

City Hall

Preliminary Design

March 11, 2014



C.T. HSU + ASSOCIATES, P.A.



Gilbane

City Council Parameters

- ◉ Appropriate Project Size and Scope
 - Built for Immediate Needs
 - 32,000 s.f. Office Building
 - 8,000 s.f. Community Meeting Space
 - Site Allows for Growth
- ◉ No Increase in Existing Residents' Taxes
- ◉ Use Existing Financial Resources
 - City Hall Offices = \$6.9 Million
 - Building Permit Fund Excess Revenues=\$1.1 Million
 - Repayment of SR100 CRA (Town Center) Loan=\$5.8 million
 - Central Park Community Areas
 - Allow for phasing as CRA (Town Center) revenues are available

Past Actions

- ⦿ Completed Space Needs and Cost Analysis
- ⦿ Refinanced Inter-Fund Loan
- ⦿ Allocated Funds for Project
- ⦿ Approved Service Contracts
 - Architectural Services
 - Construction Management Services (at-risk)

Capital Improvement Plan

POST AMENDMENT

CAPITAL PROJECTS FUND		FY 14	FY 15	FY 16	FY 17	FY 18
Prior Year Carry-over		3,387,470	5,507,008	154,808	13,468	558,863
Revenues						
Ad Valorem Taxes		-	-	-	-	-
Small County Surtax		2,150,000	2,193,000	2,236,860	2,281,597	2,327,229
Grants:						
FIND Grant Long's Landing		160,000	-	-	-	-
Transfers from CDBG Entitlement		408,007	160,000	160,000	160,000	160,000
Belle Terre Path Ph III	51011	-	-	-	-	-
Palm Harbor Pkwy Path	51012	-	-	-	-	-
Transfer from Dev Sp Proj - Longs		-	-	-	-	-
Interest on Investments		4,000	1,800	1,800	1,800	1,800
Transfer Proceeds from CRA Interfund Loan		5,792,529	-	-	-	-
Transfer from Building Dept Reserves		-	1,113,000	-	-	-
Developer Contributions		-	-	-	-	-
Total Revenues		8,514,536	3,467,800	2,398,660	2,443,397	2,489,029
Total Available Funds		11,902,006	8,974,808	2,553,468	2,456,863	3,045,892
Projects						
Seminole Woods Path		1,450,000	500,000	-	-	-
Long's Creek Nature Preserve Design/CEI	61015	60,000	-	-	-	-
Long's Creek Nature Preserve Constructio	61015	1,575,000	-	-	1,725,000	1,300,000
Holland Park Improvements Design/CEI	66006	70,000	70,000	75,000	-	-
Holland Park Renovation Construction	66006	1,660,000	1,500,000	2,290,000	-	-
Park Renovations	66008	150,000	150,000	150,000	150,000	150,000
Community Center Replacement/ Design	61530	430,000	670,000	-	-	-
Trailheads & Trail Signs		-	25,000	25,000	25,000	-
Belle Terre Path Ph III	51011	-	-	-	-	-
Palm Harbor Pkwy Path	51012	-	-	-	-	-
City Hall Design/CEI		1,000,000	-	-	-	-
City Hall Construction		-	5,905,000	-	-	-
Total Expenditures		6,395,000	8,820,000	2,540,000	1,900,000	1,450,000
Available Funds End of Year		5,507,006	154,808	13,468	556,863	1,595,892

CRA Capital Improvement Plan

POST AMENDMENT

SR100 CRA FUND	FY 14	FY 15	FY 16	FY 17	FY 18
Prior Year Carry-over	4,905,768	178,702	165,809	181,991	228,905
Revenues					
Intergovernmental Revenue	960,543	979,800	999,400	1,019,400	1,039,800
Interest on Investments	3,000	357	332	364	458
Proceeds from Refinancing GF Loan	5,792,529	-	-	-	-
Transfers from Other Funds	513,391	523,700	534,200	544,900	555,800
Appropriated Fund Balance					
Total Revenues	7,269,463	1,503,857	1,533,932	1,564,664	1,596,058
Total Available Funds	12,175,231	1,682,559	1,699,741	1,746,655	1,824,963
Expenditures					
Operating Expenditures	50,000	50,000	50,000	50,000	50,000
Debt Service					
GF Loan Payoff	5,792,529	-	-	-	-
Refinanced GF Bank Loan	440,000	440,000	441,000	441,000	442,000
Bank Loan	526,750	526,750	526,750	526,750	526,750
Projects					
Bull Dog Drive Design/CEI	35001	400,000	-	-	-
Bull Dog Drive Construction	35001	4,275,000	-	-	-
Central Park Community Areas	66005	-	500,000	500,000	687,000
Land Purchases		512,250	-	-	-
Total Expenditures	11,996,529	1,516,750	1,517,750	1,517,750	1,705,750
Available Funds End of Year	178,702	165,809	181,991	228,905	119,213

- ⦿ Today, preliminary design. . .
 - ⦿ Schematic Design Update
 - ⦿ Site Plan Phasing
 - ⦿ Elevations and Views
 - ⦿ Preliminary Floor Plans
 - ⦿ LEED Checklist
 - ⦿ Schedule

32,000 sf office (at 300sf/space) = 106.
8,000 sf of chamber/public = 26.
Fleet Vehicles = 38.
Phase One = 106 + Fleet = 144
On street Spaces = 40



PHASE 1 SITE PLAN | City Hall, Offices (32,000 s.f.)and Related Parking

32,000 sf office (at 300sf/space) = 106.
8,000 sf of chamber/public = 26.
Fleet Vehicles = 38.
Phase One = 106 + Fleet = 144
On street Spaces = 40



PHASE 2 SITE PLAN | Community Meeting Rooms
And Related Parking

32,000 sf office (at 300sf/space) = 106.
8,000 sf of chamber/public = 26.
Fleet Vehicles = 38.
Phase One = 106 + Fleet = 144
On street Spaces = 40



PHASE 3 SITE PLAN | Lakefront Plaza

32,000 sf office (at 300sf/space) = 106.
8,000 sf of chamber/public = 26.
Fleet Vehicles = 38.
Phase One = 106 + Fleet = 144
On street Spaces = 40



PHASE 4 SITE PLAN | Promenade and Public Plaza

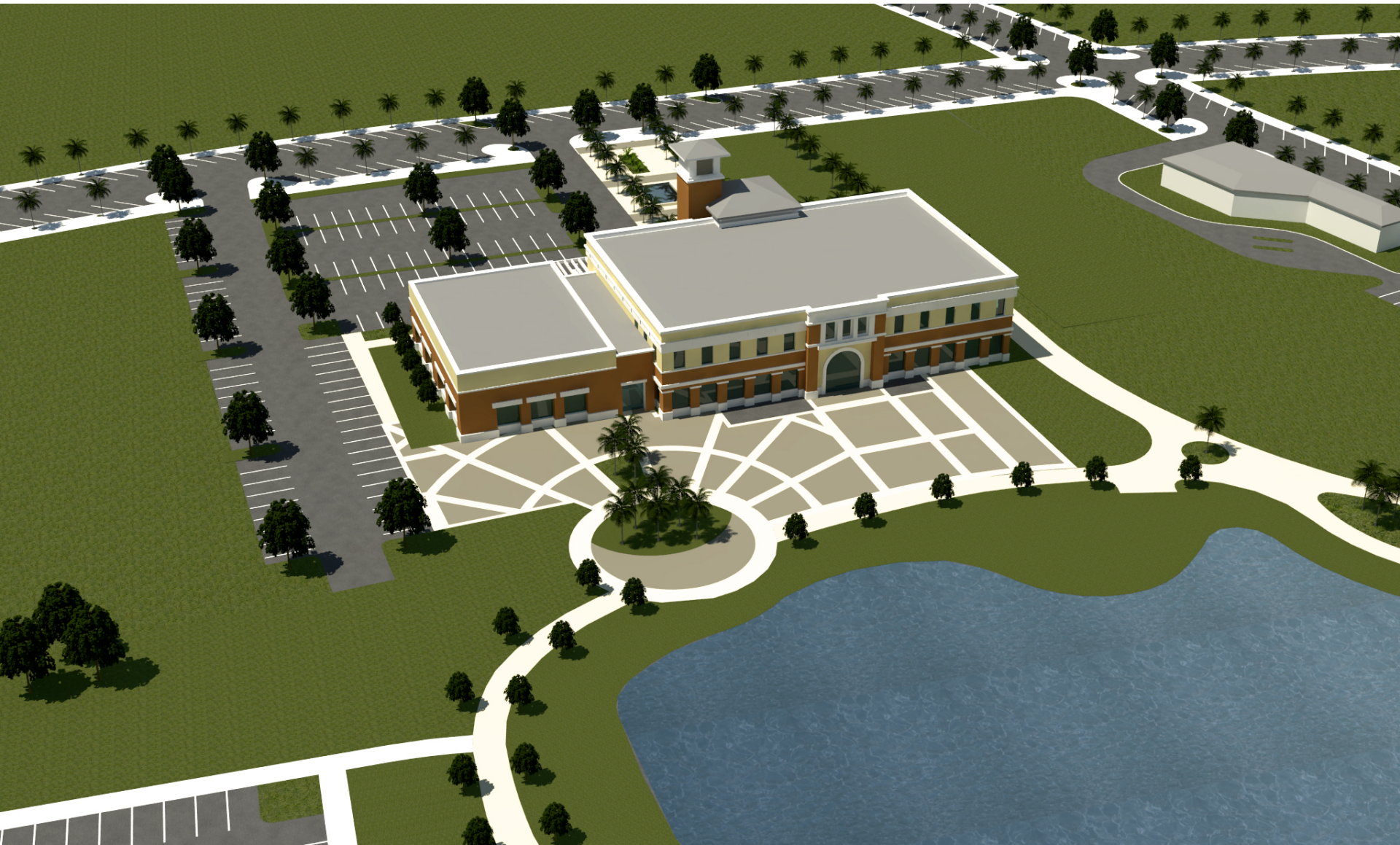
32,000 sf office (at 300sf/space) = 106.
8,000 sf of chamber/public = 26.
Fleet Vehicles = 38.
Phase One = 106 + Fleet = 144
On street Spaces = 40



FUTURE PHASES | Additional Office Space and Parking as Needed



NORTH VIEW AERIAL SHOT



SOUTH VIEW AERIAL SHOT



FRONT VIEW



PEDESTRIAN WALKWAY



LAKE VIEW IN CONTEXT

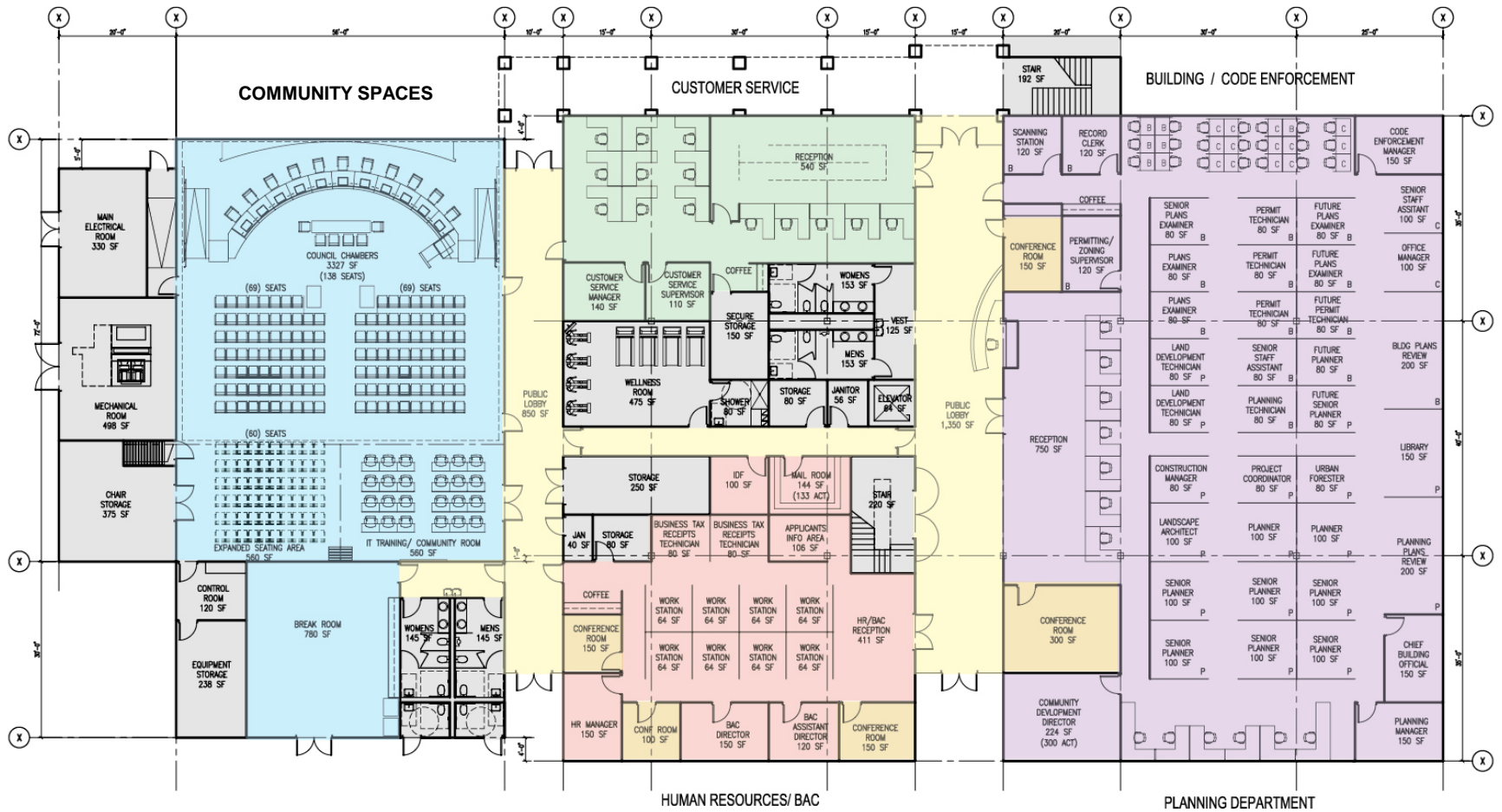


LAKEFRONT PLAZA VIEW

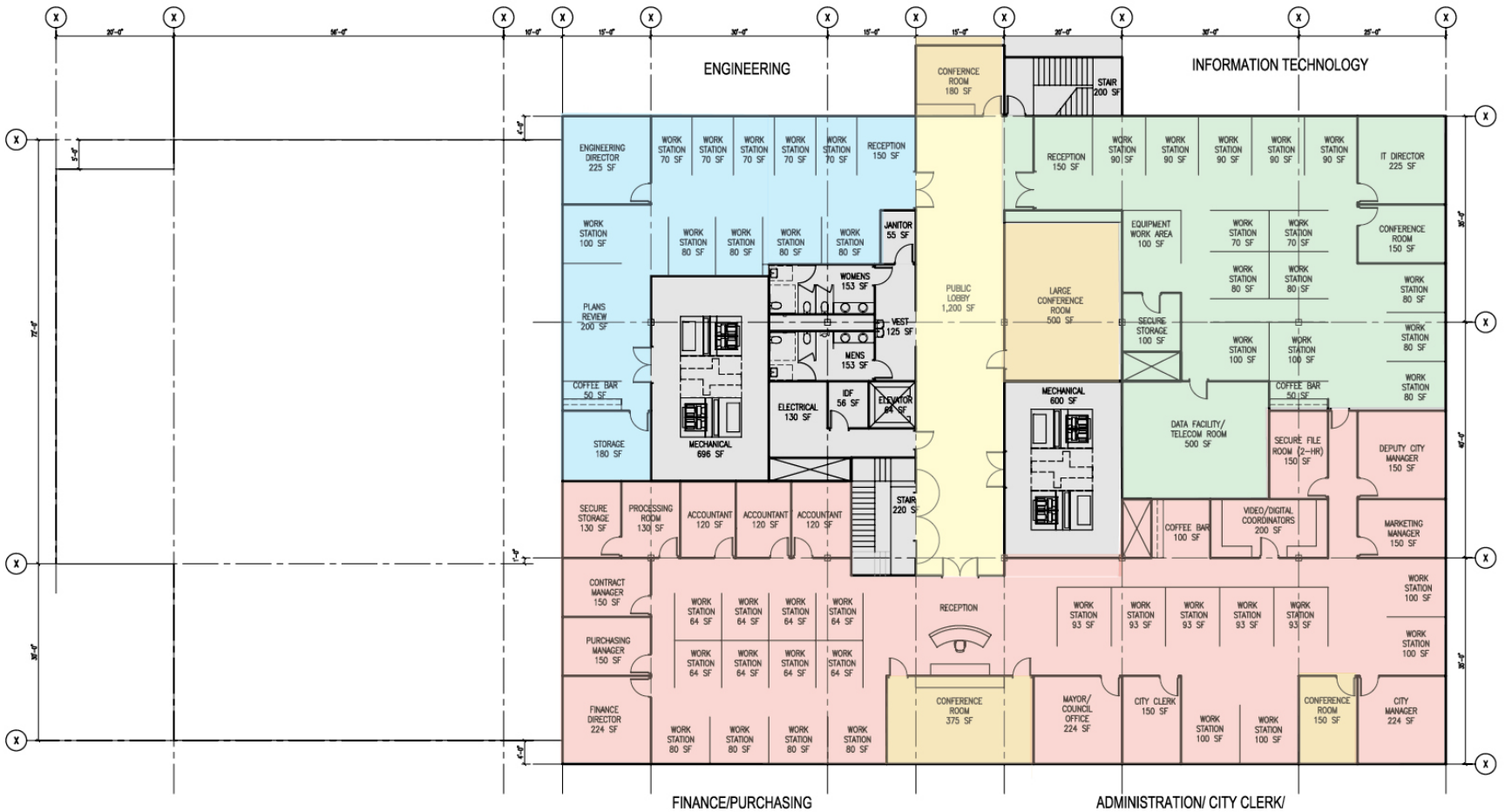
32,000 sf office (at 300sf/space) = 106.
8,000 sf of chamber/public = 26.
Fleet Vehicles = 38.
Phase One = 106 + Fleet = 144
On street Spaces = 40



PHASE 1 SITE PLAN | City Hall, Offices (32,000 s.f.)and Related Parking



FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2



LEED 2009 for New Construction and Major Renovations

Project Checklist

10 1 15 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
	1		Credit 1	Site Selection	1
		5	Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
		6	Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
		1	Credit 5.2	Site Development—Maximize Open Space	1
		1	Credit 6.1	Stormwater Design—Quantity Control	1
		1	Credit 6.2	Stormwater Design—Quality Control	1
		1	Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1

8 2 Water Efficiency Possible Points: 10

Y	?	N			
			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
4			Credit 3	Water Use Reduction	2 to 4

7 10 18 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
2	10	7	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
1		2	Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

7 7 Materials and Resources Possible Points: 14

Y	?	N			
			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

11 1 3 Indoor Environmental Quality Possible Points: 15

Y	?	N			
			Prereq 1	Minimum Indoor Air Quality Performance	
			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
		1	Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
1			Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
		1	Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Exemplary Performance: MRC4 or MRC5	1
1			Credit 1.2	Innovation in Design: Reduced Mercury Lamps	1
1			Credit 1.3	Innovation in Design: Sustainability Education & Outreach	1
1			Credit 1.4	Innovation / Exemplary Performance/ Pilot Credit: TBD	1
1			Credit 1.5	Innovation / Exemplary Performance/ Pilot Credit: TBD	1
1			Credit 2	LEED Accredited Professional	1

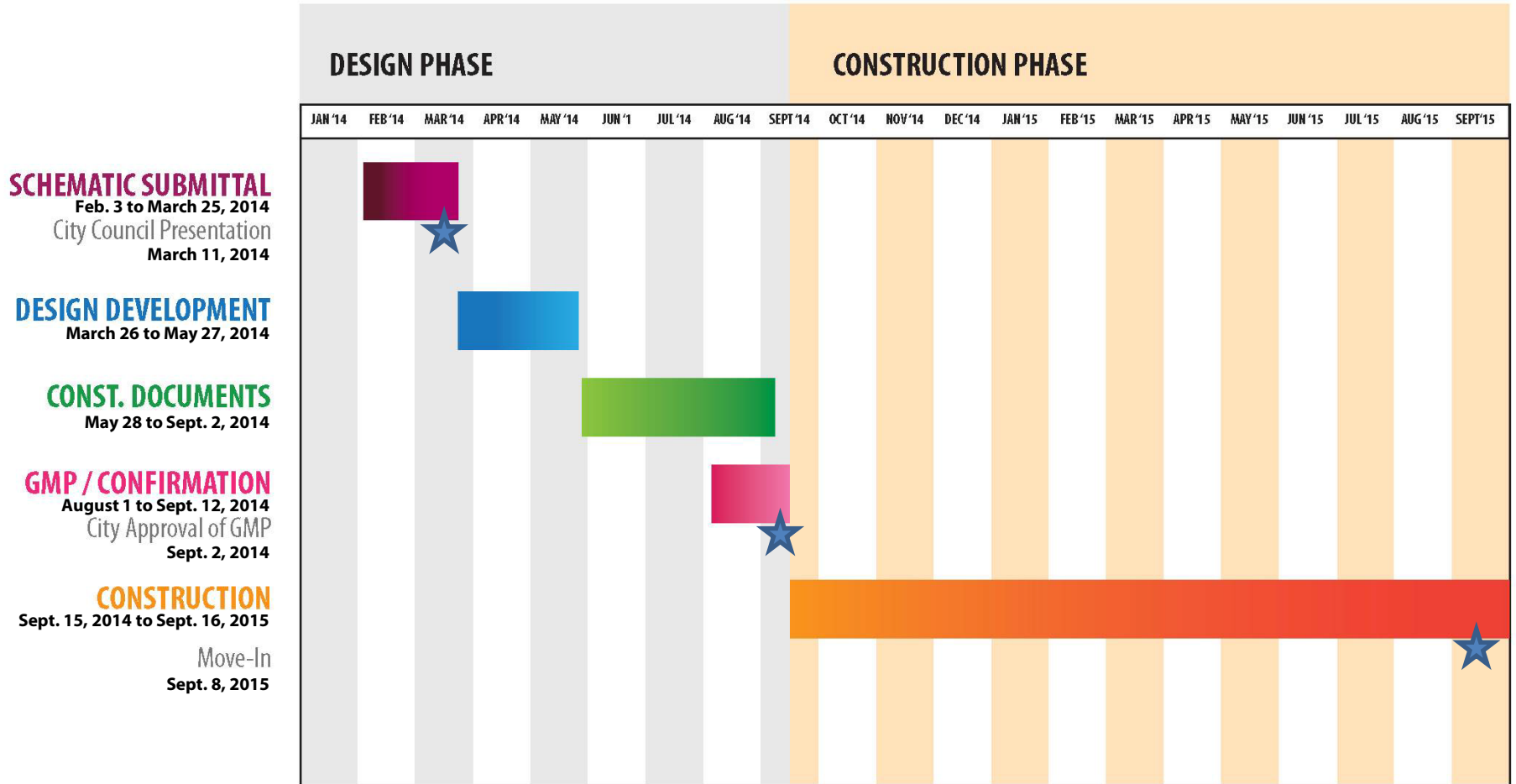
1 3 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit 1.1	Regional Priority: MRC5 20%	1
		1	Credit 1.2	Regional Priority: SSC2 & SSC4.1	1
		1	Credit 1.3	Regional Priority: EAC1 30% & EAC2 at any level	1
		1	Credit 1.4	Regional Priority: WEC2	1

50 12 48 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

SCHEDULE



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