 65 and older residing in the City of Fernandina Beach. More collaboration with the Council on Aging will likely need to occur in offering future services and programs for this newly arrived, growing segment of the City's population.

2020 U.S. Census: Demographics by Age

Age Group	Number	%
Under 5 years old	444	3.4
5 years to 18 years	1,096	8.4
18 to 65 years	7,022	53.8
65 years and over	4,490	34.4

U. S. Census Data: From Year 2010 to 2020 the City's total resident population grew by 1,156 residents, yet the population of age 65 and older grew by 2,193 people.



Another Significant Shift in Demographics

Year 2020 census data confirms a significant loss of the City's African American population. **A 15.9% population in Year 2010 diminished to 10.5% of the City's total population.** With a significant loss within the African American community, an attempt was made to locate data on the age profiles within this community. No data could be reasonably found or compiled on age profiles within the City limits. Without this data, recreational programming to meet **the needs of the community in the future will likely need to include a more systematic, informal outreach on the part of the department to promote inclusion.**

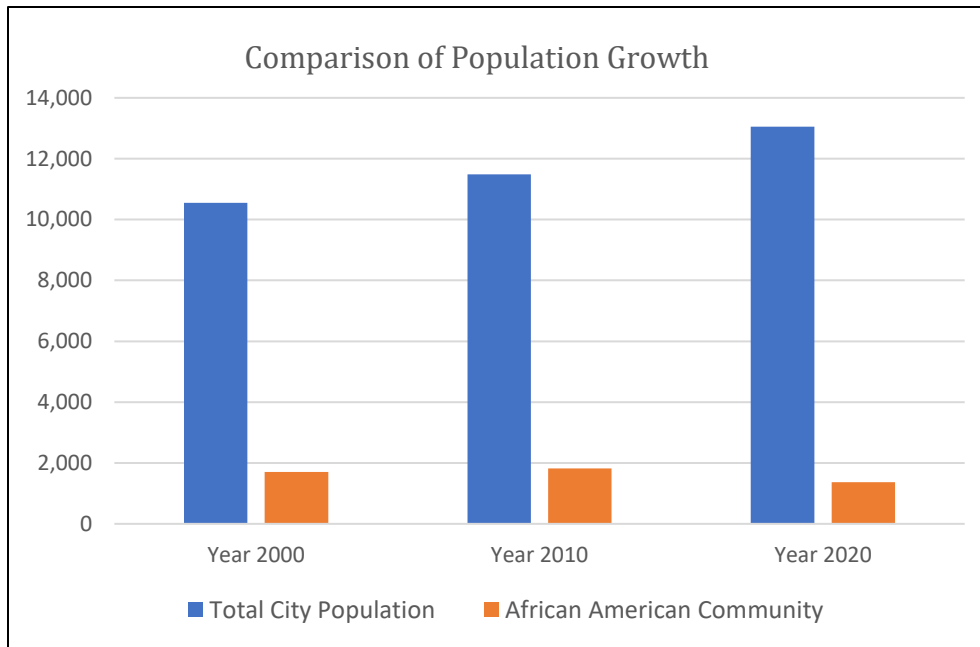
African American Decline in Population

Year	Total City Population	African American Community	Gain or Loss
2000	10,549	1,709*	-
2010	11,487	1,826*	117
2020	13,052	1,370	-456

*2015 Parks and Recreation Master Plan

Sources: 2020 U. S Census, Census.gov, DATA USA (<https://datausa.io/profile/geo/fernandina-beach-fl/>)

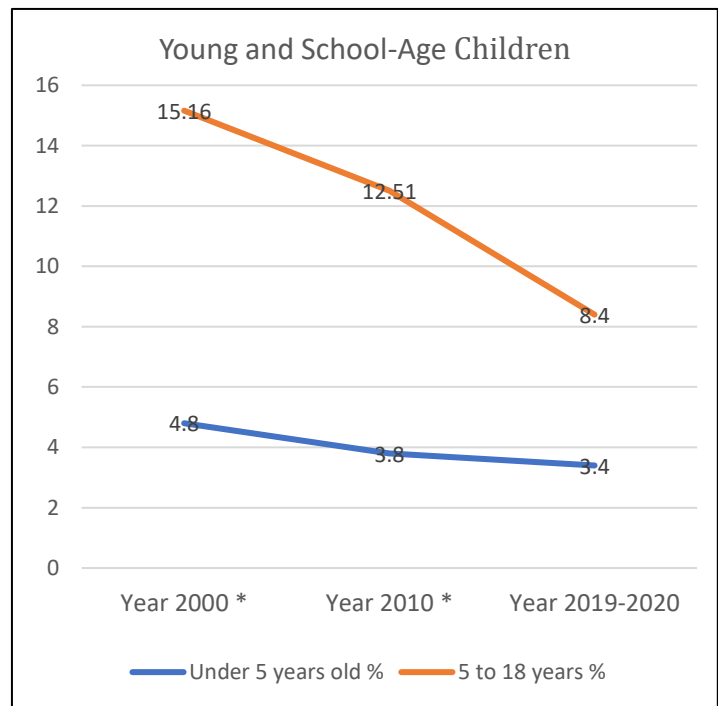
Comparison of Population Segments



The consistent decline in households with young and school-age children should also be noted. Future active recreation resources and programming supplied to residents below the age of 18 may require a more targeted approach to ensure that funding is allocated efficiently to solely meet the needs of a small and declining population of youth.

The City may also find it more cost-effective to further urge Nassau County's Parks and Recreation department to prioritize the needs of this population in the very near future. Tourism may also play a role in continuing to require an investment in the seasonal population of youth.

Percentages of Young and School Age Children



PARKS & RECREATION

(May, 2022; Scott Mikelson)

Dune Walkovers

- Completed beach access walkovers repairs at North Beach Park and accesses 23, 29, 30 and 39. More work is needed, and additional wood has been ordered.

Parks

- Completed a major repair of the wooden bridge feature at Pirate Playground.
- Added bollards to Simmons Road Park to protect the bicycle area from vehicle traffic.
- Installed memorial bricks in the sidewalk at Simmons Road Park.
- Multiple irrigation repairs throughout the Parks and Downtown are ongoing.
- Repaired multiple signs in the Greenway that were vandalized.
- Fertilization and weed control completed on all athletic fields.
- Re-attached the floating dock at Egans Creek along Atlantic Avenue after it became detached.
- Added plants and mulch to the beds at the safety sign at 8th & Lime.
- Installed two new gates in the Greenway behind Pirate Playground.

Atlantic Recreation Center Activities

- 60 Atlantic fitness memberships, 89% City residents.
- 62 Pool memberships, 72% City residents.
- 49 Water aerobic memberships, 70% City residents.
- 27 Pool/Fitness memberships, 90% City residents.
- 961 individual uses of the Atlantic fitness center.
- 747 individual uses of the Atlantic pool.
- 613 individual uses of water aerobics at Atlantic pool.

Number of Facility Reservations in addition to our regularly scheduled courses, sponsored events and after school programs

- 31 pavilion rentals

- 7 facility rentals

Bosque Bello Cemetery

- 8 Burial permits issued
- 1 Monument permits issued
- 15 Graves sold
- 23 Deeds were processed
- 803 Full lots available for purchase

Aquatics

- 136 participants registered in summer group swim lessons
- 31 participants registered in Jr. lifeguard program

Special Event Permits

- 1 event permit was issued

Atlantic Recreation Youth Program

- 105 registered participants in Summer Camp.

Peck Gym Use

- Individual weight room uses: 169 City users, 14 Non-City
- Youth team volleyball – Nassau Elite Volleyball Club: 5 City players, 24 Non-City (indoor club season ended on May 6th)
- Summer Men's Basketball League – 13 teams (games in Gym 3 nights per week)

MLK Recreation Center

- 56 Individual uses of water aerobics at MLK pool
- 65 individual uses of the MLK pool

Upcoming Projects

- Stormwater upgrade at Egans Creek Park. 6/13/2022
- Irrigation update at Lighthouse
- Trash enclosures at beach nearly completed with updated reinforcements and concrete pads