



Town of _____
Micanopy
_____ Florida

AGENDA ITEM REPORT

Meeting Date: June 9, 2026

Agenda Item: Summary Report of Limited Forensic Evaluation – Town Hall

Background

In response to concerns regarding cracking observed within Town Hall and reports of doors becoming difficult to operate, the Town retained GSE Engineering & Consulting, Inc. to perform a limited forensic evaluation of the Town Hall building located at 706 NE Cholokka Boulevard. The purpose of the evaluation was to assess the severity of the observed damage, identify potential causes, and determine whether remedial repairs are warranted.

Town Hall was constructed in 1895 and consists of a two-story brick and wood-frame structure supported by brick and mortar piers on shallow foundations. The building contains approximately 10,290 square feet.

Summary of Findings

GSE conducted a site reconnaissance, floor elevation surveys, subsurface borings, and laboratory testing. The investigation identified differential settlement within portions of the building, particularly in the vicinity of the second-floor storage room and the Council Chamber below.

According to the report, the most significant contributor to the recent movement appears to be the long-term storage of approximately 200 file boxes containing paper records in a second-floor storage room. GSE concluded that the weight of these materials exceeded the intended loading capacity of the floor system and contributed to settlement of supporting floor members and foundations.

The evaluation also noted the presence of organic materials, roots, and buried debris beneath portions of the structure, conditions that may contribute to localized settlement over time. However, laboratory testing found no evidence that expansive soils are a primary cause of the observed movement.

CorrespondenceImportantly, GSE determined that the cracking observed throughout the building is largely cosmetic in nature and is consistent with the age and construction type of the structure. The report further concludes that the building remains suitable for everyday use and does not present a structural safety concern.

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Recommendations

To improve the serviceability of the building and address uneven floors and door operation issues, GSE recommends installation of supplemental pier foundations and/or supporting beams beneath affected areas. The report recommends that a qualified foundation repair contractor prepare shop drawings for engineering review prior to construction. Any lifting of the structure should be performed carefully and should not exceed one-half inch in order to minimize the risk of additional damage.

Town staff have already removed the majority of the paper records from the second-floor storage area to eliminate the excessive loading identified in the report.

Fiscal Impact

At this time, no funding request is associated with this agenda item. Staff will obtain proposals from qualified contractors for the recommended stabilization work and return to the Commission with repair alternatives and associated costs for consideration during a future meeting.

Staff Recommendation

This item is presented for informational purposes only. Staff recommends that the Town Commission receive the report and provide any direction it deems appropriate regarding future evaluation, design, and repair efforts.

Attachments

1. GSE Engineering & Consulting, Inc. – Summary Report of a Limited Forensic Evaluation, Micanopy Town Hall, dated May 14, 2026.