



Memorandum

Meeting Details: August 13, 2025 – Board of Commissioners Regular Meeting
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department
Subject: Hurricane Damage Update – Community Development Ground Floor Assessment

Background:

Following Hurricane Helene's impacts, the City contracted with Pennoni to perform a comprehensive scan and structural assessment of the Community Development Department's ground floor space. The purpose was to evaluate the extent of damage and identify any vulnerabilities related to the space's originally intended dry floodproofing. Based on the findings, Pennoni developed a construction scope to repair the area and bring it into compliance with the level of dry floodproofing that was initially intended for the building.

The attached construction estimate, prepared by Construction Consultants & Associates, Inc., outlines a preliminary construction budget of approximately \$2.49 million. This includes selective demolition, structural foundation upgrades, new concrete and waterproofing, new flood panels at all openings, and full replacement of interior systems, finishes, HVAC, plumbing, and electrical components. This cost does not include staff relocation, soft costs, and interior office furnishings and finishes.

Discussion:

The estimated \$2.49 million cost to rebuild and floodproof the ground floor does not include soft costs, permitting, temporary staff relocation, or interior outfitting. When paired with the risk of future storm impacts, the investment required to return the space to full occupancy raises serious questions about long-term cost-effectiveness.

In response, staff is actively developing alternative solutions for the use of the downstairs space that would minimize future risk and avoid full reconstruction. Simultaneously, the City is evaluating how best to accommodate operational needs across departments, including options for relocating or reconfiguring Community Development Department functions within more resilient areas of the building or elsewhere.

Fiscal Impact: The preliminary construction estimate totals \$2,494,596. This does not account for soft costs, furnishings, or temporary relocation.

Recommendation(s):

City staff recommends that the Board of Commissioners: Consider and discuss alternative uses of the ground floor that reduce exposure to flood risk and eliminate the need for costly reconstruction. Direct staff to evaluate options for relocation or redistribution of Community Development Department operations to more resilient space.

Attachments/Corresponding Documents:

- Limited structural flood hardening study of Madeira Beach City Hall