

NOTE: A three-minute maximum time limit will be imposed on all comments from the public, regardless of the subject matter. A request form is available from the Deputy Town Clerk; fill it in and return it to her prior to the start of the meeting. When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting.

TOWN OF BAY HARBOR ISLANDS

WORKSHOP MEETING

AGENDA

August 20, 2014

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Presentation of the conceptual design for the Town's Community Center by Eddie Lamas from Stantec Consulting Services.
2. Discussion and direction from the Town Council requested by the Town Manager.

STAFF RECOMMENDATION: Council Discretion

ADJOURNMENT

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Town Council with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT

August 20, 2014

ITEM NUMBER: 1.

ITEM: Presentation of the conceptual design for the Town's Community Center by Eddie Lamas from Stantec Consulting Services.

DESCRIPTION:

Enclosed is the design concept for the Town's Community Center. This workshop was scheduled to receive input and answer questions from the residents.

RECOMMENDED ACTION:

Council Discretion

FINANCIAL ANALYSIS:

Estimated cost \$1.5 million.

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk
 Ronald Wasson, Town Manager

ATTACHMENTS

1.	Presentation - Design	Bay Harbor Islands Presentation.pdf
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Town of Bay Harbor Islands – Community Center

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- 1 Existing conditions
- 2 Design programs + challenges
- 3 Proposed design
- 4 Renderings
- 5 Order-of-Magnitude cost estimate

1 Existing conditions

Starting with what we already have.

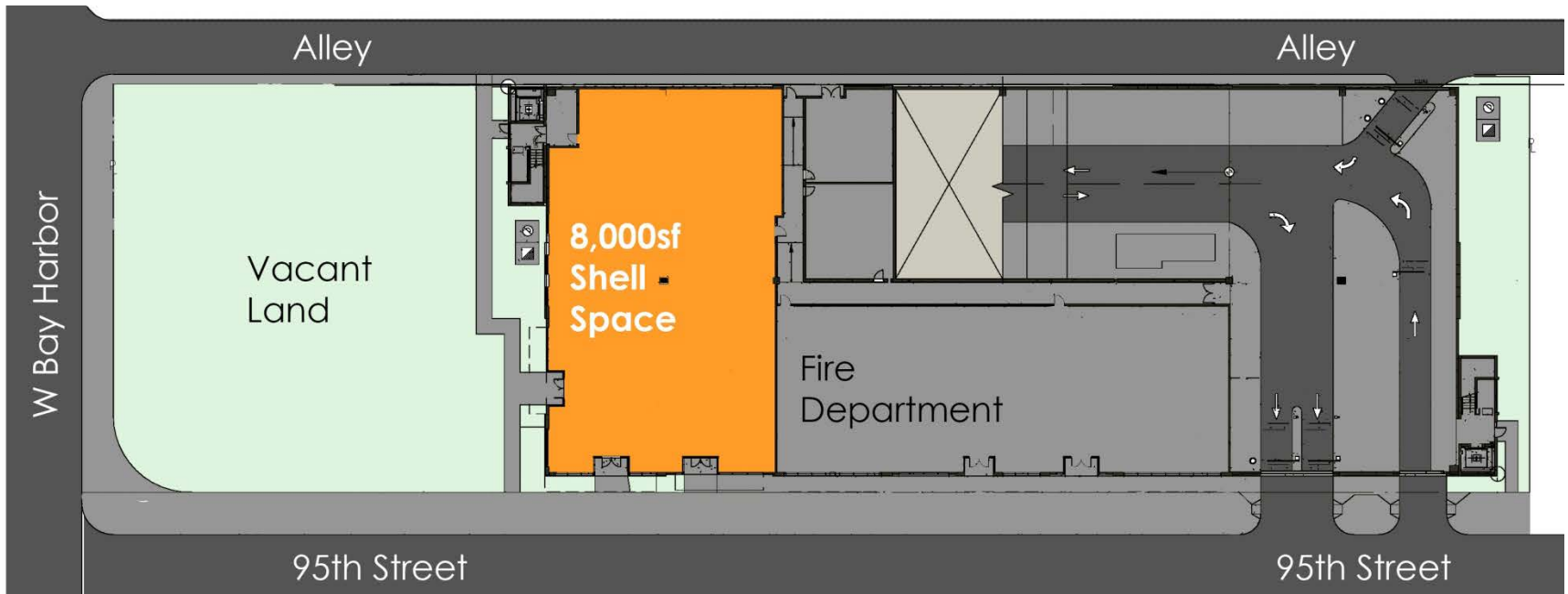


96th Street

W Bay Harbor

95th Street

Bay Harbor Terrace



Existing Municipal Parking Garage

The Town of Bay Harbor Islands currently has a parking garage located on 95th Street and W Bay Harbor. There are two tenant spaces located on the ground floor with the Fire Department currently occupying one of the spaces. The shell space for the Community Center is approximately 8,000sf.



2 Design program + challenges

“

It takes a lot of courage to show your dreams to someone else.

Design program

Community

Center

Library

Offices

Meeting Space

Town Center

Lectures

Concerts

Arts + Crafts

Health

Cooking

Studying

Security

Movies

Culture

Hangout

Research

After-Care

Green

Friends

+ More

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Design ~~challenges~~ solutions

Parking garage

- Noise isolation from vehicular traffic
 - Substantially reduce noise transmission with a barrier ceiling
- Lack of sufficient natural light
 - Interior walls to be glazed to transmit natural light

Community center

- Flexible uses
 - Retractable walls between multipurpose rooms
- Appealing to all ages
 - Design elements for everyone
- Identity of a civic space
 - Redefine the exterior of the shell space

3 Proposed design

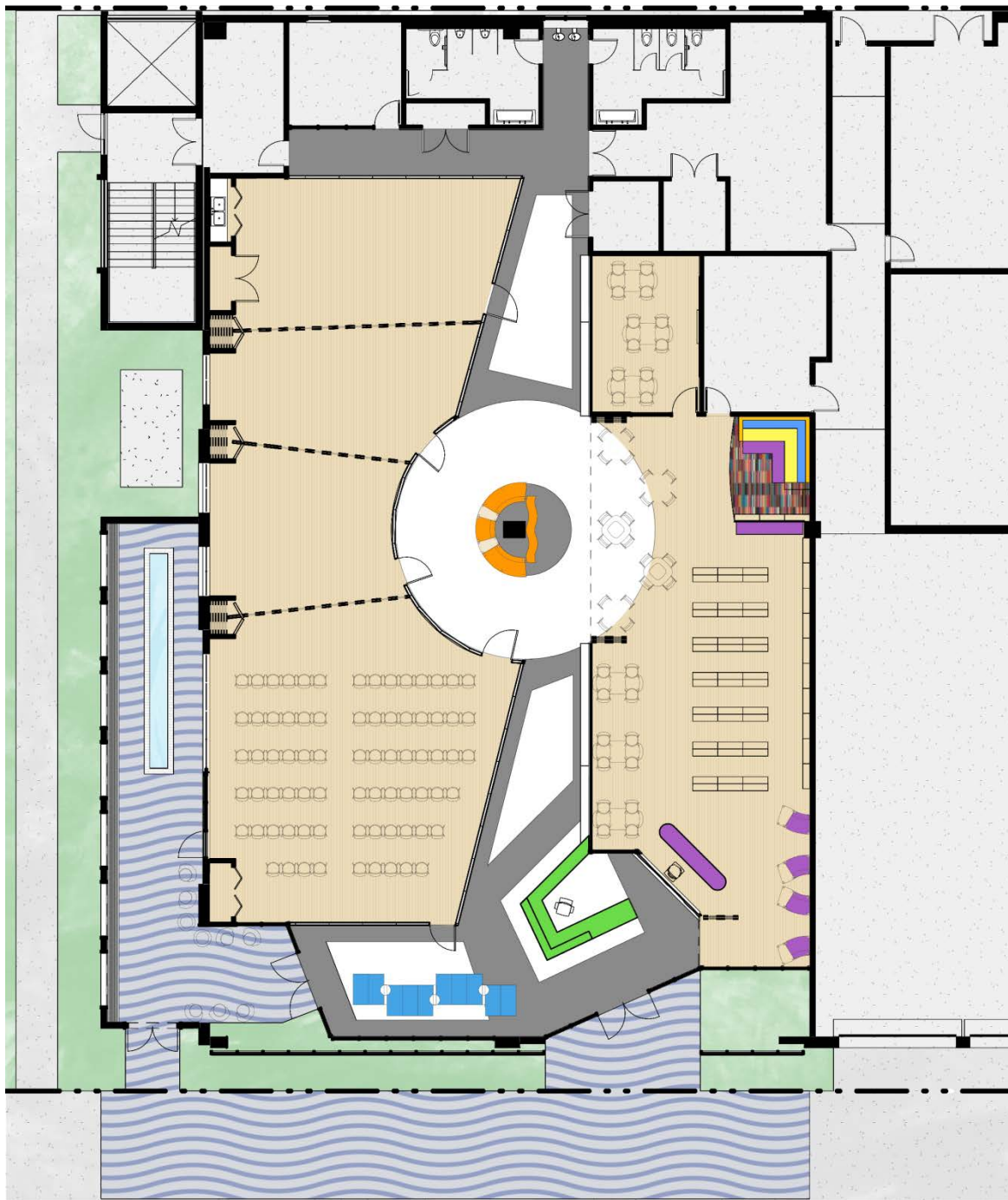


Proposed Floor Plan

LEARN
Library

PLAY
Community Center

CONNECT
Common Area

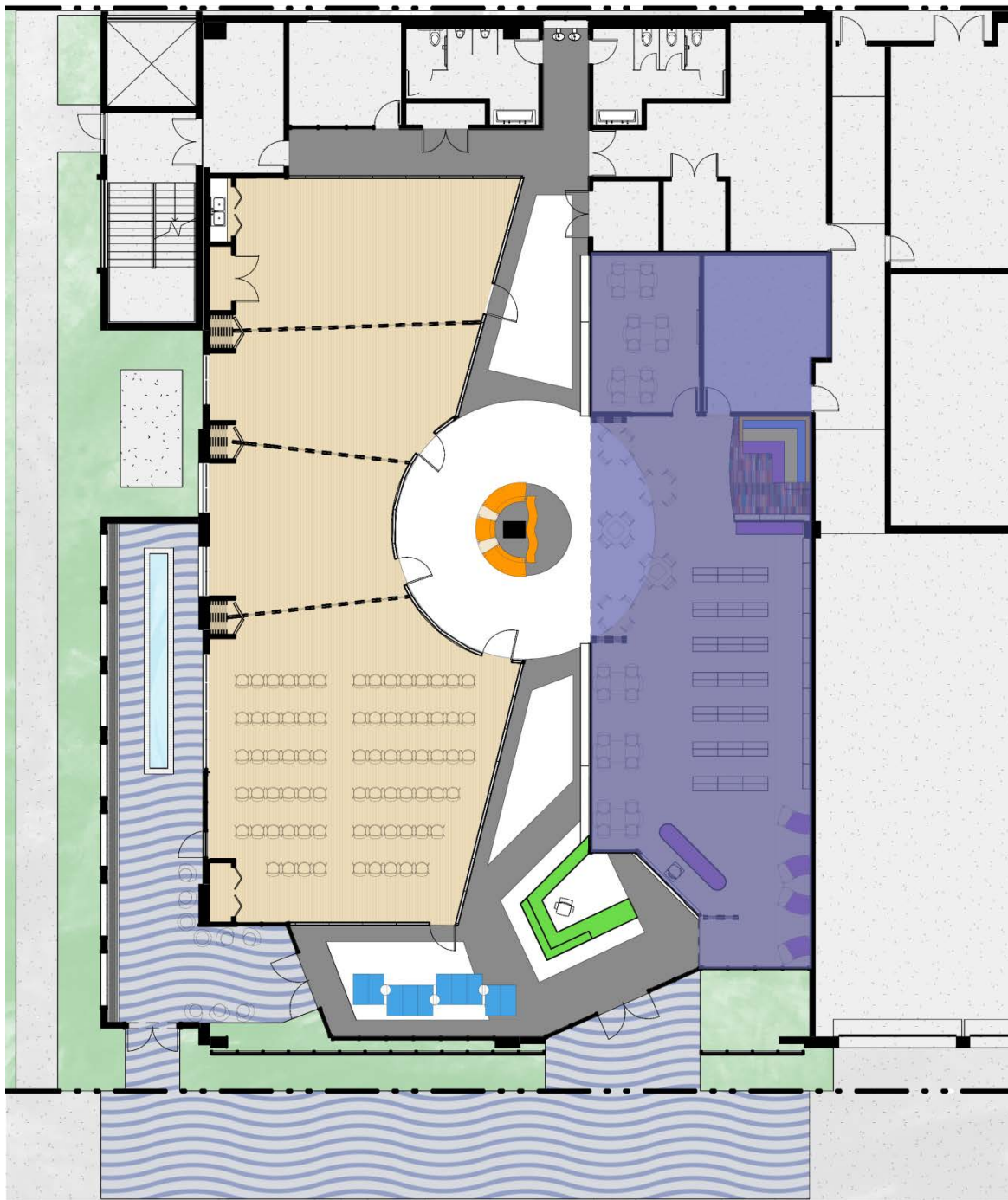


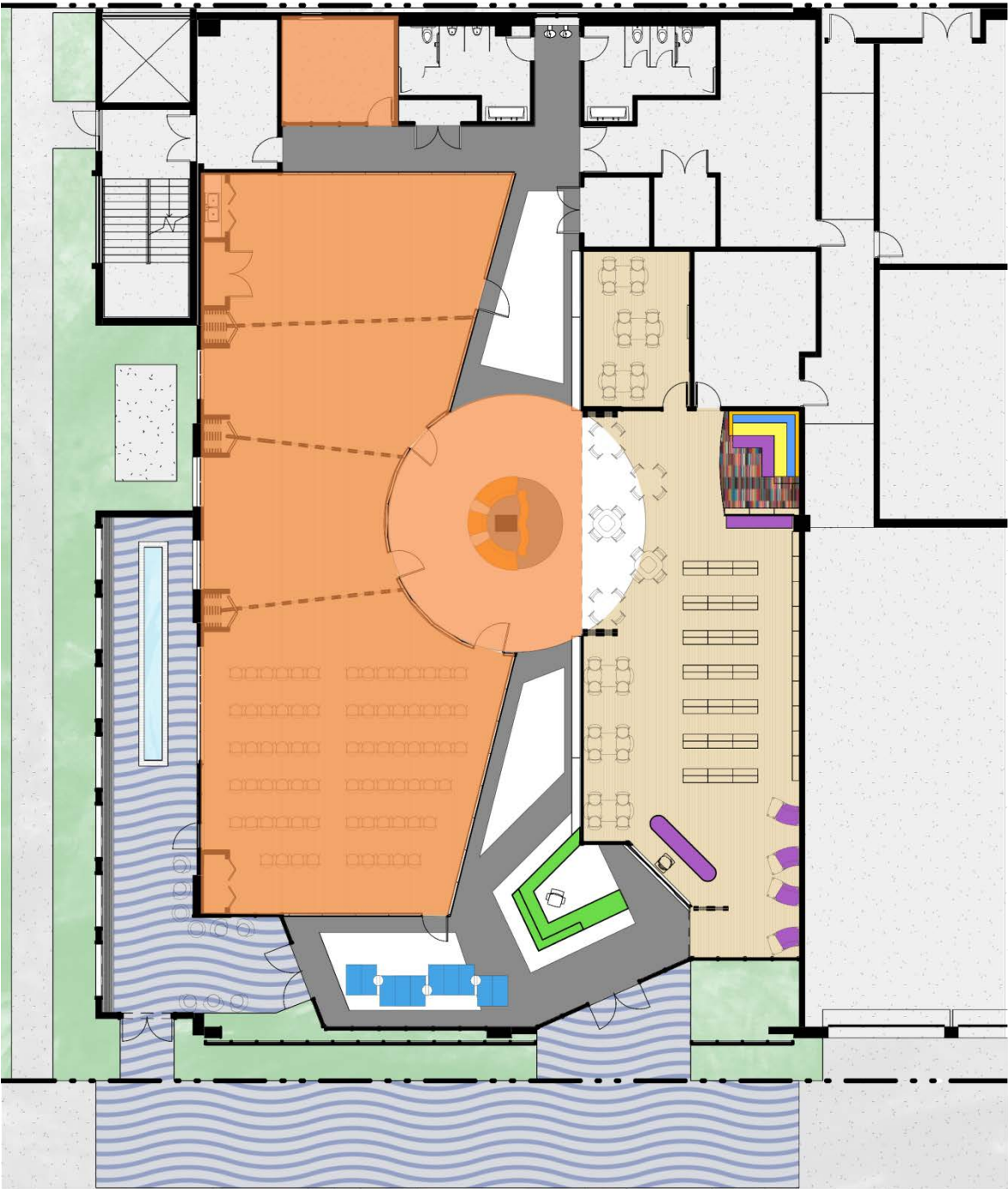
Proposed Floor Plan

LEARN
Library

PLAY
Community Center

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Common Area





Proposed Floor Plan

LEARN
Library

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Community Center

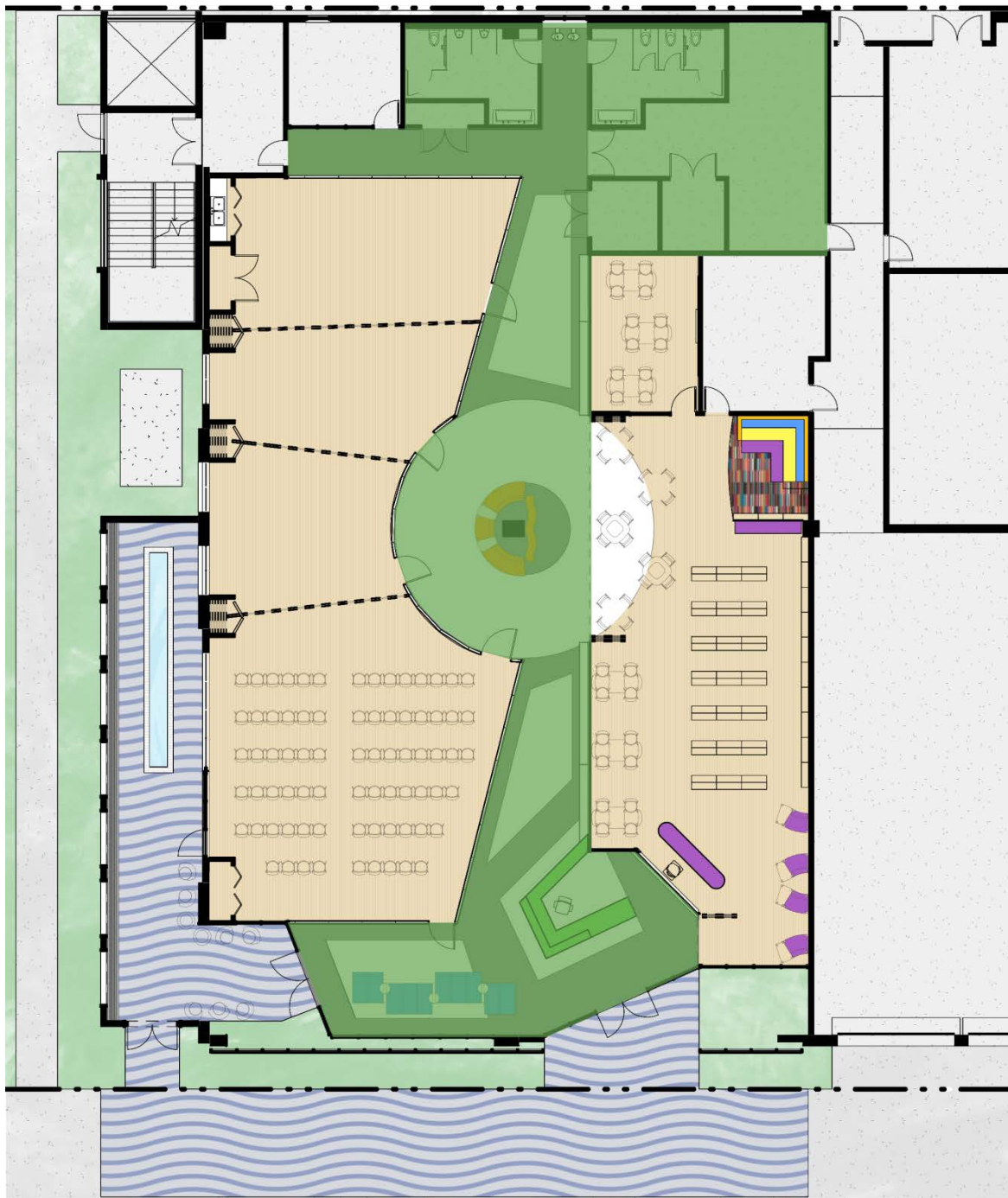
CONNECT
Common Area

Proposed Floor Plan

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Library

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Community Center

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Common Area



Proposed Floor Plan

CONNECT Common Area

Restrooms

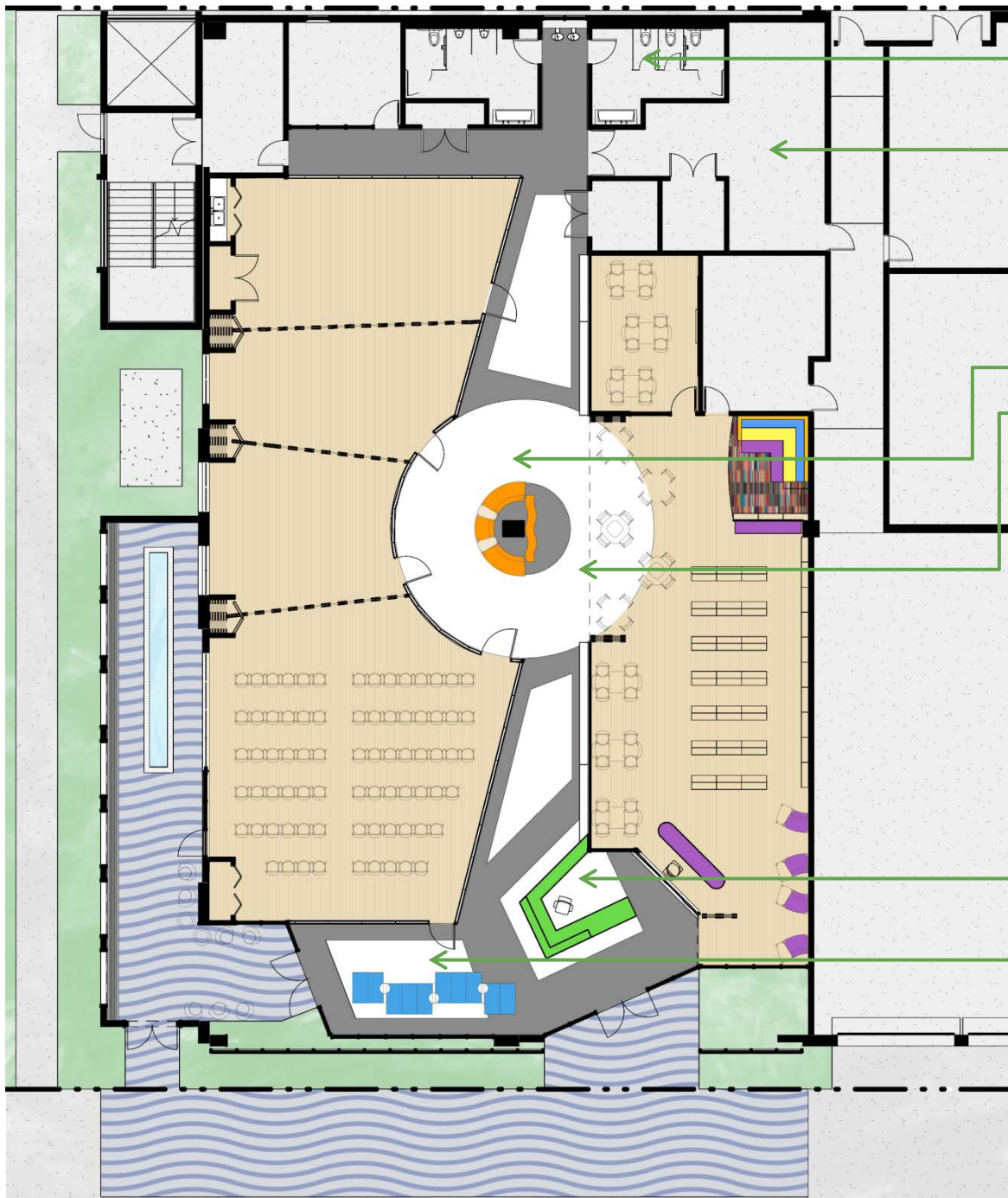
Warming Kitchen

Gallery

Retractable Glass Wall

Security Desk

Lobby



Proposed Floor Plan

LEARN Library

Work Room

Study Room

Kid's Area

Stacks

Reading Room

Library Areas

Work Room	264 sf
Study Room	242 sf
Main Room	1,557 sf
Total:	2,063 sf

Proposed Floor Plan

PLAY Community Center

Office

Multipurpose Room #4

Retractable Wall

Multipurpose Room #3

Retractable Wall

Multipurpose Room #2

Retractable Wall

Multipurpose Room #1

Multipurpose Room Areas

Multipurpose Room #4 1,195 sf

Multipurpose Room #3 409 sf

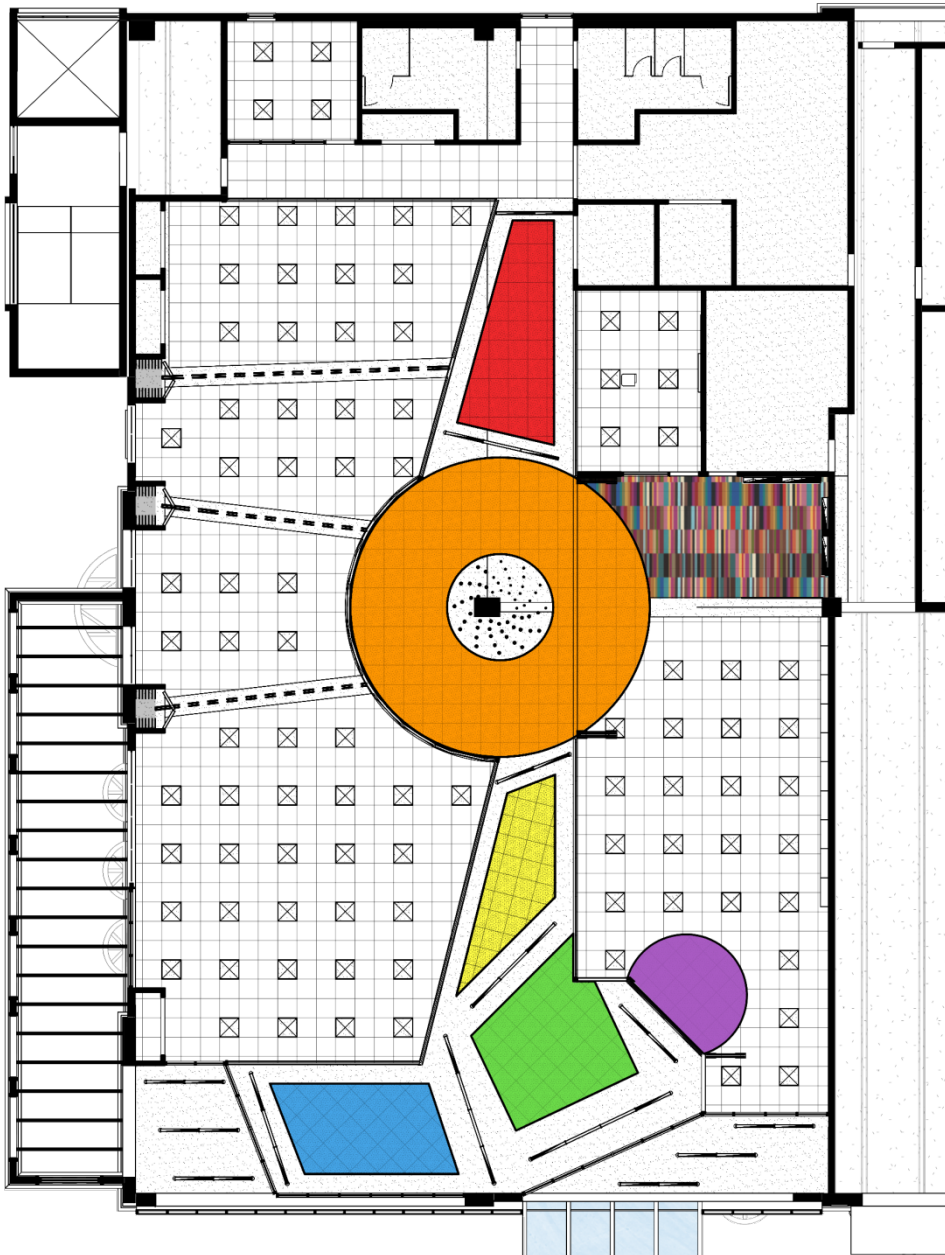
Multipurpose Room #2 425 sf

Multipurpose Room #1 561 sf

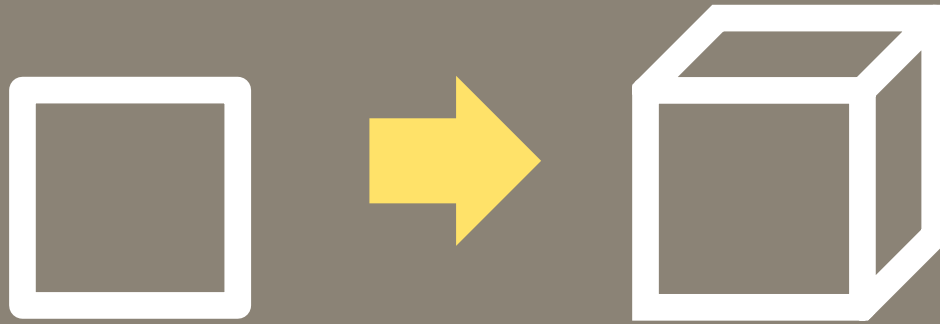
Total Combined: 2,590 sf

Proposed Reflected Ceiling Plan

- Acoustic barrier ceiling system
- Acoustic ceiling tiles
- Accent acoustic ceiling tiles
- Double glazed interior walls



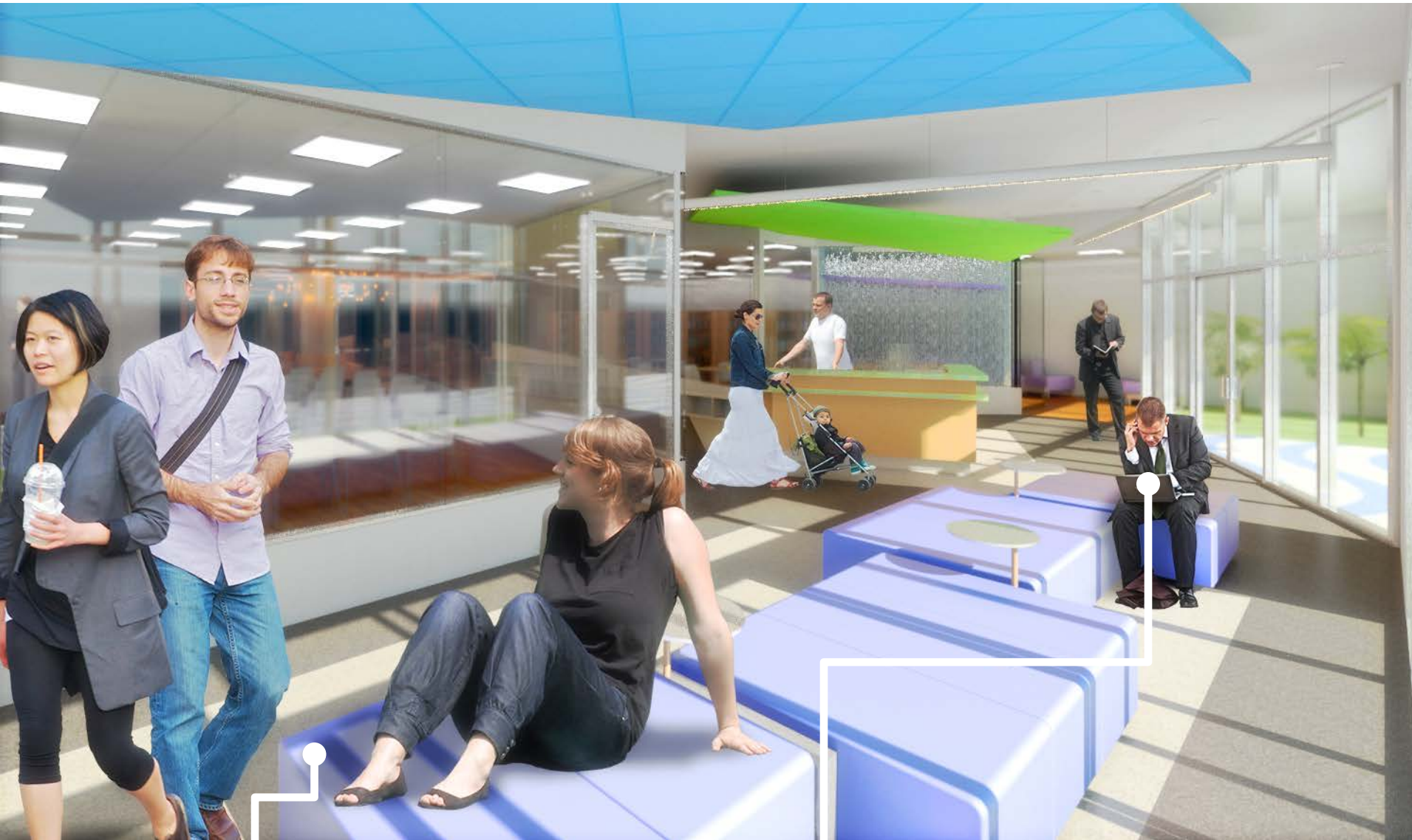
4 Renderings



Main lobby.**Connect.**



Main lobby. **Connect.**



Multifunctional
lobby space

WIFI throughout

Library/ Gallery. **Connect.** **Play.** **Learn.**



Shared Space

Retractable Glass
Wall

Accent lighting

Corridor.Connect.

Glazing throughout.
Natural Light.



Cubbies for
storage/display/seating

Waiting/Gallery Area

Kid's Corner.Learn.



Durable acoustic
flooring

Vibrant accent colors

Library.Learn.



Reception/Help desk

Large open library space

Various reading areas
with different seating

Outdoor Courtyard.Connect.

Green Walls

Wood Trellis



Outdoor Seating

Reflecting pool

Accent Pavers

Exterior.Daytime.

Existing Garage

New landscaping



New enclosed exterior courtyard with landscaping

New reflective glazed façade wall

New glazed canopy with signage

New pavers

Exterior.Nighttime.

New accent lighting



New reflective glazed
façade wall

New glazed canopy
with signage

5 Order-of-Magnitude cost estimate



Order-of-Magnitude cost estimate

Interior - Community Center/Library	
Including: General Conditions, Demolition, Interior Build out, and Basic Exterior Improvements	
Community Center (~3,000sf)	\$297,000.00
Library (~2,000sf)	\$198,000.00
Common Area (~3,000sf)	\$297,000.00
Interior Sub Total	\$792,000.00
Contingency (10%)	\$79,200.00
GC Fee (10%)	\$79,200.00
Interior Total*	\$950,400.00
Exterior - Common Exterior Improvements	
Including: Glazed Entrance Wall/Canopy, Landscaping, and Exterior Courtyard.	
Community Center	\$87,375.00
Library	\$58,250.00
Common Area	\$87,375.00
Exterior Sub Total	\$233,000.00
Contingency (10%)	\$23,300.00
GC Fee (10%)	\$23,300.00
Exterior Total*	\$279,600.00
Total Project (Interior + Exterior)*	\$1,230,000.00
* Does not include professional fees	
Cost estimate prepared by LB Estimating Inc.	

Questions?

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AGENDA ITEM REPORT

August 20, 2014

ITEM NUMBER: 2.

ITEM: Discussion and direction from the Town Council requested by the Town Manager.

DESCRIPTION:

Staff seeks discussion and direction from the Town Council with regard to the design. The next step would be to consider a contract for final design and construction documents for approval to the September Council Meeting.

RECOMMENDED ACTION:

Council Discretion

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Marante, Town Clerk
 Ronald Wasson, Town Manager

ATTACHMENTS