

VENICE FIRE STATION #1 AND CITY HALL EXPANSION

DECEMBER 10, 2019

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ARCHITECTS

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CONSTRUCTION

 *Venice, FL*
City on the Gulf



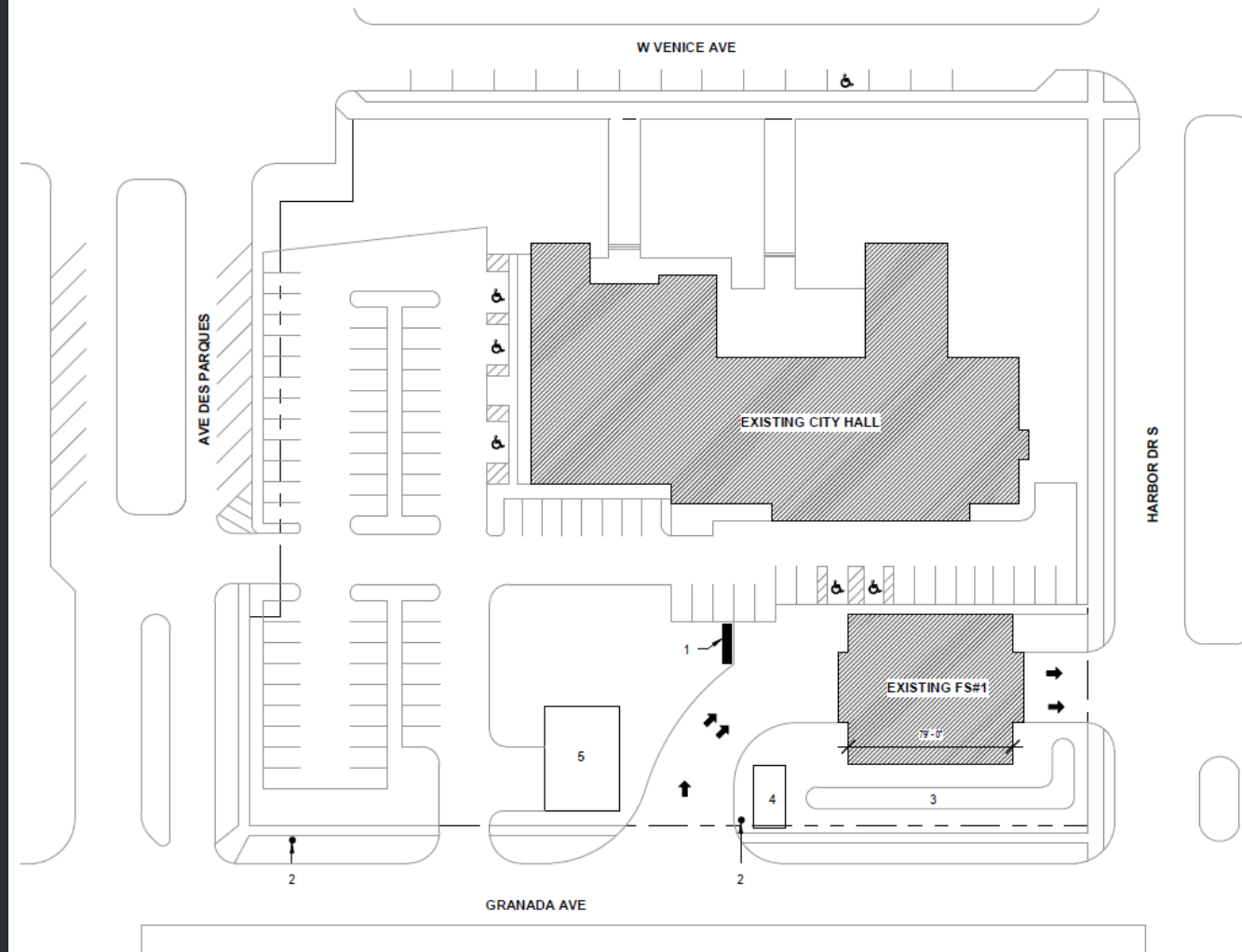
TOPICS OF DISCUSSION:

- Project History and Overview
- Current Design Phase Updates
- Budget and Cost Estimate
- Design and Construction Schedule



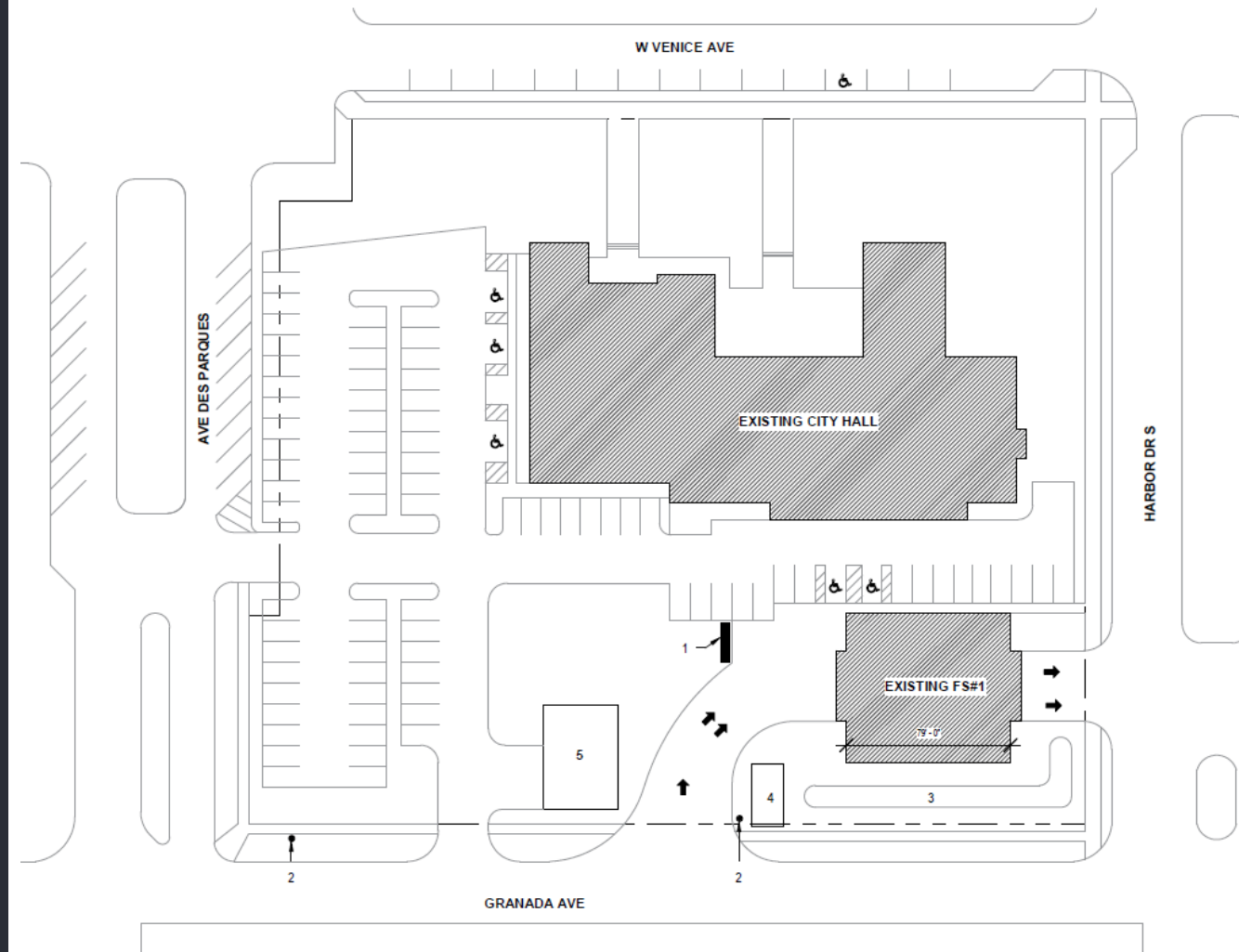
PROJECT PARTS

- Fire Station 1
- Building Department – City Hall Expansion
- City Hall Renovations
- Site Improvements (Site Generator & Energy Plant)



WHY COMBINE THESE PROJECTS?

- Project Design is Interconnected
- City Hall "Campus" - Heart of Venice
- Fire Station & City Hall Share:
 - Parking & Site Layout
 - Security
 - Generator
 - Energy Plant
 - Meeting space, break room, gym, restrooms
- Design was approved to include both buildings



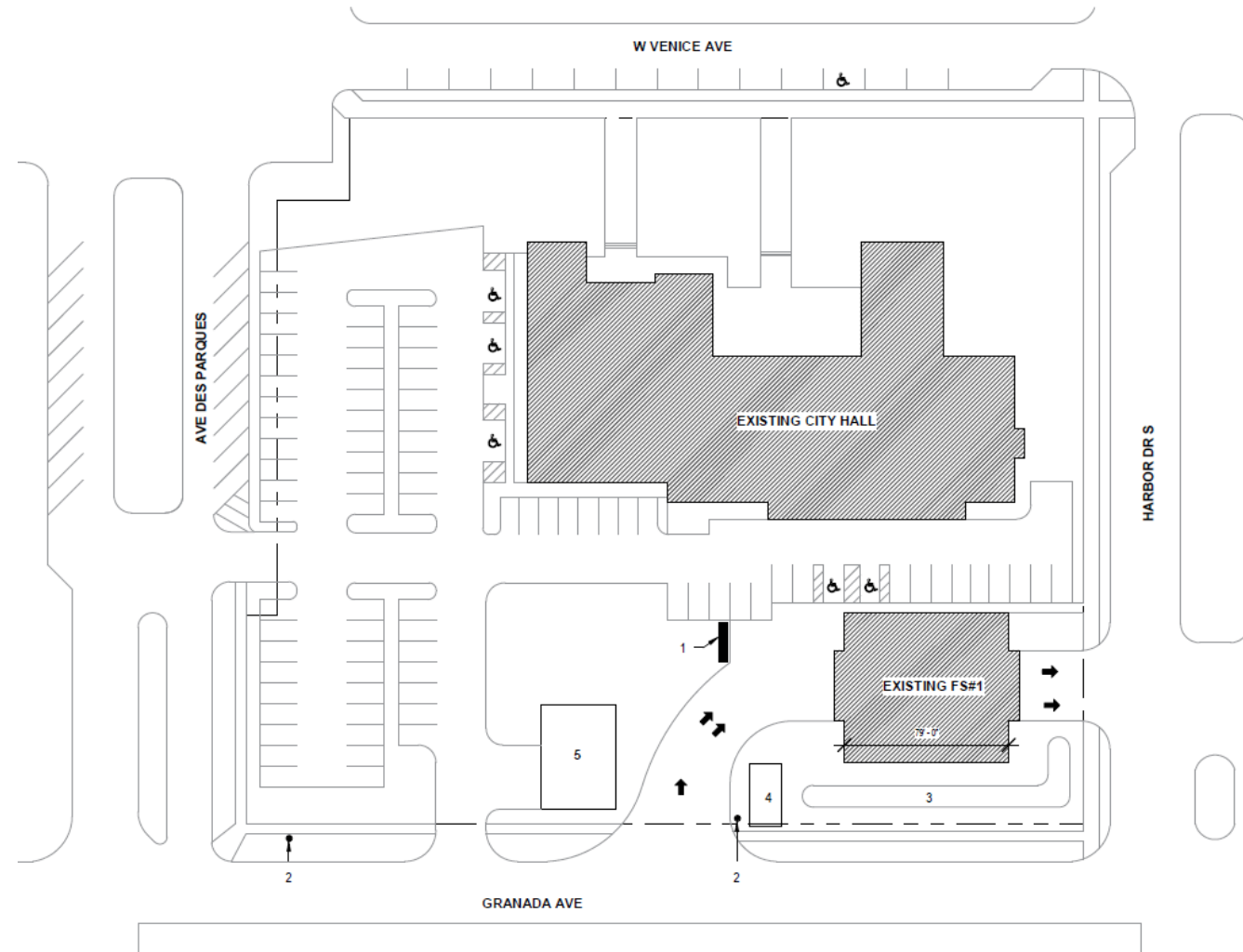
PROJECT NEEDS

- Fire Station 1
 - Structure has far exceeded design life
 - Space Issues (Staff & Equipment)
 - Poor Working Environment
 - Security
 - Parking

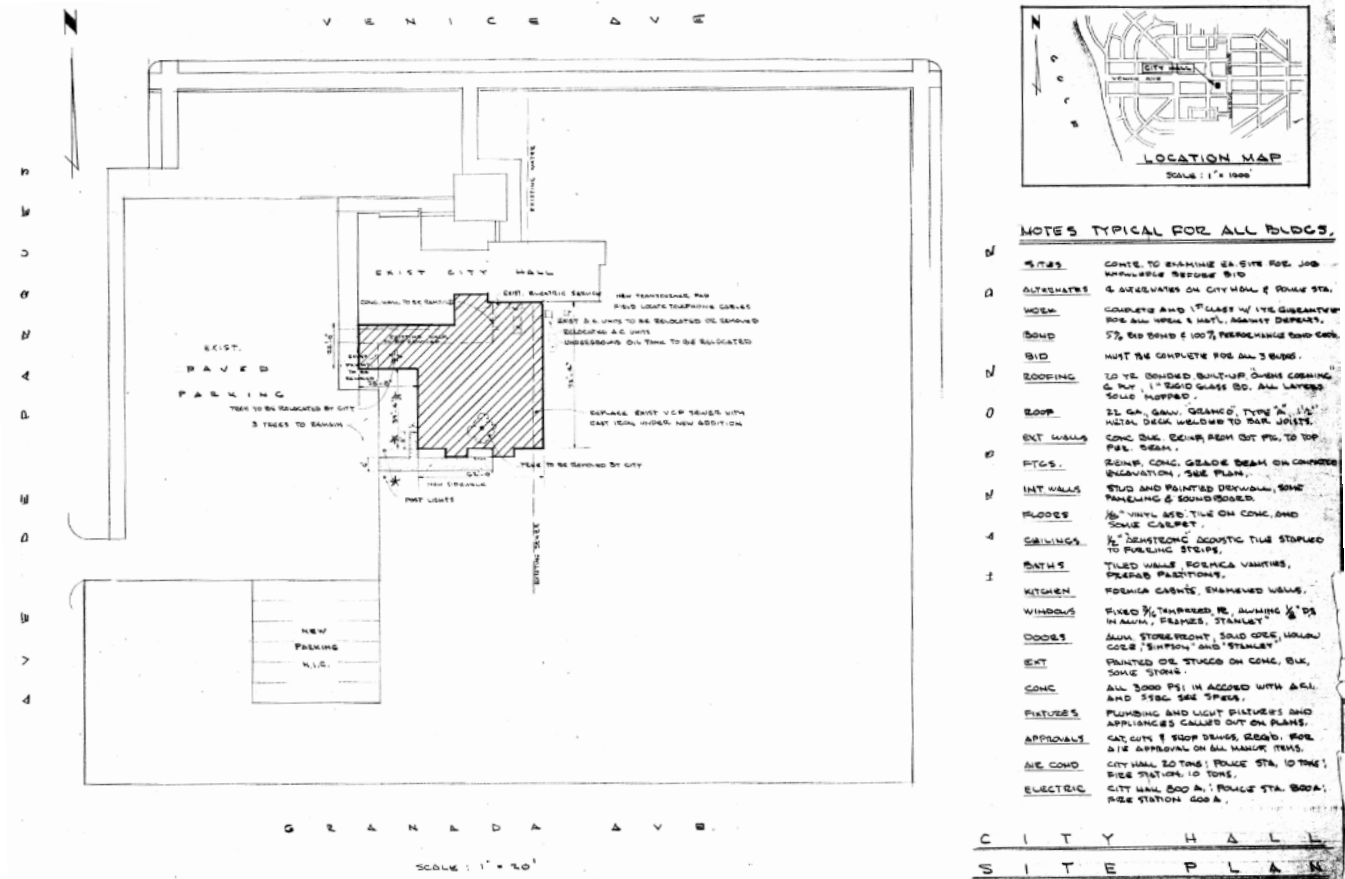


PROJECT NEEDS

- City Hall
 - Additional Square Footage
 - Space Issues (Staff & Storage)
 - Security & Access Control
 - ADA Compliance
 - Site Parking & Access
 - Generator
 - Central Energy Plant



Pop. 7,000 (10,000 SF)



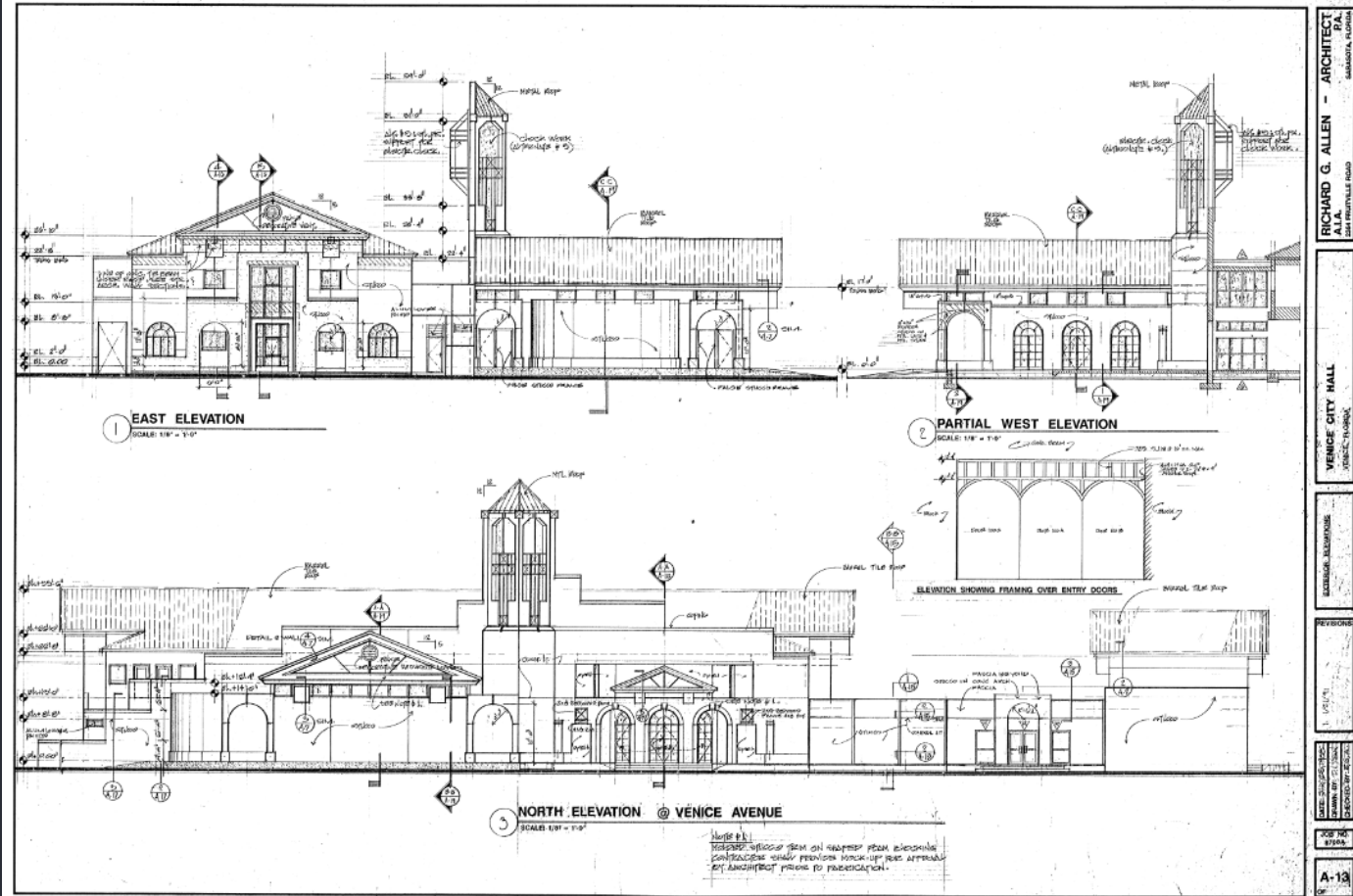
CITY HALL EXPANSION & RENOVATION

Expanded in 1988

Pop. 16,000 (33,000 SF)

2019 – Pop. 23,000

(44% Increase from 1988)



CITY HALL EXPANSION & RENOVATION

- Building Department
- Planning & Zoning
- Engineering
- Code Enforcement



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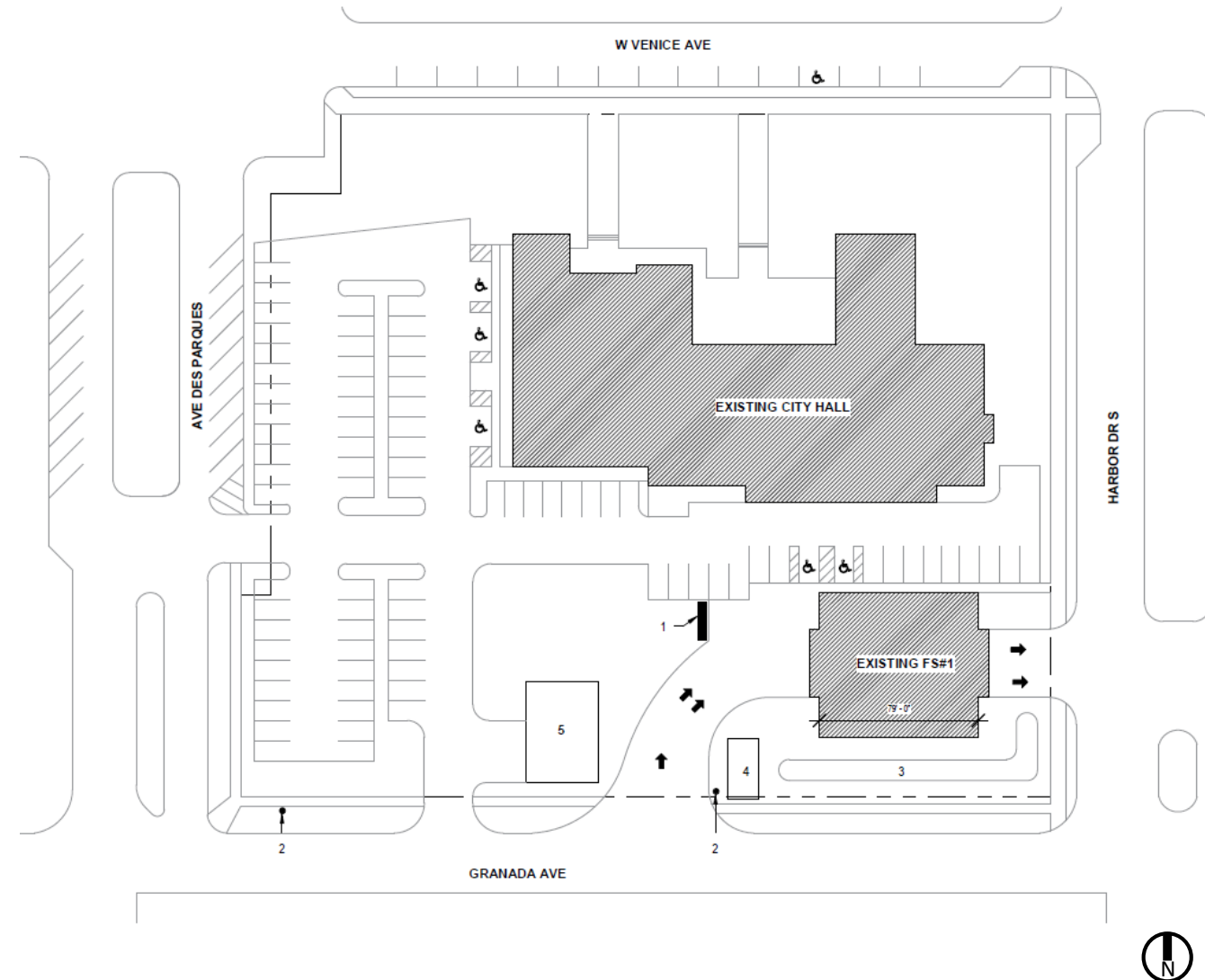
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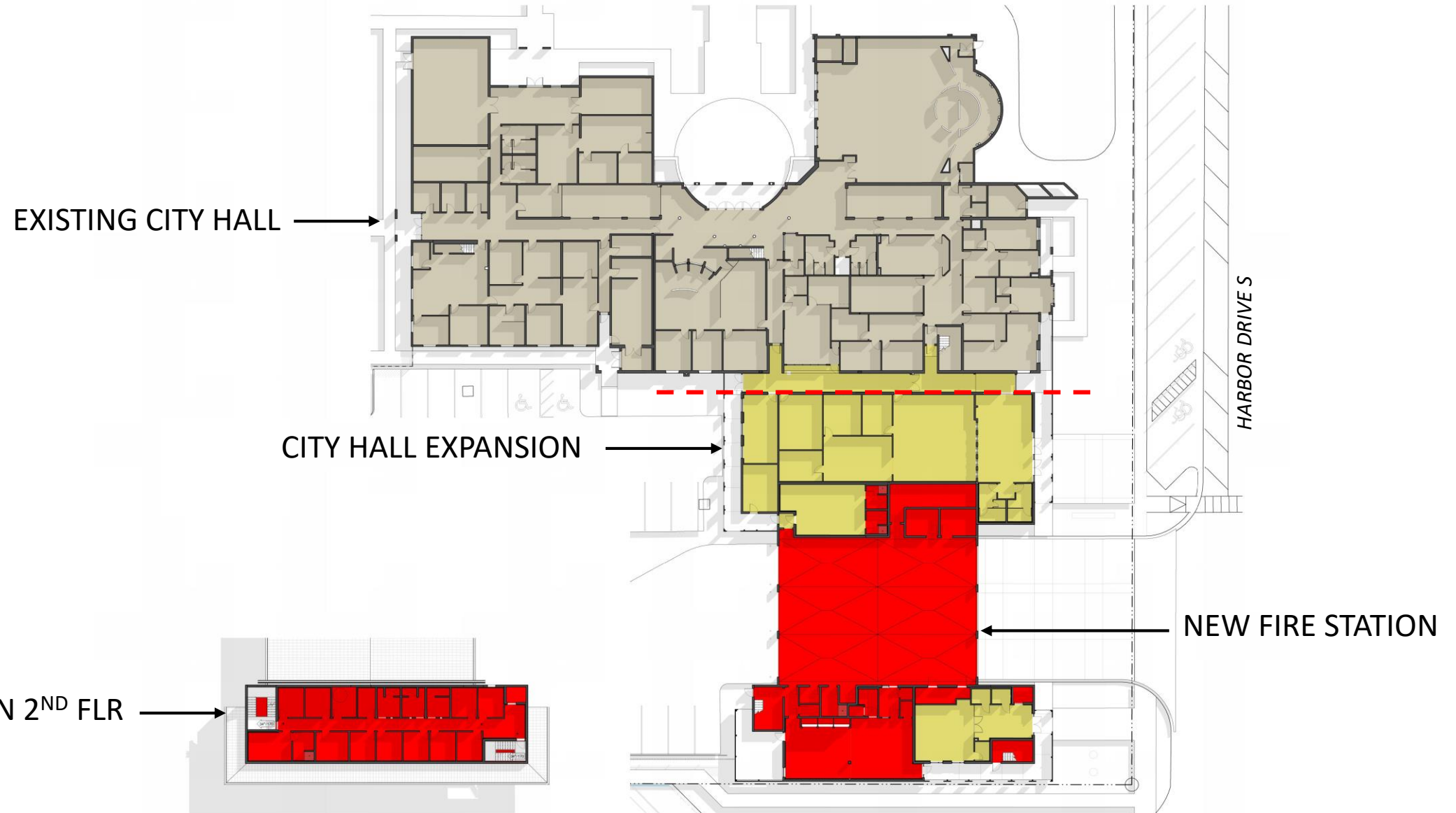


PROPOSED PLAN

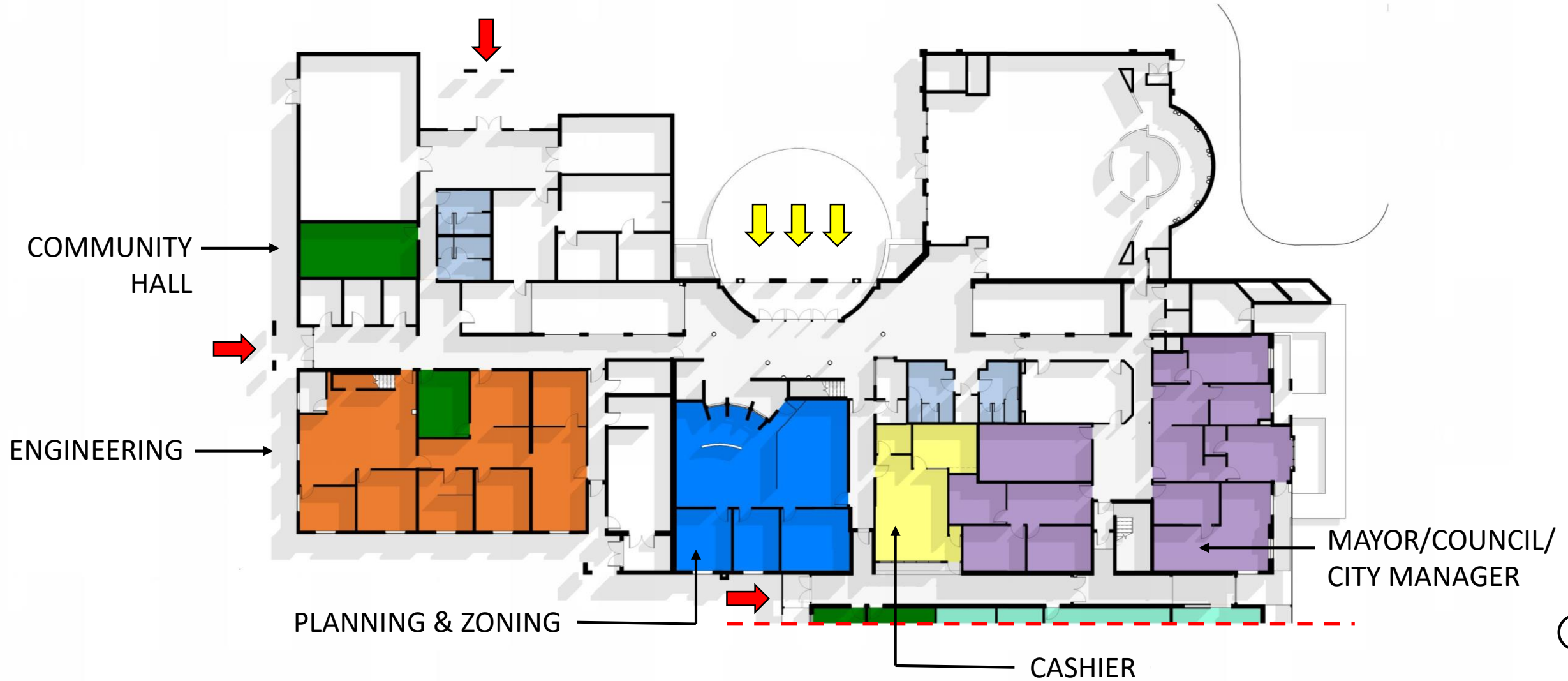
PROPOSED SITE PLAN



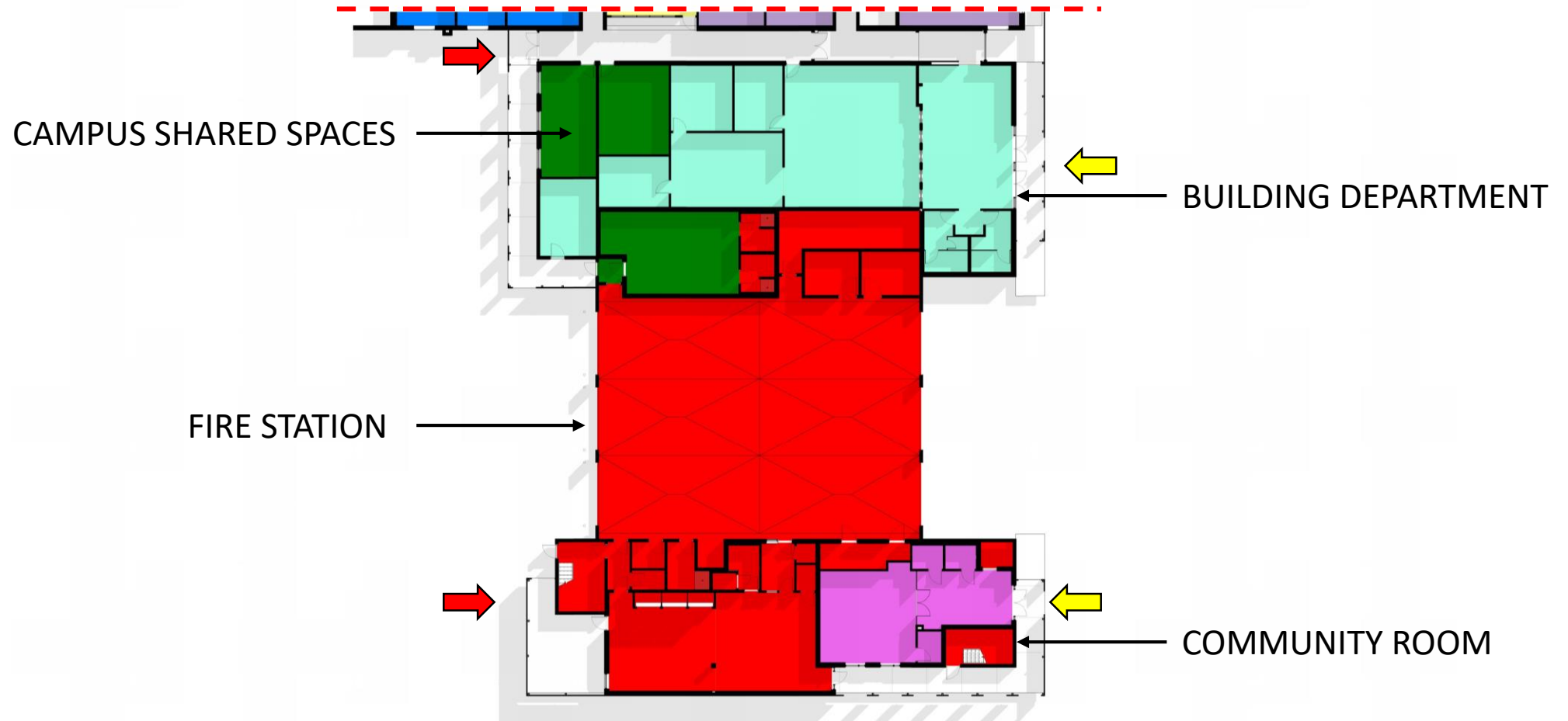
CITY HALL PROPOSED PLAN



CITY HALL PROPOSED PLAN



EXPANSION AND FIRE STATION PROPOSED PLAN





PROPOSED EXTERIOR DESIGN

EXISTING CONDITIONS



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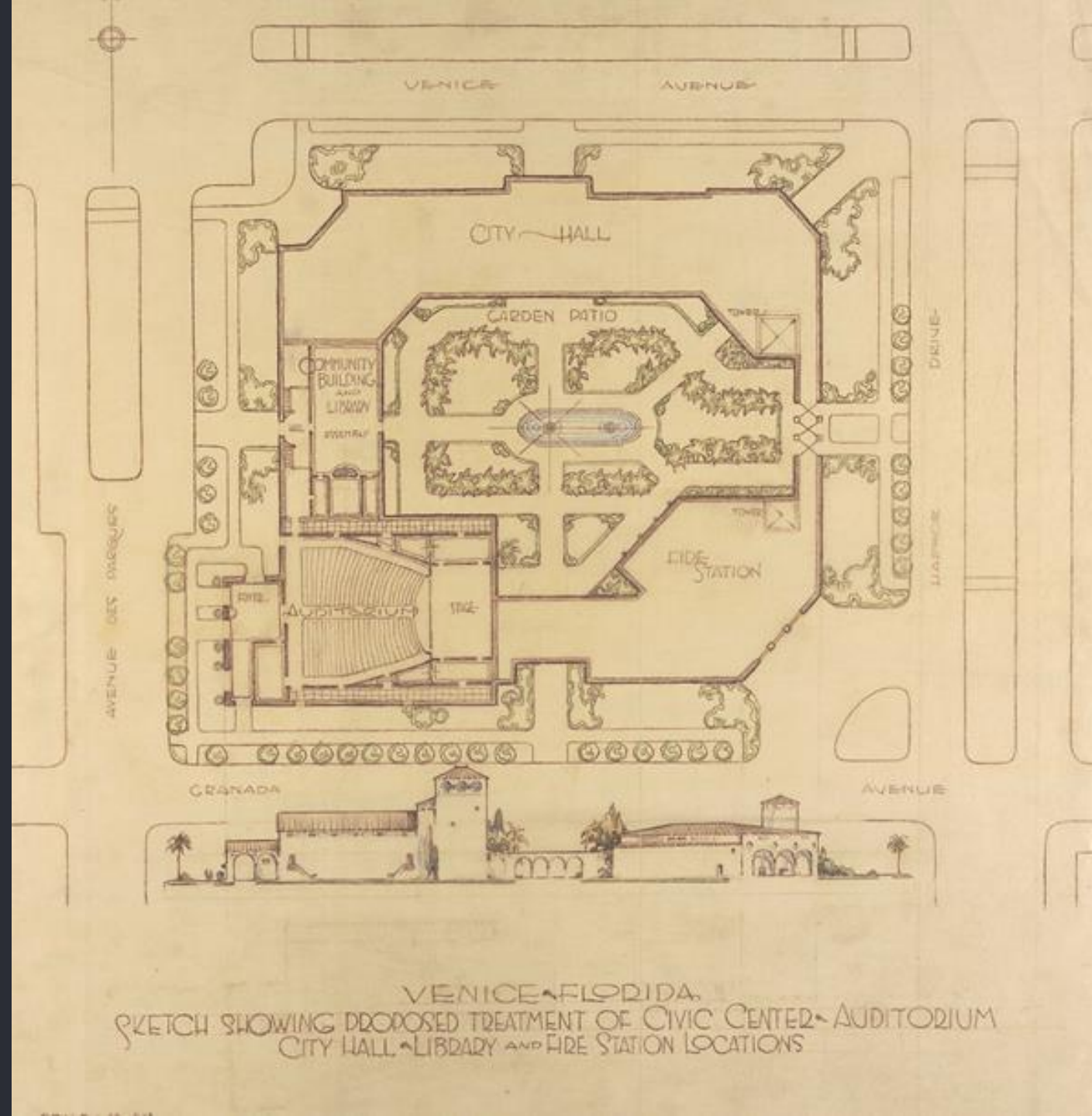


EXISTING CONDITIONS



INSPIRATION | PRECEDENTS

- Historic Character
- John Nolen | City Planner
- Responding to Climate
- Urban Center/ Walkable
- Campus Feel



INSPIRATION | PRECEDENTS

- Historic Detailing
- Round Arches
- Colonnades
- Barrel Tile Roofing
- Plaster Detailing



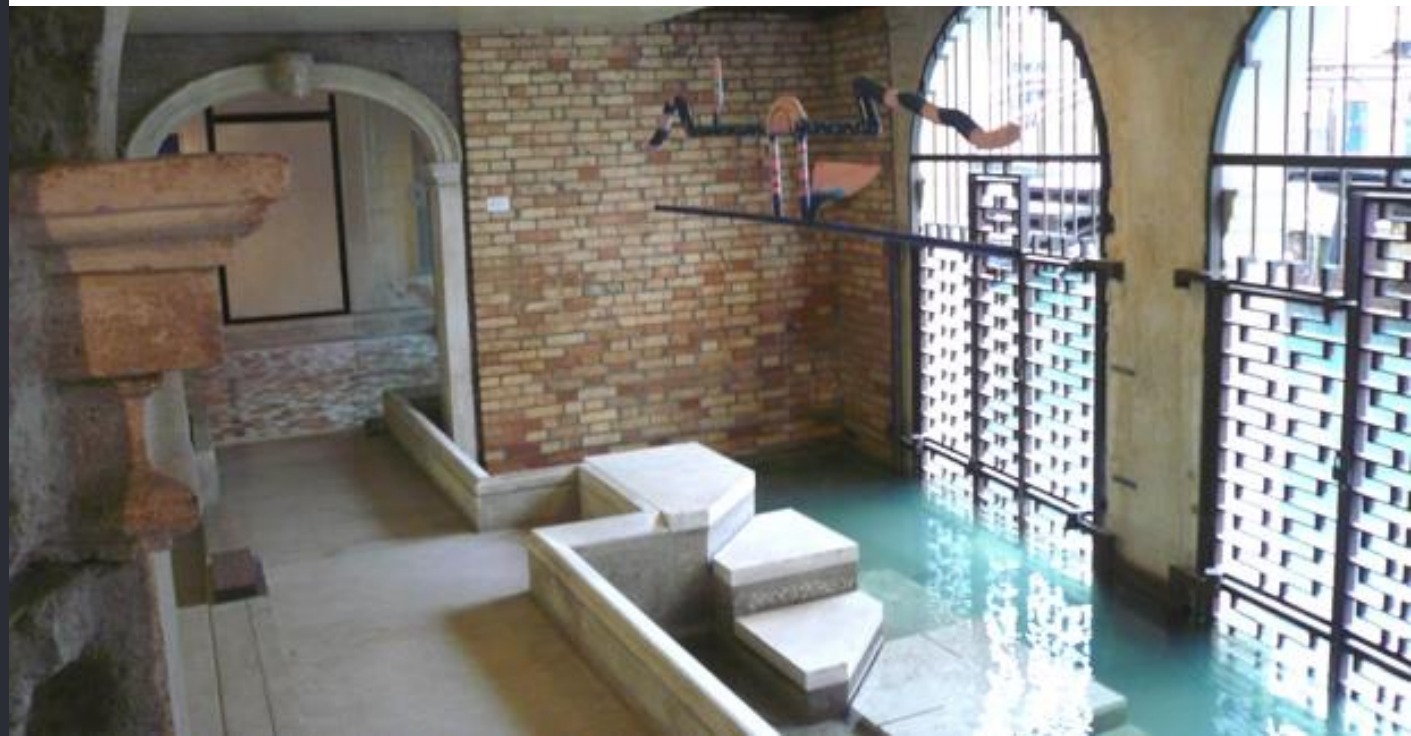
INSPIRATION | PRECEDENTS

- Northern Italian Architecture
- Material
- Proportion
- Fenestrations
- Human scale



INSPIRATION | PRECEDENTS

- Round Arches
- Natural Materials
- Screen Wall Treatments
- Introduction of Natural Light
- Security/ Privacy





AERIAL VIEW



EXPANSION ENTRY



SOUTHEAST CORNER



SOUTHWEST CORNER



HARBOR DRIVE ELEVATION



SUSTAINABLE DESIGN STRATEGIES

- Electrical plug-load control to reduce energy usage
- Occupancy sensors
- LED energy efficient light fixtures
- High performance, Insulated Low-E window glazing
- High performance thermal envelope
- Low maintenance and low environmental impact materials
- Recycled polycarbonate barrel tile roofing material
- Infrastructure for future electric car charging stations
- Bike racks to promote cycling in lieu of automobile travel
- Indirect indoor natural lighting techniques
- Low-flow water closet and lavatory fixtures
- LID stormwater pond design & Tree Protection



BUDGET AND ESTIMATING

CITY HALL BUDGET BREAKDOWN

- Preliminary (Conceptual) Project Budget

\$10,112,130

- Revised Project Budget (based on actual CM estimates)

\$11,364,620

- Original FY20 Budget Fund Allocation:

• Building Fund #116 =	\$3,141,242
• One Cent Bld. Reserve =	\$1,384,235
• One Cent Sales Tax =	\$2,432,500
• Fire Impact Fees =	\$ 613,000
• ADA / Parking Fines =	\$ 117,500
• HMGP Grant =	\$ 525,000
• Bridge Loan =	\$1,898,653

CITY HALL BUDGET BREAKDOWN

- Construction Management Estimating Process
- Drawings, Specifications, Knowledge of Existing Conditions, etc.
- Quantification of the Work
- Market Feedback
- Interactive Process and Peer Review
- Estimate Range

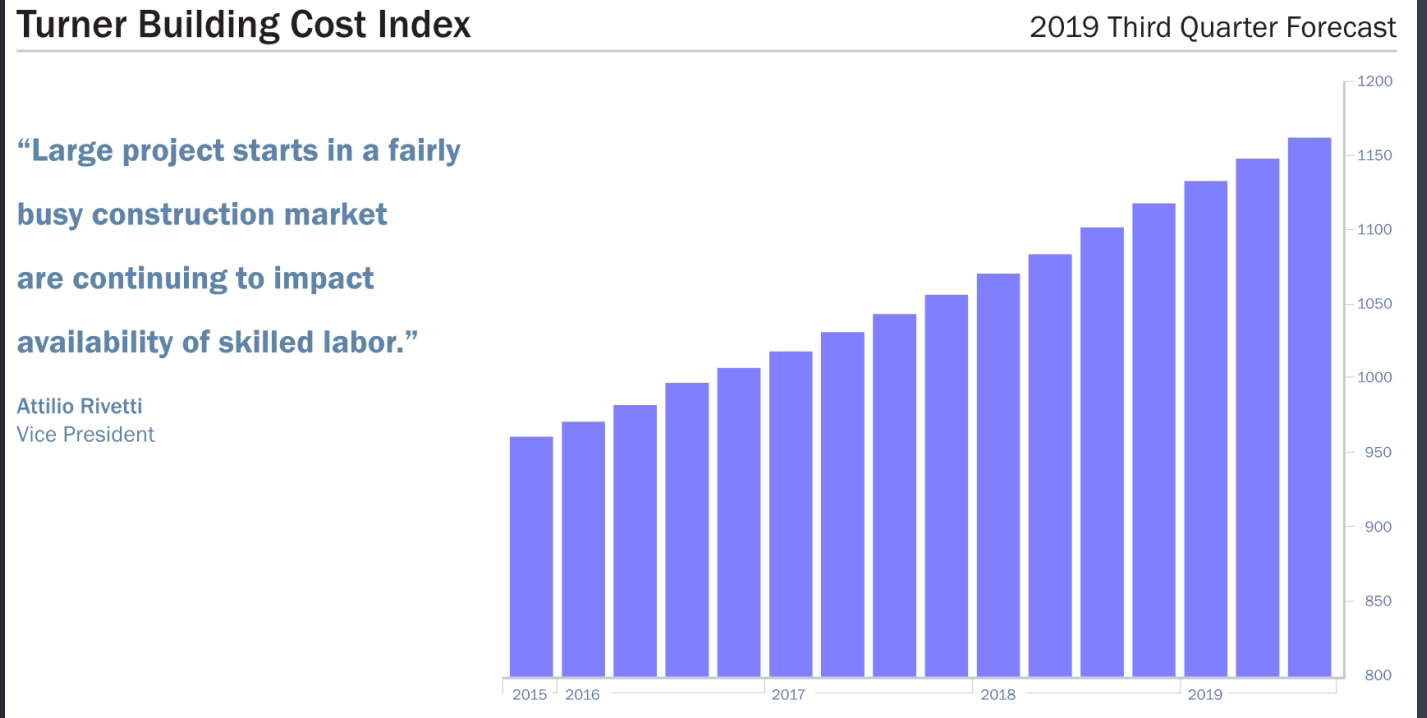


CITY HALL BUDGET BREAKDOWN

Current Estimated Cost of Construction		• Recommended FY20 Budget Fund Allocation:	
Low Range	\$11,098,864	• Building Fund #116 =	\$4,268,057
		• One Cent Bld. Reserve =	\$2,432,500
		• One Cent Sales Tax =	\$1,532,500
Recommended Budget	\$11,364,620	• Fire Impact Fees =	\$ 613,000
		• ADA / Parking Fines =	\$ 117,500
		• HMGP Grant =	\$ 650,675
High Range	\$11,653,807	• Bridge Loan =	\$1,898,653

CITY HALL BUDGET BREAKDOWN

- Current Construction Market
 - National Indicators
 - Turner Cost Index
 - RS Means
 - Engineering News Record



CITY HALL BUDGET BREAKDOWN

- Current Construction Market
 - Local Market
 - Subcontractor Relationships
 - Active Bid Schedule
 - Monitor Local Conditions

2,500 +

SUBCONTRACTORS AND SUPPLIERS





DESIGN | CONSTRUCTION SCHEDULE

DESIGN SCHEDULE

- SCHEMATIC DESIGN PHASE – 07.19.19
 - SCHEMATIC DESIGN COST ESTIMATE –10.01.19
- DESIGN DEVELOPMENT PHASE – 10.25.19
 - DESIGN DEVELOPMENT COST ESTIMATE – 11.26.19
- CONSTRUCTION DOCUMENT PHASE – 02.14.20 (CURRENT PHASE)
- BIDDING (GMP)- 04.28.20 (ANTICIPATED)
- PERMITTING- 04.16.20 (ANTICIPATED)
- CONSTRUCTION CONTRACT AWARD- 05.01.20 (ANTICIPATED)

CONSTRUCTION SCHEDULE

ID	Task Name	Start	Finish	2018	2019	2020	2021
1	Preconstruction	Mon 9/30/19	Fri 5/1/20		9/30	5/1	
2	Generator Installation	Mon 5/4/20	Mon 12/7/20			5/4	12/7
3	Central Energy Plant	Mon 5/4/20	Wed 11/4/20			5/4	11/4
4	Fire Station Demo and Rebuild	Tue 6/2/20	Fri 5/28/21			6/2	5/28
5	City Hall Expansion	Wed 7/8/20	Fri 5/28/21			7/8	5/28
6	City Hall Renovation	Wed 2/3/21	Tue 5/25/21				2/3 5/25

THANK YOU

Q & A

