

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
SITUATION AWARENESS REPORT**

DATE: June 13, 2019
FROM: Jerry Cameron, County Administrator
SUBJECT: Captain's BBQ Building Viability Update

Commissioners,

At the last meeting of the BOCC, Administration was instructed to determine the viability of the existing Captain's BBQ building to remain serviceable through the lease expiration in 2026 and to bring the findings back for BOCC consideration at the 6/15 meeting.

The primary concern was whether or not the building could be made serviceable through the end of the lease for a cost of less than 50% of the buildings value.

Administration undertook to have the value of the building be established by a professional appraiser. The County's building official preformed an invasive (destructive) inspection of the exterior support walls. This is an area that could not be observed in previous inspections. The result was that these structures had not suffered the deterioration observed in the floor support systems and, in fact, in most areas they remained in near new condition. Previous assumptions were that the building had probably deteriorated uniformly thus necessitating demolition due to cost vs. value calculations.

The appraisal report established that the building is valued at \$175,000 and the cost of the repair including contingency is estimated at less than \$60,000; well below 50% of building's value. The repairs will require the business to be closed for an estimated 4 weeks.

This process revealed the reliability of destructive vs. non-destructive inspections.

Should you have any questions, please do not hesitate to contact me.

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