

SIDNEY & BERNE
DAVIS
ART CENTER



***Sidney & Berne Davis Art Center
Exterior Restoration Scope of Work in phases***

OBJECTIVE

The objective of this project is to fully restore all aspects of the historic former United States Post Office building exterior and grounds now known as the Sidney & Berne Davis Art Center (SBDAC.)

PROJECT SITE ADDRESS

The location of the project site is:

Sidney & Berne Davis Art Center
2301 First Street
Fort Myers, FL 33901



ORIGINAL ARCHITECT

Nat Galliard Walker (completed in 1933)

PROJECT TEAM MEMBER DIRECTORY

The following are the names, addresses, and phone numbers of the Project Team members.

1. SBDAC Representative:

Name: Jim Griffith, Executive Director
Address: 2301 First Street, Fort Myers, FL 33901
Phone: 239-333-1933
E-Mail: jim@sbdac.com

2. Architect:

Name: TBD
Address:
Phone
E-Mail:

3. General Contractor:

Name: TBD

Address:

Phone

E-Mail:

4. Project Manager:

Name: TBD

Address:

Phone

E-Mail:



PROJECT DEFINITION

A. BACKGROUND

The Sidney & Berne Davis Art Center, originally built as a United States Post Office in 1933, is located in a U.S. Historic District (designated by the National Register as such on January 26, 1990) located in Fort Myers, Florida. The district is bounded by Bay and Lee Streets, Martin Luther King Jr. Blvd and Monroe Street. It is located on the westbound side of First Street, also known as State Road 80. The former Federal Building site, commonly referred to as “the Old Post Office,” was vacated by the General Services Administration(GSA) in 1998, suffered from deferred maintenance, and remained empty for an additional six years after a new Federal Building was built nearby. The City of Fort Myers purchased the surplus

building in the year 2000 with a covenant applied to the property that compels any reuse to meet rehabilitation standards set by the State Historic Preservation Officer. This preservation covenant covers the exterior of the structure as well as certain remaining significant interior spaces. The City of Fort Myers later leased the property for 99 years to the non-profit organization Florida Arts, Inc. in the year 2003 with a mandate to restore and repurpose the

building to an Art Center. Florida Arts, Inc. (established in 1997) raised the \$7 million necessary for the interior restoration and work was completed in multiple phases as funds were available.

Deferred maintenance by the GSA, water infiltration, and the natural elements have damaged all exterior surfaces and walls of the original highly ornate coral limestone façade in various areas causing finishes to crumble, staining, efflorescence, and general deterioration of the exceptional Neoclassical Revival structure which is now in dire need of restoration. The roof has reached its expected useful life and the original window frames are rusted through. Total window restoration is also anticipated, which needs to meet State Historic Preservation Officer standards and requirements.

FUNCTIONAL DESCRIPTION OF THE BUILDING

The Sidney & Berne Davis Art Center has successfully adaptively reused this multi-story structure comprised of five (5) levels including a basement, first, mezzanine, second, and rooftop floors totalling approximately 28,000 sq.ft. while retaining and preserving as much as



reasonably possible the original features and materials that provide the building's historic character. The building occupies the entire block on First Street between Jackson and Lee Streets and is surrounded by green space. The site is also surrounded by rapidly expanding commercial and residential construction and restoration, and is well-served by both public transit and road access.

The structure is made from steel and concrete and houses the Grand Atrium, Conservatory, two ornate decorative lobbies, artist green room with dressing rooms, Capital Gallery, classrooms, recording studios, staff offices, storage and maintenance, and a Rooftop Sculpture Garden and reception area. This building has a flat built-up roofing system with roof drains, gutters, and downspouts. All roof drains are connected to an underground drainage system. The building's interior has been fully upgraded to be ADA compliant and the HVAC equipment has been relocated from the roof to the ground level so the rooftop can be occupied by the public.

The SBDAC was reopened to the public on September 10, 2007 and serves over 150,000 visitors annually with visual and performing arts programming as well as multiple arts education and outreach opportunities throughout the community. SBDAC is managed by a nineteen

member board of directors, employs over twenty full or part time staff, and relies on a generous pool of volunteers.



Restored Grand Atrium

PROJECT BUDGET

The initial Construction Cost Estimate for the first phase of the Exterior Restoration of the Sidney & Berne Davis Art Center is \$500,000.

A consultant shall review the Scope of Work and provide a narrative evaluation and analysis of the accuracy of the proposed project construction cost estimate in their technical proposal based on their professional experience and opinion.



Damage and old patches to Coral Rock, Phase I

Proposed action, scope of work

PHASE 1 - \$500,000

Exterior Restoration:

- a. Repair, preserve, and restore the original highly ornate coral limestone facade through accepted methodology provided by the State Historic Preservation officer. (\$380,000)
- b. Repair, repoint, paint, and seal all other wall materials. (\$70,000)
- c. Repair, seal, and paint decorative loggia ceiling. (\$30,000)



Peeling paint and water intrusion

d. Lighting: (\$20,000) Repair & restore all original exterior lighting fixtures throughout the loggia and perimeter of the building, replace original broken etched glass where needed. Replace antiquated wiring.

Plan Approvals

Florida Arts, Inc. acknowledges that it is in the public interest to design, restore, construct, and maintain this project in a manner which promotes, enables, and maximizes universal access throughout the property. All plans will be reviewed and approved by appropriate City of Fort Myers building and zoning departments and the City's Historic Preservation Commission for people with disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

