

BAYVIEW COMMUNITY RESOURCE CENTER

PROGRAMMING | MASTER PLAN | SCHEMATIC DESIGN - September 19, 2017

COUNCIL DESIGN UPDATE





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PROJECT TEAM

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EXECUTIVE SUMMARY

The new Bayview Community Center is a 19,000 sf building (14,000 sf conditioned space plus 5,000 sf non conditioned) comprised of meeting rooms, exercise rooms, rental space for events, and support for water-based activities including rental and storage of kayaks, rowing sculls, and paddleboards. The building takes advantage of its unique waterfront site on a protected waterway and anchoring the 28-acre Bayview Park which is one of the most utilized parks in the City of Pensacola. Our intent was to create a building designed for the daily and weekly user to enjoy active and passive recreational opportunities that take advantage of the waterfront views and access.

The program, developed with City staff and community input, includes 3 meeting rooms, a large exercise room, and 2 event spaces that can be combined for larger events. The combined size is approximately 2/3 the size of Sanders Beach Community Center and is typical in size to gathering spaces in other community centers. Exterior spaces include a large covered deck and terraced lawn overlooking Bayou Texar, covered outdoor storage, and a covered drop-off. Outdoor restrooms are also provided for park users.

We hope that the building will become a social, cultural, and community hub for the neighborhood and City.

PROJECT GOALS & OBJECTIVES

- Maximize the views and water access to Bayou Texar
- Provide flexibility in spaces to accommodate changes in program
- Begin program and design with the end-user or citizen in mind
- Allow for future growth and/or accommodation of Senior Center uses
- Embrace history of East Hill & Pensacola, while looking towards and planning for the future
- Create an impactful, monumental design that can be celebrated from both Bayview Park and the view from the Cervantes Street overpass.



PROGRAM AREA REQUIREMENTS

PROGRAM AREA REQUIREMENTS		
City of Pensacola		
RENTAL SPACE		
Program Space	SF/Space	Comments
EVENT SPACE 1	3,200	200 ppl - 5' rounds & 8' long
Event Storage	250	
PREFUNCTION	700	
CATERING	400	
SUBTOTAL	4,550	
COMMUNITY / SHARED		
MEETING ROOM 1	400	24 ppl - tables & chairs
MEETING ROOM 2	750	44 ppl - tables & chairs
MEETING ROOM 3	750	44 ppl - tables & chairs
GRAB & GO - HEALTHY OPTIONS	-	
EVENT SPACE 2	1,350	76 ppl - 5' rounds / 1 partition
Event Storage	100	
FITNESS / WEIGHT ROOM	1,400	
Exercise Storage	100	
SUBTOTAL	4,850	

ADMINISTRATION

STAFFED RECEPTION	150	
DIRECTOR'S OFFICE	160	Isolate from Main Event Space
OUTDOOR STAFF OFFICE	150	A/C
STAFF OFFICE	140	Isolate from Main Event Space
SUBTOTAL	600	
TOTAL NET S.F.	10,000	
TOTAL GROSS S.F. (1.40)	14,000	

STRUCTURED OUTDOOR SPACES

GATHERING - LARGE	1,500	
TERRACED LAWN	4,000	
GATHERING - SMALL	600	
ROWING STORAGE	3,600	70' x70'x15' at basement
OUTDOOR EQUIPMENT STORAGE	900	
Covered drop off	1,300	
NET S.F. COVERED	11,900	

ROOM DATA SHEETS

Project Name: Bayview Community Resource Center											
Room Criteria Sheet											
Department/Group Name:		RENTAL SPACE				Proximity: Event Storage within this space, Direct access to					
Room name and number:		EVENT SPACE I				kitchen for serving events, possible separate entrance /					
Researcher/Contact:		BC / KC				ramp for catering access, access to Outside Gathering					
Function:		EVENTS / RENTALS - MEETING SPACE				Space					
Primary		Other:									
Architectural		Mechanical		Electrical		General Requirements		Fixed Equipment		Furnishings	
Floors		Temperature		110V/20A, ph 1		X Exterior Glass		X Handrails (Ramp to Stage)		X Chairs	
X Wood		72 deg + 2 deg		208V/30A, ph 1		X Window Shades		Bumper rails		Desks	
Linoleum / VCT		X 68-75 deg + 2 deg		208V/30A, ph 3		Interior Glazing		Corner Guards at Door		Shelving	
Terrazzo / Pocerlain Tile		Humidity		480V/100A, ph 3		X Control Screen Glares		Tackboards		X Tables	
Carpet		General/Individual stats		Isolated gr power outlet				White Boards		Credenzas	
Sealed concrete		Summer 50% +/- 10%		Emergency power		Communications		Lockers (No. & Size)		Typing Return	
Epoxy		Winter 35% +/- 5%		UPS		Radio				Open Office	
Walls		X Room Occupancy		Clean power		X Intercom		Casework		Private Office	
X Gyp board, paint		Occupancy Frequency		X Phone		Dictation		Wood		Lounge chair	
Gyp board, epoxy paint		Plumbing		X Data		X Music System		Plastic Laminate		Coffee table	
Concrete or CMU		Sinks, counter		Cable TV		Paging		Steel		Lat Files	
Lead Shielding		Single		In use lighting		Phones		Shelving			
Base		Double		Ambient Lighting		Security					
X 4" Vinyl		Steel		50 TC		X Security Alarms		Countertops		Special Equipment	
Integral base w/floor		Depth - deep		Task lighting		CCTV		Plastic Laminate		Copier/Printer	
Ceiling		X ADA		X Special lighting		Security Monitors		Porcelain		TV cable	
Exposed structure		Potable hot water		Dark enable		X Door Locks, only		Stainless Steel		Computers	
Acoustic tile		Potable cold water		X Zoned lighting 1/3 switch		Card Access		Epoxy		Monitor	
Gyp brd. Epoxy paint		Process chilled water		X Dimming system		Other				Printer	
X Height: T.B.D.		Steam		Equip on Emergency Power						Scanner	
Doors		Steam condensed return								X Projector & screen	
Width 36"		Floor drain								X Wall Mounted TV	
Height 7'-0"		Floor sink									
Narrow Lite door		Toilets									
X Width - Double doors		Urinals									
Daylighting											
X Natural daylight- pref.											
Natural daylight- indiff.											
No natural daylight											
				Comments/Description: Furnished with 5' Round Tables & Stackable Chairs, Multi-use Event Functions, Notes from Sanders: Glare on Screens, and need for lighting controls that allow a brightness level enough for the floor to be cleaned at night, Acoustic concerns so that large space doesn't get too loud, Provide 2 screens. Provide access (ramp) from exterior for catering.							

Project Name: Bayview Community Resource Center

Room Criteria Sheet

Department/Group Name:	RENTAL SPACE		Proximity: Must be located within Event Space I
Room name and number:	EVENT SPACE I STORAGE		
Researcher/Contact:	BC / KC		
Function:	STORAGE OF TABLES & CHAIRS		

Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
Floors	Temperature	110V/20A, ph 1	Exterior Glass	Handrails (Ramp to Stage)	Chairs
Wood	X 72 deg + 2 deg	208V/30A, ph 1	Window Shades	Bumper rails	Desks
X Linoleum / VCT/LVT	68-75 deg + 2 deg	208V/30A, ph 3	Interior Glazing	Corner Guards at Door	Shelving
Terrazzo / Pocerlain Tile	Humidity	480V/100A, ph 3		Tackboards	Tables
Carpet	X General/Individual stats	Isolated gr power outlet		White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Emergency power	Communications	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio		Open Office
Walls	Room Occupancy	Clean power	Intercom	Casework	Private Office
Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
Gyp board, epoxy paint	Plumbing	Data	Music System	Plastic Laminate	Coffee table
X Concrete or CMU	Sinks, counter	Cable TV	Paging	Steel	Lat Files
Lead Shielding	Single	X In use lighting	Phones	Shelving	
Base	Double	Ambient Lighting	Security		Special Equipment
X 4" Vinyl	Steel	50 TC	Security Alarms	Countertops	Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	Plastic Laminate	TV cable
Ceiling	ADA	Special lighting	Security Monitors	Porcelain	Computers
X Exposed structure	Potable hot water	Dark enable	X Door Locks, only	Stainless Steel	Monitor
Acoustic tile	Potable cold water	Zoned lighting 1/3 switch	Card Access	Epoxy	Printer
Gyp brd. Epoxy paint	Process chilled water	Dimming system	Other		Scanner
Height: 9'-0"	Steam	Equip on Emergency Power			Projector & screen
Doors	Steam condensed return				Wall Mounted TV
Width 36"	Floor drain				
Height 7'-0"	Floor sink				
Narrow Lite door	Toilets				
X Width - Double doors	Urinals				
Daylighting					
Natural daylight- pref.					
Natural daylight- indiff.					

Comments/Description:

Project Name: Bayview Community Resource Center											
Room Criteria Sheet											
Department/Group Name:		RENTAL SPACE				Proximity: Possibly Common to both Rental & Community Spaces					
Room name and number:		PRE-FUNCTION									
Researcher/Contact:		BC / KC									
Function:		TRANSITIONAL SPACE FOR EVENTS									
		Primary		Other:							
Architectural		Mechanical		Electrical		General Requirements		Fixed Equipment		Furnishings	
Floors		Temperature		110V/20A, ph 1		X Exterior Glass		Handrails		Chairs	
Wood		72 deg + 2 deg		208V/30A, ph 1		Window Shades		Bumper rails		Desks	
Linoleum / VCT		X 68-75 deg + 2 deg		208V/30A, ph 3		Interior Glazing		Corner Guards at Door		Shelving	
X Terrazzo / Pocerlain Tile		Humidity		480V/100A, ph 3		Control Screen Glares		Tackboards		Tables	
Carpet		General/Individual stats		Isolated gr power outlet				White Boards		Credenzas	
Sealed concrete		Summer 50% +/- 10%		Emergency power				Lockers (No. & Size)		Typing Return	
Epoxy		Winter 35% +/- 5%		UPS						Open Office	
Walls		X Room Occupancy		Clean power		X Radio		Casework		Private Office	
X Gyp board, paint		Occupancy Frequency		Phone		X Intercom		Wood		X Lounge chair	
Gyp board, epoxy paint		Plumbing		X Data		X Dictation		Plastic Laminate		X Coffee table	
Concrete or CMU		Sinks, counter		Cable TV		X Music System		Steel		Lat Files	
Lead Shielding		Single		X In use lighting		Paging		Shelving			
Base		Double		Ambient Lighting		X Phones					
X 4" Vinyl		Steel		50 TC		Security				Special Equipment	
Integral base w/floor		Depth - deep		Task lighting		Security Alarms				Copier/Printer	
Ceiling		X ADA		Special lighting		X CCTV		Countertops		TV cable	
Exposed structure		Potable hot water		Dark enable		Security Monitors		Plastic Laminate		Computers	
Acoustic tile		Potable cold water		Zoned lighting 1/3 switch		X Door Locks, only		Porcelain		Monitor	
Gyp brd. Epoxy paint		Process chilled water		Dimming system		Card Access		Stainless Steel		Printer	
X Height: T.B.D.		Steam		Equip on Emergency Power		Other		Epoxy		Scanner	
Doors		Steam condensed return								Projector & screen	
Width 36"		Floor drain								X Wall Mounted TV	
Height 7'-0"		Floor sink									
Narrow Lite door		Toilets									
X Width - Double doors		Urinals									
Daylighting											
X Natural daylight- pref.											
Natural daylight- indiff.											
No natural daylight											
				Comments/Description: SHARED SPACE WITH LOBBY & EVENT SPACES, UP-GRADED FINISHES ("WOW FACTOR"), PROVIDE TWO SCREENS THAT DISPLAY IS SHARED WITH EVENT SPACES							

Room Criteria Sheet

Department/Group Name:	RENTAL SPACE	Proximity:	EVENT SPACES, HAVE ACCESS FOR CATERERS
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Room name and number:	KITCHEN
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Researcher/Contact: BC / KC

Function: CATERERS SERVE EVENTS

Primary	Other:		
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Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
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Floors		Temperature		110V/20A, ph 1		Exterior Glass		Handrails		Chairs			
	Wood		72 deg + 2 deg		208V/30A, ph 1		Window Shades		Bumper rails		Desks		
	Linoleum / VCT	X	68-75 deg + 2 deg		208V/30A, ph 3		Interior Glazing		Corner Guards at Door		Shelving		
	Terrazzo / Pocolain Tile	Humidity			480V/100A, ph 3	X	Exterior Access		Tackboards		Tables		
	Carpet	X	General/Individual stats		Isolated gr power outlet				White Boards		Credenzas		
	Sealed concrete		Summer 50% +/- 10%		Emergency power		Communications		Lockers (No. & Size)		Typing Return		
X	Epoxy		Winter 35% +/- 5%		UPS						Open Office		
Walls		X	Room Occupancy		Clean power	X	Intercom	Casework			Private Office		
	Gyp board, paint		Occupancy Frequency	X	Phone		Dictation		Wood		Lounge chair		
X	Gyp board, epoxy paint	Plumbing		X	Data	X	Music System		Plastic Laminate		Coffee table		
	Concrete or CMU	X	Sinks, counter		Cable TV		Paging	X	Steel		Lat Files		
	Lead Shielding		Single	X	In use lighting		Phones		Shelving				
Base		X	Triple		Ambient Lighting	Security							
	4" Vinyl	X	Steel		50 TC		Security Alarms				Special Equipment		
X	Integral base w/floor		Depth - deep		Task lighting		CCTV				Copier/Printer		
Ceiling		X	ADA		Special lighting		Security Monitors	Countertops			TV cable		
	Exposed structure	X	Potable hot water		Dark enable	X	Door Locks, only		Plastic Laminate		Computers		
	Acoustic tile	X	Potable cold water		Zoned lighting 1/3 switch		Card Access	X	Porcelain		Monitor		
	Gyp brd. Epoxy paint		Process chilled water		Dimming system		Other		Stainless Steel		Printer		
X	Height: 9"-0"		Steam		Equip on Emergency Power				Epoxy		Scanner		
Doors			Steam condensed return								Projector & screen		
X	Width 36"	X	Floor drain	Comments/Description: KITCHEN EQUIPMENT: S.S. KITCHEN EQUIPMENT I.L.O. PLASTIC LAMINATE CANBINETRY, LAYOUT / PREP SPACE FOR CATERERS - NOT FOR STORING FOOD, COMMERCIAL EQUIPMENT: REF. /COOLER (NOT FREEZER) NEEDED, ICE MAKER, WARMING STATIONS, OVEN, RANGE, DISHWASHER REQUIRED. LEGION FIELD - B.O.D. (WITHOUT FRYER). PROVIDE SMALL MONITOR DISPLAY WITH DATA CONNECTION TO EVENT CENTER TO LET SERVERS KNOW WHAT IT OCCURRING IN EVENT SPACE.								X	Wall Mounted TV
	Height 7'-0"	X	Floor sink										
	Narrow Lite door		Toilets										
	Open		Urinals										
Daylighting													
	Natural daylight- pref.												
X	Natural daylight- indiff.												
	No natural daylight												

Project Name: Bayview Community Resource Center

Room Criteria Sheet

Department/Group Name: RENTAL SPACE		Proximity:	
Room name and number: EVENT SPACE II			
Researcher/Contact: BC / KC			
Function: SECONDARY LARGE MEETING AREA			
Primary		Other:	

Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
Floors	Temperature	110V/20A, ph 1	X Exterior Glass	Handrails	X Chairs
X Wood	72 deg + 2 deg	208V/30A, ph 1	X Window Shades	Bumper rails	Desks
Linoleum / VCT	X 68-75 deg + 2 deg	208V/30A, ph 3	Interior Glazing	Corner Guards at Door	Shelving
Terrazzo / Pcelain Tile	Humidity	480V/100A, ph 3		Tackboards	X Tables
Carpet	X General/Individual stats	Isolated gr power outlet		X White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Emergency power	Communications	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio		Open Office
Walls	Room Occupancy	Clean power	X Intercom	Casework	Private Office
X Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
Gyp board, epoxy paint	Plumbing	X Data	X Music System	Plastic Laminate	Coffee table
Concrete or CMU	Sinks, counter	Cable TV	Paging	Steel	Lat Files
Lead Shielding	Single	X In use lighting	Phones	Shelving	
Base	Double	Ambient Lighting	Security		Special Equipment
X 4" Vinyl	Steel	50 TC	Security Alarms		Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	Countertops	X TV cable
Ceiling	ADA	Special lighting	Security Monitors	Plastic Laminate	Computers
Exposed structure	Potable hot water	Dark enable	X Door Locks, only	Porcelain	Monitor
Acoustic tile	Potable cold water	X Zoned lighting 1/3 switch	Card Access	Stainless Steel	Printer
Gyp brd. Epoxy paint	Process chilled water	X Dimming system	Other	Epoxy	Scanner
X Height: T.B.D.	Steam	Emergency Power			X Projector & screen
Doors	Steam condensed return				X Wall Mounted TV
Width 36"	Floor drain				
Height 7'-0"	Floor sink	Comments/Description:			
Narrow Lite door	Toilets	*150 OCCUPANTS, 1-2 PARTITIONS, REQUIRES STORAGE INSIDE ROOM FOR TABLES & CHAIRS, UPGRADED FINISHES FOR 'CONVENTION' SPACE QUALITY			
X Width: Double Doors	Urinals				
Daylighting					
X Natural daylight- pref.					
Natural daylight- indiff.					
No natural daylight					

Room Criteria Sheet									
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Department/Group Name:	RENTAL SPACE	Proximity: WITHIN EVENT SPACE II, OR SHARED WITH
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Room name and number:	EVENT SPACE II - STORAGE	EVENT SPACE I
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Researcher/Contact:	BC / KC
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Function:	TABLES & CHAIRS STORAGE FOR EVENT SPACE II
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Primary	Other:		
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Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
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		Mechanical		Electrical		General Requirements		Fixed Equipment		Furnishings	
Floors		Temperature		110V/20A, ph 1		Exterior Glass		Handrails		Chairs	
Wood		72 deg + 2 deg		208V/30A, ph 1		Window Shades		Bumper rails		Desks	
X	Linoleum / VCT/LVT	68-75 deg + 2 deg		208V/30A, ph 3		Interior Glazing		Corner Guards at Door		Shelving	
Terrazzo / Pocerlain Tile		Humidity		480V/100A, ph 3				Tackboards		Tables	
Carpet		General/Individual stats		Isolated gr power outlet				White Boards		Credenzas	
Sealed concrete		Summer 50% +/- 10%		Emergency power				Lockers (No. & Size)		Typing Return	
Epoxy		Winter 35% +/- 5%		UPS						Open Office	
Walls		Room Occupancy		Clean power		Communications		Casework		Private Office	
	Gyp board, paint	Occupancy Frequency		Phone		Radio		Wood		Lounge chair	
X	Gyp board, epoxy paint	Plumbing		Data		Intercom		Plastic Laminate		Coffee table	
	Concrete or CMU	Sinks, counter		Cable TV		Dictation		Steel		Lat Files	
	Lead Shielding	Single		In use lighting		Music System		Shelving			
Base		Double		Ambient Lighting		Paging					
X	4" Vinyl	Steel		50 TC		Phones					
	Integral base w/floor	Depth - deep		Task lighting		Security		Countertops		Special Equipment	
Ceiling		ADA		Special lighting		Security Alarms		Plastic Laminate		Copier/Printer	
X	Exposed structure	Potable hot water		Dark enable		CCTV		Porcelain		TV cable	
	Acoustic tile	Potable cold water		Zoned lighting 1/3 switch		Security Monitors		Stainless Steel		Computers	
	Gyp brd. Epoxy paint	Process chilled water		Dimming system		Door Locks, only		Epoxy		Monitor	
	Height: 9"-0"	Steam		Equip on Emergency Power		Card Access				Printer	
Doors		Steam condensed return				Other				Scanner	
	Width 36"	Floor drain								Projector & screen	
	Height 7'-0"	Floor sink								Wall Mounted TV	
	Narrow Lite door	Toilets									
	Width DOUBLE DOORS	Urinals									
Daylighting											
	Natural daylight- pref.										
	Natural daylight- indiff.										
	No natural daylight										
				Comments/Description:							

Project Name: Bayview Community Resource Center											
Room Criteria Sheet											
Department/Group Name:		COMMUNITY / SHARED				Proximity:					
Room name and number:		MEETING ROOM (1)									
Researcher/Contact:		BC / KC									
Function:		GENERIC MEETING ROOM									
		Primary		Other:							
Architectural		Mechanical		Electrical		General Requirements		Fixed Equipment		Furnishings	
Floors		Temperature		110V/20A, ph 1		☒ Exterior Glass		Handrails		☒ Chairs	
Wood		72 deg + 2 deg		208V/30A, ph 1		Window Shades		Bumper rails		Desks	
Linoleum / VCT		☒ 68-75 deg + 2 deg		208V/30A, ph 3		Interior Glazing		Corner Guards at Door		Shelving	
☒ Terrazzo / Pocerlain Tile		Humidity		480V/100A, ph 3				Tackboards		☒ Tables	
Carpet		☒ General/Individual stats		Isolated gr power outlet				☒ White Boards		Credenzas	
Sealed concrete		Summer 50% +/- 10%		Emergency power		Communications		Lockers (No. & Size)		Typing Return	
Epoxy		Winter 35% +/- 5%		UPS		Radio				Open Office	
Walls		Room Occupancy		Clean power		☒ Intercom		Casework		Private Office	
☒ Gyp board, paint		Occupancy Frequency		Phone		Dictation		Wood		Lounge chair	
Gyp board, epoxy paint		Plumbing		☒ Data		☒ Music System		Plastic Laminate		Coffee table	
Concrete or CMU		Sinks, counter		Cable TV		Paging		Steel		Lat Files	
Lead Shielding		Single		☒ In use lighting		Phones		Shelving			
Base		Double		Ambient Lighting		Security				Special Equipment	
☒ 4" Vinyl		Steel		50 TC		Security Alarms		Countertops		Copier/Printer	
Integral base w/floor		Depth - deep		Task lighting		CCTV		Plastic Laminate		TV cable	
Ceiling		ADA		Special lighting		Security Monitors		Porcelain		Computers	
Exposed structure		Potable hot water		Dark enable		☒ Door Locks, only		Stainless Steel		Monitor	
Acoustic tile		Potable cold water		Zoned lighting 1/3 switch		Card Access		Epoxy		Printer	
Gyp brd. Epoxy paint		Process chilled water		Dimming system		Other				Scanner	
☒ Height: 9"-0"		Steam		Equip on Emergency Power						☒ Projector & screen	
Doors		Steam condensed return								☒ Wall Mounted TV	
☒ Width 36"		Floor drain									
Height 7'-0"		Floor sink		Comments/Description:							
Narrow Lite door		Toilets									
Width OPEN		Urinals									
Daylighting											
☒ Natural daylight- pref.											
Natural daylight- indiff.											
No natural daylight											

Room Criteria Sheet									
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Department/Group Name:	COMMUNITY / SHARED	Proximity:
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COMMUNITY / SHARED

Proximity:

MEETING ROOM (2)	

BC / KC

GENERIC MEETING ROOM

Other:

Architectural		Mechanical		Electrical		General Requirements		Fixed Equipment		Furnishings	
Floors		Temperature				X				X	
	Wood		72 deg + 2 deg		110V/20A, ph 1		Exterior Glass		Handrails		Chairs
	Linoleum / VCT	X	68-75 deg + 2 deg		208V/30A, ph 1		Window Shades		Bumper rails		Desks
X	Terrazzo / Pocerlain Tile	Humidity			208V/30A, ph 3		Interior Glazing		Corner Guards at Door	X	Shelving
	Carpet	X	General/Individual stats		480V/100A, ph 3			X	Tackboards		Tables
	Sealed concrete		Summer 50% +/- 10%		Isolated gr power outlet	Communications			White Boards		Credenzas
	Epoxy		Winter 35% +/- 5%		Emergency power				Lockers (No. & Size)		Typing Return
Walls			Room Occupancy		UPS			Casework			Open Office
X	Gyp board, paint		Occupancy Frequency		Clean power	X	Radio		Wood		Private Office
	Gyp board, epoxy paint	Plumbing		X	Phone		Intercom		Plastic Laminate		Lounge chair
	Concrete or CMU		Sinks, counter		Data	X	Music System				Coffee table
	Lead Shielding		Single	X	Cable TV		Paging		Steel		Lat Files
Base			Double		In use lighting		Phones		Shelving		
X	4" Vinyl		Steel		Ambient Lighting	Security				Special Equipment	
	Integral base w/floor		Depth - deep		50 TC		Security Alarms	Countertops			Copier/Printer
Ceiling			ADA		Task lighting		CCTV		Plastic Laminate		TV cable
	Exposed structure		Potable hot water		Special lighting		Security Monitors				Computers
	Acoustic tile		Potable cold water		Dark enable	X	Door Locks, only		Porcelain		Monitor
	Gyp brd. Epoxy paint		Process chilled water		Zoned lighting 1/3 switch		Card Access		Stainless Steel		Printer
X	Height: 9"-0"		Steam		Dimming system		Other		Epoxy		Scanner
Doors			Steam condensed return		Equip on Emergency Power					X	Projector & screen
X	Width 36"		Floor drain							x	Wall Mounted TV
	Height 7'-0"		Floor sink	Comments/Description:							
	Narrow Lite door		Toilets								
	Width OPEN		Urinals								
Daylighting											
X	Natural daylight- pref.										
	Natural daylight- indiff.										
	No natural daylight										

Project Name: Bayview Community Resource Center

Room Criteria Sheet

Department/Group Name: COMMUNITY / SHARED		Proximity:	
Room name and number: FITNESS ROOM			
Researcher/Contact: BC / KC			
Function: EXERCISE STORAGE			
Primary		Other:	

Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
Floors	Temperature	110V/20A, ph 1	X Exterior Glass	Handrails	Chairs
Wood	72 deg + 2 deg	208V/30A, ph 1	Window Shades	Bumper rails	Desks
Linoleum / VCT	X 68-75 deg + 2 deg	208V/30A, ph 3	Interior Glazing	Corner Guards at Door	Shelving
Terrazzo / Pcelain Tile	Humidity	480V/100A, ph 3		Tackboards	Tables
X Other: T.B.D.	X General/Individual stats	Isolated gr power outlet		White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Emergency power	Communications	X Open Cubbies	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio	X Mirrors	Open Office
Walls	Room Occupancy	Clean power	X Intercom	Casework	Private Office
Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
X Gyp board, epoxy paint	Plumbing	Data	X Music System	Plastic Laminate	Coffee table
Concrete or CMU	Sinks, counter	Cable TV	Paging	Steel	Lat Files
Lead Shielding	Single	X In use lighting	Phones	Shelving	
Base	Double	Ambient Lighting	Security		
X 4" Vinyl	Steel	50 TC	Security Alarms	Countertops	Special Equipment
Integral base w/floor	Depth - deep	Task lighting	CCTV	Plastic Laminate	Copier/Printer
Ceiling	ADA	Special lighting	Security Monitors	Porcelain	TV cable
Exposed structure	Potable hot water	Dark enable	Door Locks, only	Stainless Steel	Computers
Acoustic tile	Potable cold water	Zoned lighting 1/3 switch	Card Access	Epoxy	Monitor
Gyp brd. Epoxy paint	Process chilled water	Dimming system	Other		Printer
X Height: T.B.D.	Steam	Equip on Emergency Power			Scanner
Doors	Steam condensed return				Projector & screen
X Width 36"	Floor drain				X Wall Mounted TV
Height 7'-0"	Floor sink	Comments/Description: EXERCISE & WEIGHT-LIFTING EQUIPMENT. PROVIDE MIRRORS. PROVIDE FLUSH OUTLETS IN THE FLOOR & ON THE WALLS. FLOOR SELECTION TO RECOGNIZE SWEAT ABSORPTION - BUT STILL BE MULTI-PURPOSE.			
Narrow Lite door	Toilets				
Width OPEN	Urinals				
Daylighting					
X Natural daylight- pref.					
Natural daylight- indiff.					
No natural daylight					

Project Name: Bayview Community Resource Center											
Room Criteria Sheet											
Department/Group Name:		COMMUNITY / SHARED				Proximity: WITHIN FITNESS ROOM					
Room name and number:		FITNESS STORAGE									
Researcher/Contact:		BC / KC									
Function:		FITNESS									
		Primary		Other:							
Architectural		Mechanical		Electrical		General Requirements		Fixed Equipment		Furnishings	
Floors		Temperature									
Wood		72 deg + 2 deg		110V/20A, ph 1		Exterior Glass		Handrails		Chairs	
X Linoleum / VCT/LVT		X 68-75 deg + 2 deg		208V/30A, ph 1		Window Shades		Bumper rails		Desks	
Terrazzo / Pcelain Tile				208V/30A, ph 3		Interior Glazing		Corner Guards at Door		Shelving	
Carpet		Humidity		480V/100A, ph 3				Tackboards		Tables	
Sealed concrete		X General/Individual stats		Isolated gr power outlet				White Boards		Credenzas	
Sports Floors		Summer 50% +/- 10%		Emergency power				Lockers (No. & Size)		Typing Return	
		Winter 35% +/- 5%		UPS				Mirrors		Open Office	
Walls		Room Occupancy		Clean power		Communications		Casework		Private Office	
Gyp board, paint		Occupancy Frequency		Phone		Radio		Wood		Lounge chair	
X Gyp board, epoxy paint		Plumbing		Data		Intercom		Plastic Laminate		Coffee table	
Concrete or CMU		Sinks, counter		Cable TV		Dictation		Steel		Lat Files	
Lead Shielding		Single		In use lighting		Music System		Shelving			
Base		Double		Ambient Lighting		Paging					
X 4" Vinyl		Steel		50 TC		Phones					
Integral base w/floor		Depth - deep		Task lighting		Security				Special Equipment	
Ceiling		ADA		Special lighting		Security Alarms		Countertops		Copier/Printer	
X Exposed structure		Potable hot water		Dark enable		CCTV		Plastic Laminate		TV cable	
Acoustic tile		Potable cold water		Zoned lighting 1/3 switch		Security Monitors		Porcelain		Computers	
Gyp brd. Epoxy paint		Process chilled water		Dimming system		X Door Locks, only		Stainless Steel		Monitor	
Height: 9'-0"		Steam		Equip on Emergency Power		Card Access		Epoxy		Printer	
Doors		Steam condensed return				Other				Scanner	
X Width 36"		Floor drain								Projector & screen	
Height 7'-0"		Floor sink		Comments/Description: WOODLAND HEIGHTS - B.O.D.						Wall Mounted TV	
Narrow Lite door		Toilets									
Width OPEN		Urinals									
Daylighting											
Natural daylight- pref.											
Natural daylight- indiff.											
X No natural daylight											

Room Criteria Sheet

Proximity: SHOWER ACCESS

RESTROOM - OUTDOOR ACCESS

BC / KC

Other:

Architectural		Mechanical		Electrical		General Requirements		Fixed Equipment		Furnishings	
Floors		Temperature		X		Exterior Glass Window Shades Interior Glazing		Handrails Bumper rails Corner Guards at Door Tackboards White Boards Lockers (No. & Size)		Chairs Desks Shelving Tables Credenzas Typing Return Open Office Private Office Lounge chair Coffee table Lat Files	
	Wood		72 deg + 2 deg								
	Linoleum / VCT	X	68-75 deg + 2 deg								
	Terrazzo / Pocolain Tile	Humidity				Communications Radio Intercom Dictation Music System Paging Phones		x Mirrors Casework Wood Plastic Laminate		Steel Shelving Soild Surface	
	Carpet	X	General/Individual stats Summer 50% +/- 10% Winter 35% +/- 5%								
	Sealed concrete		Room Occupancy Occupancy Frequency								
X	Epoxy		Plumbing X Sinks, counter X Single Double Steel Depth - deep X ADA X Potable hot water Potable cold water Process chilled water Steam Steam condensed return			Security Security Alarms CCTV Security Monitors Door Locks, only Card Access Other		Countertops Plastic Laminate Porcelain Stainless Steel Epoxy Solid Surface			
Walls			Gyp board, paint Gyp board, epoxy paint							Special Equipment Copier/Printer TV cable Computers Monitor Printer Scanner Projector & screen Wall Mounted TV	
X	Concrete or CMU Lead Shielding										
Base				X		Security		Countertops Plastic Laminate Porcelain Stainless Steel Epoxy Solid Surface			
	4" Vinyl										
X	Integral base w/floor										
Ceiling						Comments/Description: ALL RESTROOMS TO HAVE COAT HOOKS & HAND DRYERS		Security		Countertops Plastic Laminate Porcelain Stainless Steel Epoxy Solid Surface	
	Exposed structure										
	Acoustic tile Gyp brd. Epoxy paint										
X	Height: 9"-0"					Comments/Description: ALL RESTROOMS TO HAVE COAT HOOKS & HAND DRYERS		Security		Countertops Plastic Laminate Porcelain Stainless Steel Epoxy Solid Surface	
Doors											
X	Width 36" Height 7'-0" Narrow Lite door										
	Width OPEN					Comments/Description: ALL RESTROOMS TO HAVE COAT HOOKS & HAND DRYERS		Security		Countertops Plastic Laminate Porcelain Stainless Steel Epoxy Solid Surface	
Daylighting											
	Natural daylight- pref. Natural daylight- indiff.										
X	No natural daylight			Comments/Description: ALL RESTROOMS TO HAVE COAT HOOKS & HAND DRYERS		Security		Countertops Plastic Laminate Porcelain Stainless Steel Epoxy Solid Surface			

Project Name: Bayview Community Resource Center									
Room Criteria Sheet									
Department/Group Name:		COMMUNITY / SHARED				Proximity:			
Room name and number:		MECHANICAL/ELECTRICAL/COMMUNICATIONS							
Researcher/Contact:		BC / KC							
Function:									
		Primary		Other:					

Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
Floors	Temperature	X	Exterior Glass	Handrails	Chairs
☒ Wood	72 deg + 2 deg		Window Shades	Bumper rails	Desks
☒ Linoleum / VCT at COMM	☒ 68-75 deg + 2 deg		Interior Glazing	Corner Guards at Door	Shelving
Terrazzo / Pcelain Tile	Humidity			Tackboards	Tables
Carpet	☒ General/Individual stats		480V/100A, ph 3	White Boards	Credenzas
☒ Sealed concrete	Summer 50% +/- 10%		Isolated gr power outlet	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%		Emergency power	☒ Mirrors	Open Office
Walls	Room Occupancy		UPS	Casework	Private Office
Gyp board, paint	Occupancy Frequency		Clean power	Wood	Lounge chair
☒ Gyp board, epoxy paint	Plumbing		Phone	Plastic Laminate	Coffee table
Concrete or CMU	Sinks, counter	Data	Steel	Lat Files	
Lead Shielding	Single	Cable TV	Shelving		
Base	Double	In use lighting	Sold Surface		
4" Vinyl	Steel	Ambient Lighting		Special Equipment	
Integral base w/floor	Depth - deep	50 TC		Copier/Printer	
Ceiling	ADA	Task lighting	Countertops	TV cable	
Exposed structure	Potable hot water	Special lighting	Plastic Laminate	Computers	
Acoustic tile	Potable cold water	Dark enable	Porcelain	Monitor	
Gyp brd. Epoxy paint	Process chilled water	Zoned lighting 1/3 switch	Stainless Steel	Printer	
☒ Height: 9"-0"	Steam	Dimming system	Epoxy	Scanner	
Doors	Steam condensed return	Equip on Emergency Power	Solid Surface	Projector & screen	
☒ Width 72" Mech /36" E/C	☒ Floor drain			Wall Mounted TV	
Height 7'-0"	Floor sink	Comments/Description:			
Narrow Lite door	Toilets				
Width OPEN	Urinals				
Daylighting					
Natural daylight- pref.					
Natural daylight- indiff.					
☒ No natural daylight					

Project Name: Bayview Community Resource Center											
Room Criteria Sheet											
Department/Group Name:		COMMUNITY / SHARED				Proximity: NEAR EXERCISE-ORIENTED SPACES					
Room name and number:		RESTROOMS									
Researcher/Contact:		BC / KC									
Function:		GENERAL									
		Primary		Other:							
Architectural		Mechanical		Electrical		General Requirements		Fixed Equipment		Furnishings	
Floors		Temperature		110V/20A, ph 1		Exterior Glass		Handrails		Chairs	
Wood		72 deg + 2 deg		208V/30A, ph 1		Window Shades		Bumper rails		Desks	
Linoleum / VCT		X 68-75 deg + 2 deg		208V/30A, ph 3		Interior Glazing		Corner Guards at Door		Shelving	
Terrazzo / Pocolain Tile		Humidity		480V/100A, ph 3				Tackboards		Tables	
Carpet		X General/Individual stats		Isolated gr power outlet				White Boards		Credenzas	
Sealed concrete		Summer 50% +/- 10%		Emergency power		Communications		Lockers (No. & Size)		Typing Return	
X Epoxy		Winter 35% +/- 5%		UPS		Radio		X Mirrors		Open Office	
Walls		Room Occupancy		Clean power		Intercom		Casework		Private Office	
Gyp board, paint		Occupancy Frequency		Phone		Dictation		Wood		Lounge chair	
Gyp board, epoxy paint		Plumbing		Data		Music System		Plastic Laminate		Coffee table	
X Concrete or CMU		X Sinks, counter		Cable TV		Paging		Steel		Lat Files	
Lead Shielding		X Single		X In use lighting		Phones		Shelving			
Base		Double		Ambient Lighting		Security		X Solid Surface		Special Equipment	
4" Vinyl		Steel		50 TC		Security Alarms				Copier/Printer	
X Integral base w/floor		Depth - deep		Task lighting		CCTV		Countertops		TV cable	
Ceiling		X ADA		Special lighting		Security Monitors		Plastic Laminate		Computers	
Exposed structure		X Potable hot water		Dark enable		Door Locks, only		Porcelain		Monitor	
Acoustic tile		X Potable cold water		Zoned lighting 1/3 switch		Card Access		Stainless Steel		Printer	
Gyp brd. Epoxy paint		Process chilled water		Dimming system		Other		Epoxy		Scanner	
X Height: 9"-0"		Steam		Equip on Emergency Power				x Solid Surface		Projector & screen	
Doors		Steam condensed return								Wall Mounted TV	
X Width 36"		X Floor drain		Comments/Description: ALL RESTROOMS TO HAVE COAT HOOKS & HAND DRYERS							
Height 7'-0"		Floor sink									
Narrow Lite door		X Toilets									
Width OPEN		X Urinals									
Daylighting											
Natural daylight- pref.											
Natural daylight- indiff.											
X No natural daylight											

Project Name: Bayview Community Resource Center											
Room Criteria Sheet											
Department/Group Name:		COMMUNITY / SHARED				Proximity: NEAR EXERCISE-ORIENTED SPACES					
Room name and number:		VENDING									
Researcher/Contact:		BC / KC									
Function:											
		Primary		Other:							
Architectural		Mechanical		Electrical		General Requirements		Fixed Equipment		Furnishings	
Floors		Temperature				Exterior Glass		Handrails		Chairs	
Wood		72 deg + 2 deg		110V/20A, ph 1		Window Shades		Bumper rails		Desks	
Linoleum / VCT		X 68-75 deg + 2 deg		208V/30A, ph 1		Interior Glazing		Corner Guards at Door		Shelving	
X Terrazzo / Pcelain Tile		Humidity		208V/30A, ph 3				Tackboards		Tables	
Carpet		X General/Individual stats		480V/100A, ph 3				White Boards		Credenzas	
Sealed concrete		Summer 50% +/- 10%		Isolated gr power outlet				Lockers (No. & Size)		Typing Return	
Epoxy		Winter 35% +/- 5%		Emergency power		Communications		Mirrors		Open Office	
Walls		Room Occupancy		UPS		Radio		Casework		Private Office	
Gyp board, paint		Occupancy Frequency		Clean power		Intercom		Wood		Lounge chair	
X Gyp board, epoxy paint		Plumbing		Phone		Dictation		Plastic Laminate		Coffee table	
Concrete or CMU		Sinks, counter		Data		Music System		Steel		Lat Files	
Lead Shielding		Single		Cable TV		Paging		Shelving			
Base		Double		In use lighting		Phones		Solid Surface			
X 4" Vinyl		Steel		Ambient Lighting		Security				Special Equipment	
Integral base w/floor		Depth - deep		50 TC		Security Alarms		Countertops		Copier/Printer	
Ceiling		ADA		Task lighting		CCTV		Plastic Laminate		TV cable	
Exposed structure		Potable hot water		Special lighting		Security Monitors		Porcelain		Computers	
Acoustic tile		Potable cold water		Dark enable		Door Locks, only		Stainless Steel		Monitor	
Gyp brd. Epoxy paint		Process chilled water		Zoned lighting 1/3 switch		Card Access		Epoxy		Printer	
X Height: 9"-0"		Steam		Dimming system		Other		Solid Surface		Scanner	
Doors		Steam condensed return		Equip on Emergency Power						Projector & screen	
Width 36"		Floor drain								Wall Mounted TV	
Height 7'-0"		Floor sink		Comments/Description: VENDING MACHINES - EASY ACCESS							
Narrow Lite door		Toilets									
X Width OPEN		Urinals									
Daylighting											
Natural daylight- pref.											
Natural daylight- indiff.											
X No natural daylight											

Project Name: Bayview Community Resource Center									
Room Criteria Sheet									
Department/Group Name:		COMMUNITY / SHARED				Proximity:			
Room name and number:		BUILDING STORAGE							
Researcher/Contact:		BC / KC							
Function:		GENERAL							
		Primary		Other:					

Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
Floors	Temperature	X	Exterior Glass	Handrails	Chairs
Wood	72 deg + 2 deg		Window Shades	Bumper rails	Desks
X Linoleum / VCT	X 68-75 deg + 2 deg		Interior Glazing	Corner Guards at Door	Shelving
Terrazzo / Pcelain Tile	Humidity			Tackboards	Tables
Carpet	X General/Individual stats			White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%			Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%			Mirrors	Open Office
Walls	Room Occupancy		Communications		Private Office
Gyp board, paint	Occupancy Frequency		Radio		Lounge chair
X Gyp board, epoxy paint	Plumbing		Intercom	Casework	Coffee table
Concrete or CMU	Sinks, counter	Dictation	Wood	Lat Files	
Lead Shielding	Single	Music System	Plastic Laminate		
Base	Double	Paging	Steel		
X 4" Vinyl	Steel	Phones	Shelving		
Integral base w/floor	Depth - deep	Security	Sold Surface		
Ceiling	ADA	Security Alarms		Special Equipment	
X Exposed structure	Potable hot water	CCTV	Countertops	Copier/Printer	
Acoustic tile	Potable cold water	Security Monitors	Plastic Laminate	TV cable	
Gyp brd. Epoxy paint	Process chilled water	Door Locks, only	Porcelain	Computers	
Height: 9'-0"	Steam	Card Access	Stainless Steel	Monitor	
Doors	Steam condensed return	Other	Epoxy	Printer	
Width 36"	Floor drain		Solid Surface	Scanner	
Height 7'-0"	Floor sink			Projector & screen	
Narrow Lite door	Toilets			Wall Mounted TV	
X Width DOUBLE	Urinals				
Daylighting					
Natural daylight- pref.					
Natural daylight- indiff.					
X No natural daylight					

Comments/Description:

Project Name: Bayview Community Resource Center											
Room Criteria Sheet											
Department/Group Name:		ADMINISTRATION				Proximity: AT ENTRANCE / POSSIBLY SAME AS RECEPTION					
Room name and number:		SECURE LOBBY/STAFFED RECEPTION									
Researcher/Contact:		BC / KC									
Function:		ENTRANCE									
		Primary		Other:							
Architectural		Mechanical		Electrical		General Requirements		Fixed Equipment		Furnishings	
Floors		Temperature		110V/20A, ph 1		☒ Exterior Glass		Handrails		Chairs	
Wood		72 deg + 2 deg		208V/30A, ph 1		Window Shades		Bumper rails		Desks	
Linoleum / VCT		☒ 68-75 deg + 2 deg		208V/30A, ph 3		Interior Glazing		Corner Guards at Door		Shelving	
☒ Terrazzo / Pocolain Tile		Humidity		480V/100A, ph 3				Tackboards		Tables	
Carpet		☒ General/Individual stats		Isolated gr power outlet				White Boards		Credenzas	
Sealed concrete		Summer 50% +/- 10%		Emergency power		Communications		Lockers (No. & Size)		Typing Return	
Epoxy		Winter 35% +/- 5%		UPS		☐ Radio		Mirrors		Open Office	
Walls		Room Occupancy		Clean power		☒ Intercom		Casework		Private Office	
Gyp board, paint		Occupancy Frequency		Phone		Dictation		Wood		Lounge chair	
☒ Gyp board, epoxy paint		Plumbing		Data		☒ Music System		Plastic Laminate		Coffee table	
Concrete or CMU		Sinks, counter		Cable TV		Paging		Steel		Lat Files	
Lead Shielding		Single		In use lighting		Phones		Shelving			
Base		Double		Ambient Lighting		Security		Solid Surface			
☒ 4" Vinyl		Steel		50 TC		☒ Security Alarms				Special Equipment	
Integral base w/floor		Depth - deep		Task lighting		☒ CCTV		Countertops		Copier/Printer	
Ceiling		ADA		Special lighting		Security Monitors		Plastic Laminate		TV cable	
Exposed structure		Potable hot water		Dark enable		☒ Door Locks, only		Porcelain		Computers	
Acoustic tile		Potable cold water		Zoned lighting 1/3 switch		Card Access		Stainless Steel		Monitor	
Gyp brd. Epoxy paint		Process chilled water		Dimming system		Other		Epoxy		Printer	
☒ Height: T.B.D.		Steam		Equip on Emergency Power				Solid Surface		Scanner	
Doors		Steam condensed return								Projector & screen	
☒ Width		Floor drain								☒ Wall Mounted TV	
Height 7'-0"		Floor sink		Comments/Description: DIRECT PROXIMITY TO ENTRANCE							
Narrow Lite door		Toilets									
Width Double		Urinals									
Daylighting											
☒ Natural daylight- pref.											
Natural daylight- indiff.											
No natural daylight											

Room Criteria Sheet

ADMINISTRATION

DIRECTOR'S OFFICE

BC / KC

GENERAL OFFICE AREA

Other: _____

Proximity: Near Entrance & Other Staff Offices

Architectural		Mechanical		Electrical		General Requirements		Fixed Equipment		Furnishings		
Floors		Temperature		X		Exterior Glass		Handrails		X Chairs		
X	Wood		72 deg + 2 deg			Window Shades		Bumper rails		X Desks		
	Linoleum / VCT/LVT	X	68-75 deg + 2 deg			Interior Glazing		Corner Guards at Door		Shelving		
	Terrazzo / Pocelain Tile	Humidity						X Tackboards		X Tables		
	Carpet	X	General/Individual stats					X White Boards		Credenzas		
	Sealed concrete		Summer 50% +/- 10%					Lockers (No. & Size)		Typing Return		
	Epoxy		Winter 35% +/- 5%					Mirrors		Open Office		
Walls		Room Occupancy				Communications		Casework		Private Office		
X	Gyp board, paint	Occupancy Frequency				X	Radio	Wood		Lounge chair		
	Gyp board, epoxy paint	Plumbing					X	Intercom	Plastic Laminate		Coffee table	
	Concrete or CMU		Sinks, counter		Dictation	Steel		Lat Files				
	Lead Shielding		Single		Music System	Shelving						
Base			Double	Paging		Solid Surface						
X	4" Vinyl		Steel	Phones				Special Equipment				
	Integral base w/floor		Depth - deep	Security		Countertops		Copier/Printer				
Ceiling			ADA	X	Security Alarms	Plastic Laminate		TV cable				
	Exposed structure		Potable hot water		CCTV	Porcelain		X Computers				
X	Acoustic tile		Potable cold water		Security Monitors	Stainless Steel		X Monitor				
	Gyp brd. Epoxy paint		Process chilled water		Door Locks, only	Epoxy		X Printer				
	Height: 9"-0"		Steam		Card Access	Solid Surface		X Scanner				
Doors			Steam condensed return			Other			Projector & screen			
X	Width 36"		Floor drain						Wall Mounted TV			
	Height 7'-0"		Floor sink		Comments/Description: PROVIDE SMALL MEETING TABLE FOR DIRECTOR TO MEET WITH PUBLIC INTERESTED IN RENTALS							
	Narrow Lite door		Toilets									
	Width Double		Urinals									
Daylighting												
X	Natural daylight- pref.											
	Natural daylight- indiff.											
	No natural daylight											

Project Name: Bayview Community Resource Center									
Room Criteria Sheet									
Department/Group Name:		ADMINISTRATION				Proximity: ACCESS TO OUTSIDE STORAGE			
Room name and number:		OUTDOOR STAFF OFFICE							
Researcher/Contact:		BC / KC							
Function:		GENERAL OFFICE AREA							
		Primary		Other:					

Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
Floors	Temperature				X Chairs
Wood	72 deg + 2 deg	110V/20A, ph 1	Exterior Glass	Handrails	X Desks
X Linoleum / VCT/LVT	X 68-75 deg + 2 deg	208V/30A, ph 1	Window Shades	Bumper rails	Shelving
Terrazzo / Pocerlain Tile	Humidity	208V/30A, ph 3	Interior Glazing	Corner Guards at Door	Tables
Carpet	X General/Individual stats	480V/100A, ph 3		X Tackboards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Isolated gr power outlet		X White Boards	Typing Return
Epoxy	Winter 35% +/- 5%	Emergency power		Lockers (No. & Size)	Open Office
Walls	Room Occupancy	UPS	Communications	Mirrors	Private Office
Gyp board, paint	Occupancy Frequency	Clean power	Radio	Casework	Lounge chair
X Gyp board, epoxy paint	Plumbing	Phone	X Intercom	Wood	Coffee table
Concrete or CMU	Sinks, counter	Data	Dictation	Plastic Laminate	Lat Files
Lead Shielding	Single	Cable TV	Music System	Steel	
Base	Double	X In use lighting	X Paging	Shelving	
X 4" Vinyl	Steel	Ambient Lighting	Phones	Sold Surface	
Integral base w/floor	Depth - deep	50 TC	Security		Special Equipment
Ceiling	ADA	Task lighting	Security Alarms	Countertops	Copier/Printer
Exposed structure	Potable hot water	Special lighting	CCTV	Plastic Laminate	TV cable
Acoustic tile	Potable cold water	Dark enable	Security Monitors	Porcelain	X Computers
Gyp brd. Epoxy paint	Process chilled water	Zoned lighting 1/3 switch	X Door Locks, only	Stainless Steel	X Monitor
Height: 9"-0"	Steam	Dimming system	Card Access	Epoxy	X Printer
Doors	Steam condensed return	Equip on Emergency Power	Other	Solid Surface	Scanner
X Width 36"	Floor drain				Projector & screen
Height 7'-0"	Floor sink	Comments/Description: A/C SPACE			Wall Mounted TV
Narrow Lite door	Toilets				
Width Double	Urinals				
Daylighting					
Natural daylight- pref.					
X Natural daylight- indiff.					
No natural daylight					



COMMUNITY INPUT MEETING DATA

On Tuesday, May 30th 2017, a community input meeting was held at the Senior Center located in Bayview Park with 80 citizens in attendance. The goal was to share the project scope with the public and collect data regarding the project uses, architecture, immediate impacts on the park, and future development of the park. After a general project introduction attendees broke out into smaller groups for open discussion based on the topics below. Each group cycled through the four discussion areas so that there was opportunity for every individual to contribute to each discussion. The topics were as follows:

1. Program
2. Project Impact & Concerns
3. Master Plan
4. Architecture & Design

Below is a summary of some of the prevailing comments:

- Many residents are concerned about any tree removal in the park
- Physical connection to the water is an important element to the building's location
- Minimize event center capacity
- Traffic control & parking solutions were brought up with every group – as well as possible alternate solutions that the city could provide like shuttles, drop-offs, off-site parking, etc.
- Provide outdoor area specifically for children – such as a splash pad (the one sprinkler that they have in the park is used at high volumes).
- Park's existing facilities require additional maintenance – tree trimming, upkeep in dog park,

garbage clean-up, clean-up of bathrooms, assure water fountains work, etc.

- Several requests to assign a 'fishing' area, so that it has an importance, but so it also can be separated from passive recreation areas
- Citizens were concerned that would be enough space for children's summer camps, after school camps, & exercise classes – FOCUS on children & families
- There was an overall concern for the Senior Center's future in the Master Plan
- Citizens want space for community classroom areas

PROGRAM

Broad scopes established by CAA to begin the discussion were as listed below:

- Outdoor Sports & activities that are focused around the water
 - A. Rental operations like kayak, stand-up paddle boards, possibly small sailing
 - B. Club operations – Rowing club
 - C. Storage of the vessels & equipment
- Flexible Community / Resource Spaces
 - A. Meeting rooms
 - B. Classrooms
 - C. Exercise rooms
 - D. Open flexible spaces / multi-purpose

- Passive recreation – lounge, deck, & or balcony to enjoy the view of Bayou Texar
- Event Rental Space – not a primary function, weddings, reunions, outdoor venue
- Outdoor Amenities – boardwalk, waterfront lawn or plaza, bandshell, pavilions
- Food – food trucks area or small grab & go cafe

Comments added beyond this point were suggestions or additions made by the public.

Prevailing requests / comments suggested by all groups

- Indoor sports & activities – multiple requests for basketball, gymnasium, stage, auditorium, indoor walking track, paddleboats, frisbee golf, & a soft launch area for kayaks & canoes
- Noise control in the park for events
- Community garden space
- Soft launch space for kayaks, crew boats, etc.
- Traffic control & parking solutions were brought up with every group – as well as possible alternate solutions that the city could provide like shuttles, drop-offs, off-site parking, etc.

Suggestions unique to individual groups:

- Additional outdoor sports & activities to consider – outdoor volleyball, indoor basketball (Gymnasium)
- Suggested that there be an option to the public to rent non-motorized water vehicle storage space & lockers

- Floating / rowing dock (and all water-oriented sports) are in high demand
- Community center meeting rooms should be a variety of sizes – larger meeting rooms (with overhead projectors) & small quiet study rooms for people who need to individual space for reading & studying (like a library)
- Multiple requests for different food service types – food trucks, café, catering kitchen, food service attached to a community garden, coffee shop, etc
- Traffic control & parking solutions
- An option to the public to rent non-motorized water vehicle storage space & lockers
- Floating / rowing dock (and all water-oriented sports) are in high demand
- Community center meeting rooms should be a variety of sizes – larger meeting rooms (with overhead projectors) & small quiet study rooms for people who need to individual space for reading & studying (like a library)
- Different food service types – food trucks, café, catering kitchen, food service attached to a community garden, coffee shop, etc

PROJECT IMPACTS & CONCERNS

Broad scopes established by CAA to begin the discussion were as listed below:

- Parking
- Trees
- Rehab/upgrade parking
- Increase traffic/Uses
- Safety & Security
- Storm water / Flooding
- Exterior access to facilities
- Noise
- Control or improve circulation around park
- Boat launch upgrades

Comments added beyond this point were suggestions or additions made by the public.

- The park is currently in need for upgrades on lighting & security measures for public safety - Foot lighting/path lighting vs. overhead lighting, camera surveillance, etc
- Control or improve circulation around park, both vehicles and pedestrians. School bus access and maneuverability is a problem.
- At the Boat launch locations, extend no wake zones

- Reconsider pedestrian/nature trails layout
- Establish/promote wildlife preservation – herons, ducks, bat houses, etc.
- No invasive species, non-indigenous plants/wildlife in the landscape design
 - o Reclaim sandy beach/shoreline - Try to control the phragmite grass problem
- Trash control – dual/triple recycling cans
- Handicap accessibility to exceed existing requirements.
- Specific traffic / parking concerns
 - o They are having troubles with speeders on Blount Street now
 - o Exceed the tree requirements when we layout the new parking
 - o Add parking along 20th

MASTER PLAN

Prevailing suggestion:

While everyone acknowledges it is a park for everyone to use, attendees felt it should be maintained as a neighborhood park. Master plan focus should be to take the inherent features that are there and develop/refine/reorganize/strengthen them before introducing new elements.

Comments added beyond this point were suggestions or additions made by the public.

- Provide a sense of entry to the park

- Green space & pedestrian's spaces should prevail over parking & boat ramps
- Support health-oriented functions & water sports in the park
- Public expects a Green / sustainability / LEED design solution
- Do not put a 'through-road' in the park
- Support existing wildlife habitats – bat boxes, bird houses, protect the Bayou, etc.
- Tie together the existing pedestrian paths
- Tie together the existing pedestrian paths

ARCHITECTURE & DESIGN

Style

- Boathouse theme with rowing access doors & boat storage
- Provide outdoor leisure spaces like balconies, terraces, & porches
- Cantilever the water's edge
- Spanish & Craftsman styles suggested
- Consider 'Old Florida' approach with wrap around porches that mimic that homes surrounding the neighborhood

Materiality

- Many natural materials suggested like ballast stone base, stone, stucco, brick, and pebbledash
- Provide glazing to provide views of both park & water. Consider the glazing view from the bridge.
- Consider maintenance & durability of exterior material like fiber cement siding

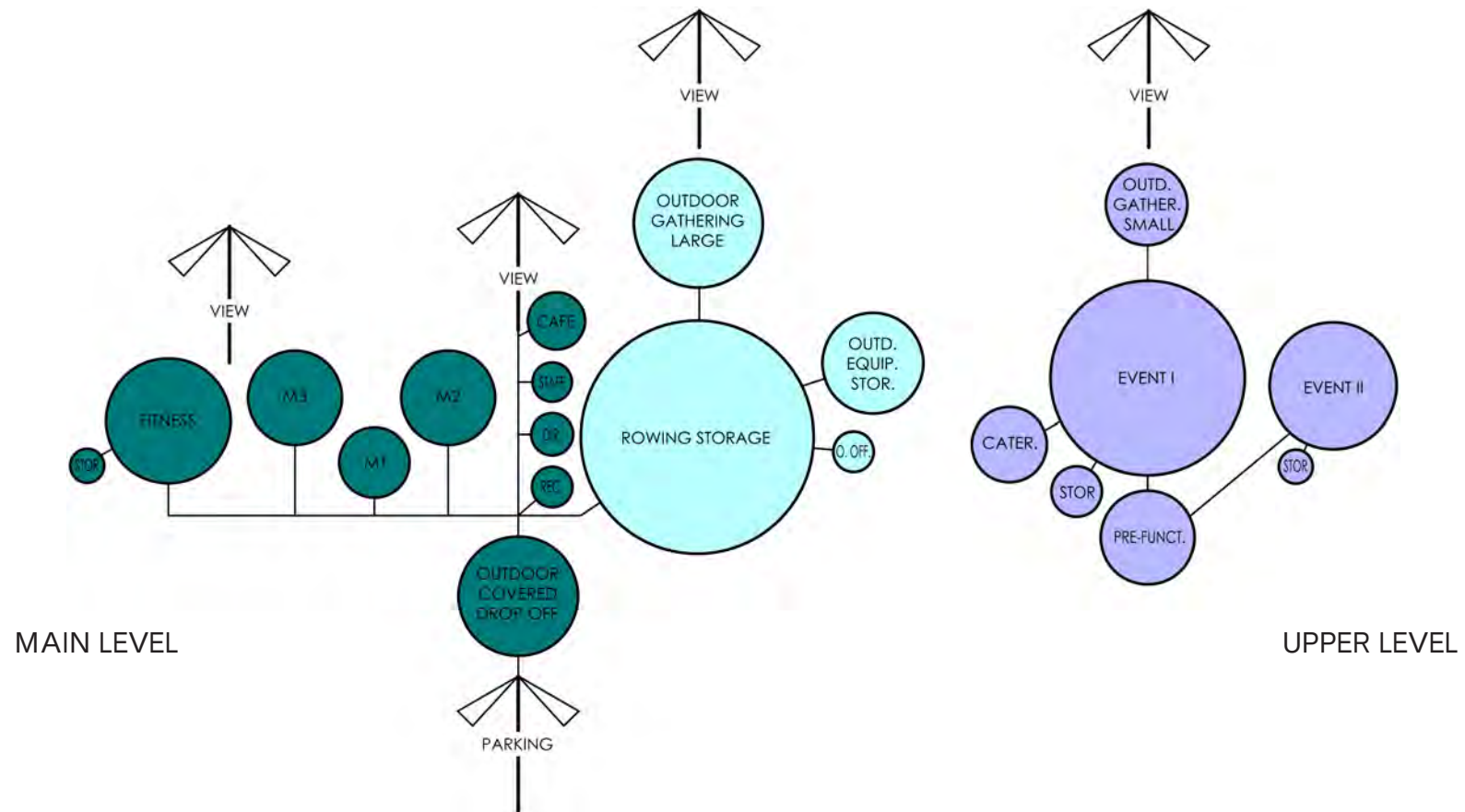
Environmental

- Consider sustainable practices or LEED accreditation
- Maintain open green space
- Do not remove any trees
- Refer to Sierra Club to prevent bird strike
- Consider an educational museum / opportunities & incorporate Early Learning Garden at Entrance
- Site inclusions like rain garden to engage nature
- Embrace the water front – both with visibility & terraces
- Solar panels & energy efficient designs
- Net zero or zero carbon footprint
- Compliment / blend / engage nature

Miscellaneous

- Provide appropriate exterior lighting for safety at night
- Footprint of building does not 'overwhelm' the park

ADJACENCY DIAGRAM - TWO STORY OPTION

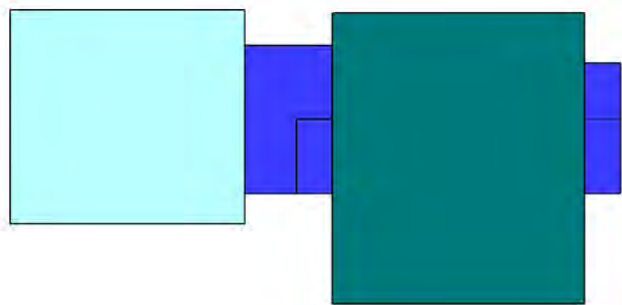


DESIGN OPTION I:

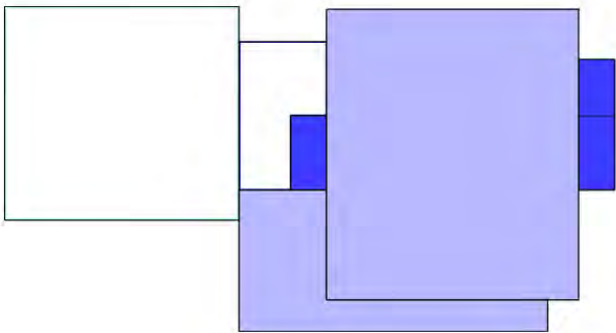
- BOAT STORAGE & COMMUNITY CENTER ELEMENTS AT GROUND LEVEL ABOVE FLOOD PLANE
- EVENT SPACES AT UPPER LEVEL

STACKING STUDY

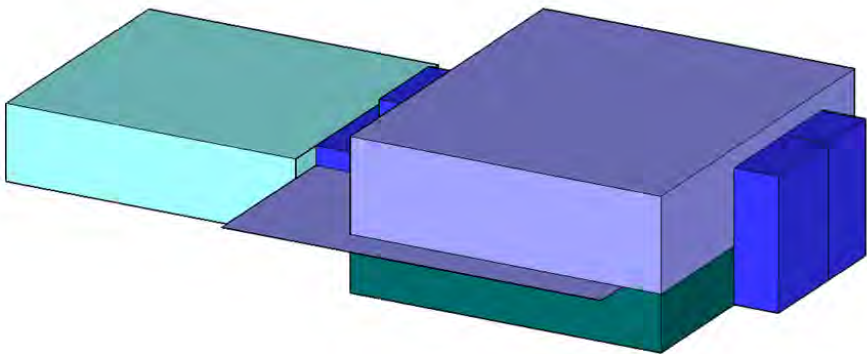
TWO STORY OPTION



LEVEL 1: BOAT STORAGE,
COMMUNITY PROGRAM,
& ADMINISTRATION



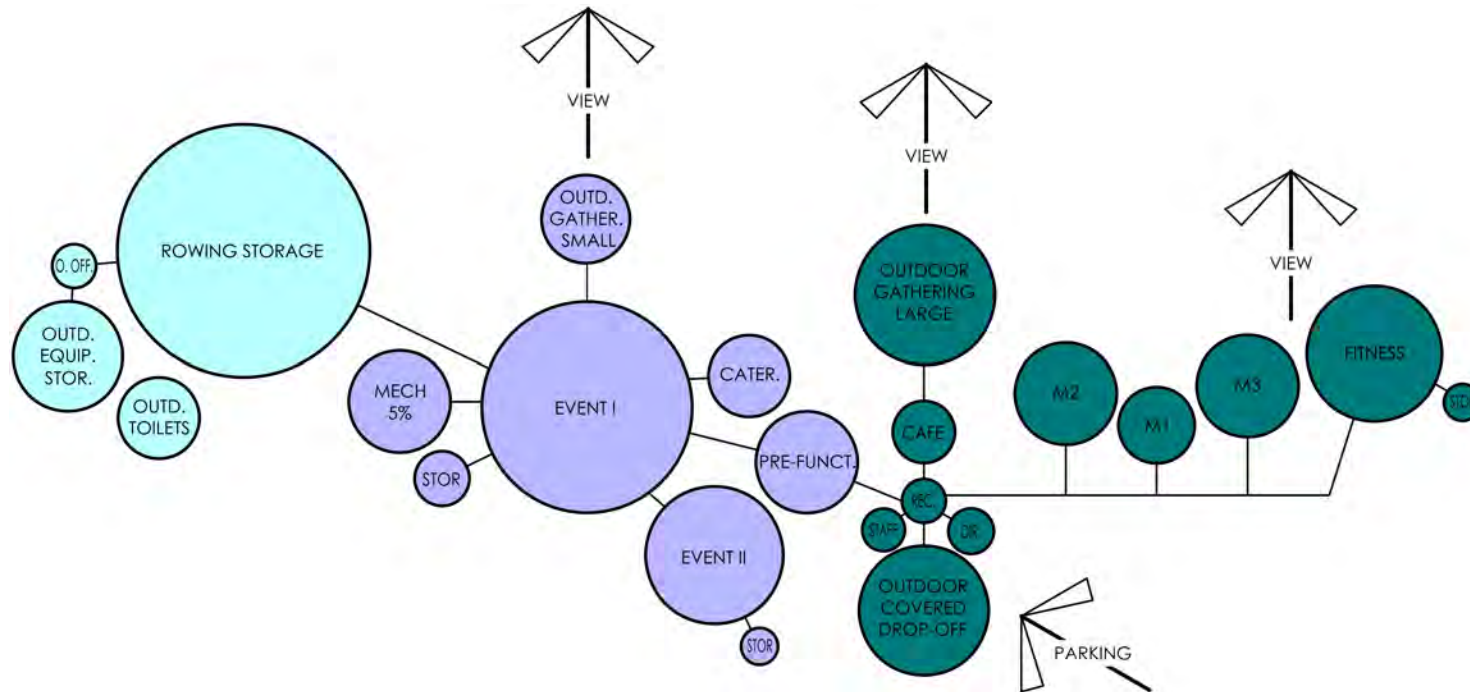
LEVEL 2: EVENT
& SUPPORT SPACES



2-STORY EVENT OVER BOAT STORAGE
STACKING STUDY

ADJACENCY DIAGRAM

ONE STORY OPTION

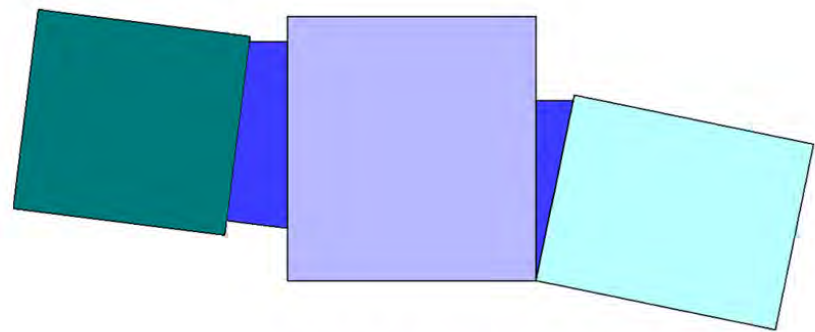


DESIGN OPTION II:

- BOAT STORAGE, EVENT SPACES, AND COMMUNITY PROGRAM ELEMENTS AT GROUND LEVEL ABOVE FLOOD PLANE

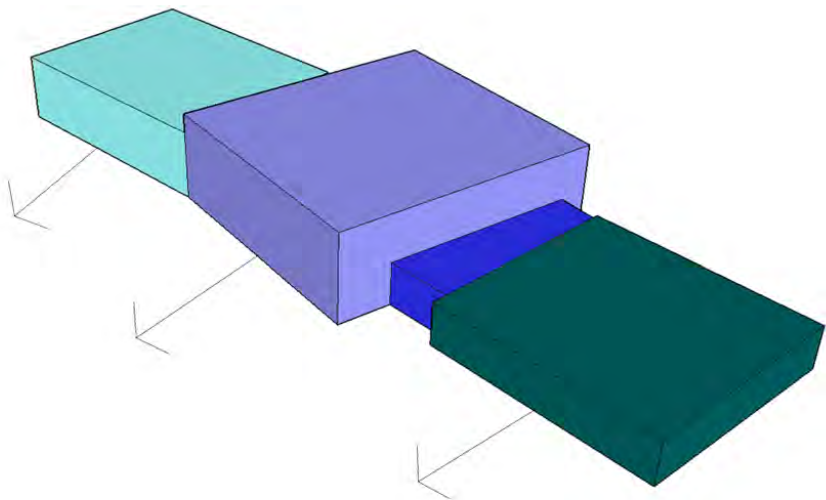
STACKING STUDY

ONE STORY OPTION



LEVEL 1: BOAT STORAGE,
COMMUNITY SPACE, ADMIN. &
EVENT SPACE

-  EVENT SPACE
-  CIRCULATION
-  COMMUNITY / SHARED
-  BOAT STORAGE



1-STORY
STACKING STUDY

SITE ANALYSIS

BUILDING LOCATION OPTIONS



BUILDING LOCATION OPTIONS

1. EXISTING PARKING LOT

Pros:

- Eliminates eyesore
- Connection to Senior Center
- Minimal tree loss, but one is large

Cons:

- Have to recreate new parking immediately
- New lot will have to work within existing trees
- Understory boat storage more of a trek

2. BEHIND ORIGINAL SITE

Pros:

- Good natural elevation
- Connection to amenities except water

3. ORIGINAL SITE

Pros:

- Cleared land
- Existing parking, amenities
- Connection to dock, water, and view incl. visibility from Cervantes
- Understory boat storage access

Cons:

- Needs to be well above grade – surge and stormwater

4. PLAYGROUND

Pros:

- High ground
- “Center field” quality view/ visibility

Cons:

- Distance from existing parking/ senior center
- Proximity water

5. NORTH END

Pros:

- Good visibility/ access to water
- Relatively open

Cons:

- Changes traffic flow to north end – neighborhood
- Distance from amenities, senior center

SITE ANALYSIS

CONCEPT MASTER PLAN



MASTER PLAN

A master plan was developed in association with this project to aid the City in providing design direction for further development and investment in Bayview Park and its amenities. In the past, new work appeared to have been undertaken without an overall concept for park development or design. The result missed an opportunity to create a more cohesive, attractive, and functional asset to the City.

We first developed Master Plan Goals & Objectives to help provide a framework for decision making. We utilized data recorded in the 2011 Bayview Park Master Plan, and received updated input from both City staff and community members at a publicly held meeting on May 30th, 2017. A summary of these objectives are as follows:

1. Return waterfront to uses, not cars.
2. Create a clear pedestrian network with separation from cars.
3. Reinforce existing uses of the park.
4. Improve storm water plan.
5. Provide design continuity to elements throughout the park.
6. Improve wildlife habitats and restore the water's edge.
7. No through roads.
8. Support health-oriented functions and water sports.
9. Provide a sense of entry.

Though not intended to be comprehensive, our Master Plan proposes two fundamental changes to the park that each fulfill a number of the Master Plan Objectives.

Recognizing that the Senior Center is in need of substantial repair or replacement, the City requested that we provide options that incorporate its replacement into an overall Master Plan. Relocating the Senior Center near the new Community

Center would accomplish several elements of the Master Plan Objectives:

1. Both facilities would be located on the water front with direct pedestrian access to it (i.e. not crossing roadways) and a waterfront network of pedestrian amenities.
2. Facilities would have pedestrian connection to one another without crossing roadways.
3. There would be minimal impact on trees – the new Senior Center would replace the existing parking and the new parking would replace the existing Senior Center.
4. Abandoning the Lloyd Street entrance would expand the pedestrian zone along the waterfront with the goal of a continuous pedestrian zone along as much of the waterfront as possible.

The second component indicated on the proposed Master Plan is to reduce the presence of the boat parking area along the waterfront which creates a significant physical and aesthetic barrier for pedestrian access to the waterfront as well as creates an environmental problem with runoff into Bayou Texar. By reducing the footprint of the boat parking area, either by moving or reducing the number of boat parking spaces, a significant portion of the waterfront can be reclaimed for pedestrian use. This would allow additional boardwalks, pavilions, and play areas close to the water, connected to a network of amenities along the water, and accessed without having to cross parking lots or roadways. It will also allow further restoration of the waterfront as an ecological entity with a more complementary use adjacent to it.

We have also indicated the option of creating a new vehicular entrance at Blount Street with a prominent entry feature that would help create an appropriate entrance to this popular park.

MASTER PLAN - PHASE I



MASTER PLAN - PHASE II



MASTER PLAN - PHASE III



CIVIL SCHEMATIC DESIGN NARRATIVE

Kenneth Horne & Associates

SCOPE OF WORK

The overall project scope includes a new Community Center with associated infrastructure on a previously developed site in Pensacola, FL. Specifically, the scope entails construction of an approximately 14,000+/- SF Community/Event Center, new asphalt paving for a reconfigured parking lot, and an approximately 5,000+/- SF Boat Storage Bldg., along with associated walks, utilities, and drainage components. The new impervious surfaces will be routed to a new onsite retention pond for treatment. The work includes delineation of the drainage basins to calculate onsite retention needs, development of construction drawings for the new structures, parking lots, and utilities including site staking and grading plans, development of an erosion and sediment control plan, submittal of an Environmental Resource Permit through the Northwest Florida Water Management District (NFWFMD), a Site Plan approval through the City of Pensacola, and an Emerald Coast Utilities Authority (ECUA) Single Service Connection Permit in support of the proposed utility work.

ENVIRONMENTAL

There is a known surface water of the state (Bayou Texar) and accompanying jurisdictional wetlands located to the south of the proposed Community Center. Best Management Practices will be included in the design to protect these areas during construction. No assertions are made by the designer as to the existence or non-existence of any other environmental encumbrances on the site. No additional environmental audit of existing site conditions is within the scope of this contract.

TOPOGRAPHICAL SURVEY

The design of the Community Center site will be based upon a survey provided by Emerald Coast and Associates, Inc.

PROJECT SITE ACCESS

The project site's primary access is located along N. 20th Ave., just north of its intersection with E. Lee Street. A secondary access point at the intersection of E. Lloyd Street and N. 20th Ave. will also be maintained. Long term planning indicates that the primary access drive will be relocated to align with E. Blount Street. The project's site plan, will consider this future connection during the design phase.

STORMWATER POLLUTION PREVENTION

Silt fences and/or hay bale sediment barriers will be incorporated to minimize sediment migration off-site. Floating Turbidity Barriers will be used where construction work is adjacent to the Bayou. An NPDES permit for Stormwater Discharge during construction activities will be filed by the contractor as the disturbed area will likely be greater than one acre. The design and Contract Documents will incorporate Best Management Practices (BMP's) to prevent erosion or sedimentation problems.

DEMOLITION

It is the designer's understanding all major demolition activities associated with the site's previous use have already been performed by the City of Pensacola under a separate contract. This includes all remnants of the old

Community Center's foundation. Additional demolition will consist of the partial removal of asphalt parking, concrete walks, and the relocation of stormwater piping/ inlets, sanitary sewer piping/manholes as needed for the construction of the new Center.

Pavement & Base Section Design: The anticipated paving section for the proposed parking lot will likely consist of 2.0" FDOT SP 12.5 Asphalt over 6" FDOT Spec 204 Graded Aggregate Base over a 12" compacted subgrade. Actual pavement sections will be designed based upon the final geotechnical investigation report.

STORMWATER

Stormwater management will be achieved by conveyance to a new retention area located on site. The design criteria will include treatment for the runoff from the first 1" of rainfall over the drainage basin area. The pond will be designed to recover the treatment volume in less than the required 72 hours. The NRCS Soil Survey for the area appears to support the design of a conventional dry pond. Stormwater management strategies may vary based upon the final survey and geotechnical investigation report.

WATER

A new water main will likely be required for fire protection, potable water service, and irrigation. The anticipated design would require a new 6" water main connecting to the existing 6" ECUA water distribution main on the West side of N. 20th Ave. where a 2" water main with a 2" water meter and 2" backflow preventer would tee off for domestic water service to the proposed Community

Center. A 6" fire line will continue to the Center for fire protection. Though not yet confirmed, an additional fire hydrant on board the Bayview Park property will likely be required after review by the City of Pensacola's Fire Marshal.

SANITARY SEWER

Per ECUA Sewer Maps, an existing 15" sanitary sewer main is located within the proposed project area. The main will likely need to be redirected around the site in order to construct the proposed structure. Service to the Community Center will be achieved by connection to this relocated line.

STRUCTURAL SCHEMATIC DESIGN NARRATIVE

Joe DeReuil & Associates

SUMMARY

Structurally, the project consists of a series of 3 one story structures. Two of these structures are connected to form the meeting area and event space building, and the third is a boat storage building. The buildings will be constructed on a slope that descends towards Bayou Texar. The finished floor elevation of the landward side will match existing grade, and on the bayou side the finished floor will be approximately 6 to 7 feet above grade.

At this stage, budget considerations may dictate structural systems. Accordingly, options are given for the various structural systems. Budget pricing figures for each system have been included below. These figures indicated are estimates of the total cost of materials and installation, based on our experience.

STRUCTURAL SYSTEM

1. Foundations: Shallow foundations are anticipated and will be designed in accordance with the pending geotechnical report. Expected allowable soil bearing capacity is 1500 psf, which would result in strip footings of 2 to 3 ft. wide. Foundations may be estimated at \$4.00/sf of floor area.
2. Slab on Grade: The typical slab-on-grade will be a 4" slab. A 15 mil vapor barrier shall be placed over compacted grade. Mechanical and Electrical rooms shall have a 6" slab. Slab control joints will be provided at a maximum spacing of 15'-0" on center to control shrinkage cracking. Slab on grade may be estimated at \$6.50/sf of floor area.
3. Exterior Walls: The following wall systems are being

considered. Budget may dictate the final solution.

- A. 6" core loadbearing ICF (\$14/sf of wall area)
 - B. 8" and 12" loadbearing reinforced concrete masonry (\$11/sf of wall area)
 - C. Metal stud infill walls spanning from floor to floor (\$8/sf of wall area, does not include loadbearing columns).
4. Retaining walls: Cast-in-place concrete cantilevered retaining walls with footings. (\$20/sf of wall area)
 5. Roof Framing. The following roof framing system options are being considered. Budget may dictate the final solution. Combinations of framing systems may be used.
 - A. Exposed Timber Systems:
 - i. 4" thick laminated timber decking spanning 16 to 20 ft. to curved glue laminated timber beams, spanning 40 to 50 ft. (\$20/sf of roof area, installed)
 - ii. 1.5" thick solid timber decking spanning approximately 4 ft. to wood and steel truss joists, spanning approximately 20 ft. to curved glue laminated timber beams, spanning 40 to 50 ft. (\$15/sf of roof area)
 - B. Steel Framed Systems:
 - i. Metal deck spanning to steel joists, spanning approximately 4 ft. to open web steel joists, spanning approximately 20 ft. to curved wide

flange beams or joist girders, spanning 40 to 50 ft.(\$10/sf of roof area)

6. Vertical Load Resisting System: Vertical floor and roof loads will be transferred from the girder beams to either loadbearing walls or into steel columns which will bear directly on the foundations.

If exterior walls are steel framed, the cost of the perimeter columns and beams can be estimated at \$5/sf of wall area.

7. Lateral (Wind) Load Resisting System: Either ICF or masonry walls acting as shearwalls or steel braced frames designed to resist the lateral (wind) loads. Lateral loads will be transferred through the roof diaphragms to the shear walls or braced frames which will bear directly on the foundations.

Design Criteria (as defined by the applicable codes listed above)

1. Design Wind: ASCE 7-10
 - A. Building Risk Category III
 - B. Exposure C
 - C. Design Wind Speed: 160 MPH
2. Material Strengths:
 - A. Foundations: $f'c = 3500$ PSI
 - B. Grade Beams and Reinforced Concrete Piers: $f'c = 4500$ PSI
 - C. Slab-on-Grade: $f'c = 3500$ PSI
 - D. Concrete Columns: $f'c = 5000$ PSI

- E. Concrete Walls and Beams: $f'c = 4000$ PSI
- F. Framed Floor Slabs: $f'c = 4000$ PSI
- G. CMU Fill: $f'c = 3000$ PSI
- H. Masonry: $f'm = 1500$ PSI
- I. Structural Steel: ASTM A992 $f_y = 50$ KSI, A36 $f_y = 36$ KSI & A500 Gr. B = 42 KSI.
- J. Reinforcing Steel: ASTM A615 $f_y = 60$ KSI

SPECIFICATION LIST

The following specifications have been identified as applicable to the structural portion of this project.

1. 03 30 00 – Cast-In-Place Concrete
2. 04 20 00 - Masonry
3. 05 12 00 – Structural Steel
4. 05 21 19 – Open Web Steel Joist Framing
5. 05 30 00 – Steel Decks
6. 05 40 00 – Cold-Formed Metal Framing

REFERENCES

1. Florida Building Code 2014
2. ASCE 7-10, Minimum Design Loads for Buildings and Other Structures
3. ACI 302.1 R-04, Concrete Floor and Slab Construction
4. ACI 318-11, Building Code Requirements for Reinforced Concrete
5. ACI 360r-10, Design of Slabs on Grade
6. AISC 360-10, Design of Structural Steel
7. ACI 530-11, Masonry Design of Structures
8. SJI Specifications, Standard Specifications and Load Tables of the Steel Joist Institute
9. SDI Steel Deck Institute, Design Manual for Composite Decks, Form Decks and Roof Decks

ARCHITECTURAL SCHEMATIC DESIGN NARRATIVE

Caldwell Associates Architects

SUMMARY

The new Bayview Community Center is a 19,000 sf building (14,000 sf conditioned space plus 5,000 sf non conditioned) comprised of meeting rooms, exercise rooms, rental space for events, and support for water-based activities including rental and storage of kayaks, rowing shells, and paddleboards. The building takes advantage of its unique waterfront site on a protected waterway and anchoring the 28-acre Bayview Park which is one of the most utilized parks in the City of Pensacola. Our intent was to create a building designed for the daily and weekly user to enjoy active and passive recreational opportunities that take advantage of the waterfront views and access.

The program, developed with City staff and community input, includes boat storage, 3 meeting rooms, a large exercise room, and 2 event spaces that can be combined for larger events. The combined size is approximately 2/3 the size of Sanders Beach Community Center and is typical in size to gathering spaces in other community centers. Exterior spaces include a large covered deck and terraced lawn overlooking Bayou Texar, covered outdoor storage, and a covered drop-off. Outdoor restrooms are also provided for park users. We hope that the building will become a social, cultural, and community hub for the neighborhood and City.

SITE LAYOUT AND ORIENTATION

After investigating several options for the building location, the design team and City staff decided that the location of the original community center was ideal for

placement of the new building because it connected well with existing infrastructure (such as parking), amenities (playgrounds, dog park, Senior Center), and especially the waterfront. The new building's finished floor elevation was placed approximately 6' above the original building to provide additional protection from storm surge on this waterfront site.

The building mass was oriented relative to the existing vacated building pad, parking lot, and pier to minimize the impact on the site and trees while maintaining a practical distance from the water. The entry to the building was located uphill so that it will be more visible to traffic entering from 20th avenue – drawing attention away from the sizable parking lot and creating a more pedestrian-friendly environment. It's orientation and connection to the pier give added value to both elements – creating a more natural design relationship where there was previously not one.

BUILDING LAYOUT / FLOOR PLAN

After looking at 1 story, 2 story, and split level building configurations, the design team and City Staff agreed that a 1 story approach would maximize accessibility for users – especially shared use for senior activities, as well as allow separation of uses when desirable – for example, between a wedding and a rowing club event occurring simultaneously.

The building was laid out on the site to foster the creation of complementary outdoor spaces between the building's masses and the water's edge. A transition of

spaces from interior to exterior toward the water create multiple attractive areas for meeting, recreation, and enjoyment by park users. The internal program spaces within the building were similarly laid out to maximize exposure to the waterfront views and create a highly social building circulation encouraging interaction and contact between users while also allowing areas to have more privacy when appropriate to function.

The 3 distinct building masses are staggered which help define both interior and exterior spaces, creates an attractive waterfront elevation, and maximizes views to the southwest. They also minimize the scale of the building, particularly at the entrance, where a more residential scale and character creates an appropriate 'front door' to the neighborhood.

Service uses were placed along the uphill side of the building and given direct outdoor access, but are shielded from view by both the staggered building form as well as a mature Live Oak.

EXTERIOR MATERIALS

Insulated Concrete Forms are being strongly considered for the project. The use of this material will offer unmatched strength and, when paired with an appropriate HVAC system will create a very sustainable, low maintenance, and highly efficient building envelope. Due to the continued escalating cost of masonry products, alternate exterior finishes are being considered. A combination of cement board siding and a synthetic stucco finish are indicated on the building elevations. The design team

will conduct further study of this important element from a cost, maintenance, and aesthetic standpoint. A Kynar finished galvanized standing seam metal roof is being considered for the primary roofing surface. Exterior structural columns will be steel painted with Tnemec coating for durability. Exterior decorative elements such as louvers and handrails, will be prefinished aluminum. Exterior doors will be aluminum. Exterior windows will be aluminum storefront or curtainwall where applicable.

INTERIOR FINISHES

Interior walls will be a combination of CMU and light gauge steel framing with a gypsum wallboard finish. Flooring will be a combination of luxury vinyl tile (LVT), porcelain tile, rubber flooring, wood, and epoxy.

SUSTAINABILITY

The project will be designed for Green Globes Certification, an internationally recognized green building initiative that promotes sustainable design.

FEMA

Although not released yet, draft versions of the updated FEMA flood maps indicate that the building site will be within or next to a BFE (Base Flood Elevation) of 9', and it is currently within a BFE 6'. The new building will recognize the City of Pensacola 3' freeboard requirement to establish minimum floor elevation of 12'. According to County GIS maps, the site has a "Storm Surge Zone" Category 5 impact up to the 8' elevation contour. The design team has planned for a base finish floor elevation of 15' for conditioned spaces and 12' for the boat storage

component. The elevated position will also aid storm water design to route water around the building into a facility retention area.

PARKING

The existing parking lot accommodates approximately 96 spaces including 12 ADA compliant spaces. The minimum number of parking spaces required by the City of Pensacola Land Development Code is 1 space per 300 gross square feet for community centers. See calculation below:

Senior Center: 15,000 gsf

New Community Center: 19,000 gsf

Total: 34,000 gsf x 1/300 gsf = 114 spaces required

It is important to recognize that this number does not account for actual park usage – only the community centers themselves. Moreover, this number is a base minimum and often does not represent a practical functioning number, especially in the case of a popular location and facility. We have referred to the Institute of Transportation Engineers for a more accurate estimate of parking needs for a Community Center. Their estimates match City requirements for an average use Community Center, but for a facility in the 85th percentile, the number of spaces recommended per 1000 sf jumps from 3.3 to 5 equating to 170 spaces recommended. This number, once again, does not recognize the additional load carried by park users themselves.

The design team recognizes that new parking should not

designed for maximum occupancy, and we recognize that any new parking will likely impact trees and impede into existing PARK use areas, so our team has delineated an approach that will minimize the impact on trees and park areas. The proposed design indicates a total parking count of 117 spaces. Once a site survey has been received, additional development of a parking area that minimizes loss of trees will be developed. The project will comply with City of Pensacola tree mitigation requirements for any that are lost. In addition, high value trees will be looked at for preservation. Where feasible, smaller trees may be relocated.

The existing parking lot will be resurfaced with additional landscape islands provided and special paving to indicate areas of high pedestrian use and help calm traffic. Some of the paved area around the existing oak tree that is located in the middle of the parking lot will be replaced with brick pavers or a similar surface to help create a more pedestrian friendly and attractive parking area.

MECHANICAL, PLUMBING, FP SCHEMATIC DESIGN NARRATIVE

H M Yonge & Associates

MECHANICAL

The HVAC system will be a four-pipe system with an air-cooled chiller and a gas-fired boiler. The intent is for the chiller and the boiler to be located outdoors in an equipment yard. The boiler can be moved inside if it is determined that space is available. The estimated chiller size is 60 tons and the estimated boiler size is 500,000 Btuh input.

The main building will be conditioned with three VAV systems. Event Space 1 and Event Space 2 will each be served by single zone VAV air handling units. Due to the intermittent use of these spaces, ventilation will be provided with a demand control scheme with carbon dioxide sensors as a way to reduce overall energy consumption. The remainder of the facility will be served by a multi-zone VAV air handling unit. There will be an estimated 7 zones for this system with VAV boxes and hot water reheat providing the zone temperature control.

The boat storage building will be provided with ventilation only. The bathrooms attached to the building will also include electric heat. The office inside the building will be conditioned by a ductless split system heat pump.

PLUMBING

All plumbing fixtures will be commercial grade fixtures with all flushing fixtures being flush valve type. The estimate water line size entering the building is 2.5" and the estimated sewer line size exiting the building is 4". Hot water will be provided in the main building only. The source of hot water will be a high efficiency gas-fired water

heater. Should hot water be desired in the boat storage building restrooms, a small electric water heater would be recommended.

No provisions are planned for any commercial cooking equipment or plumbing fixtures. Thus, no grease interceptor is anticipated.

FIRE PROTECTION

The main building will be protected with a wet-pipe sprinkler system in compliance with NFPA-13. The estimated line size required to enter the building is 6". The boat storage building will not be protected with a fire sprinkler system.

ELECTRICAL SCHEMATIC DESIGN NARRATIVE

Klocke & Associates

DESIGN REFERENCES

- A. Florida Building Code
- B. National Electric Code (NFPA 70)
- C. National Fire Alarm Code (NFPA 72)
- D. Life Safety Code (NFPA 101)
- E. IESNA Lighting Handbook

POWER SERVICE

1. Gulf Power Companies service in the area of the proposed construction consists of overhead distribution rates 12470/7200 V. Three phase four wire.
2. Service to the new facility underground via a Gulf Power Company pad mounted transformer. The pad mounted transformer will be supplied by an overhead to underground riser pole furnished and installed by Gulf Power Company.
3. Secondary service characteristics will be 120/208V three phase four wire. Power distribution equipment will utilize circuit breaker construction main distribution panel and at critical downstream panelboards.
4. Service, feeders and branch circuits will consist of copper conductors installed in conduit. Conduit systems will be rigid or EMT conduit for runs above the floor slab with PVC conduit installed for runs underground or below floor slabs.

LIGHTING SYSTEMS

1. Interior lighting will primarily use LED sources. Lighting fixture selections will be for compatibility with Architectural/Interior Systems.

2. Exterior lighting will utilize LED sources. Lighting standards and luminaires will be selected to be compatible with the buildings architectural style.
3. Lighting controls will be in compliance with Florida Energy Code requirements. Multiscene dimming and/or switching systems will be provided in event, meeting and fitness spaces.

FIRE ALARM SYSTEM

1. The facility will be classified as a place of assembly with a code occupant count of over 300 people. The Florida Building Code and the Life Safety Code will require that a fire alarm system be installed.
2. The fire alarm system will be a voice evacuation type as required by code.

COMMUNICATIONS SCHEMATIC DESIGN NARRATIVE

Premier Engineering Group

TECHNICAL CRITERIA

Communications systems will be provided based on the current edition of the following guidelines and standards in addition to all Owner standards for communications design and construction:

- ANSI/TIA 568 Commercial Building Telecommunications Cabling Standard
- ANSI/TIA 569 Commercial Building Standard for Telecommunications Pathways and Spaces
- ANSI/TIA 606 Administration Standard for the Telecommunications Infrastructure of Commercial Buildings
- ANSI/TIA 607 Commercial Building Grounding/Bonding Requirements
- BICSI Building Industry Consulting Service International
- NFPA 70 National Electrical Code

ABBREVIATIONS

CER - Communications Equipment Room
VOIP - Voice over IP
POE - Power over Ethernet

INCOMING SERVICES

Underground conduits will be run to the property line for incoming data, voice and TV services from outside services providers selected by the Owner. The conduits will terminate in the CER.

COMMUNICATIONS SPACES

The CER will serve as the service entrance facility for incoming services. Horizontal cabling will be fed out of the CER. All network equipment and horizontal patch

panels will be rack mounted in the CER. The CER will also house Audio-Visual systems equipment provided under a separate division of the work.

HORIZONTAL CABLING

Horizontal cabling will be Category 6 unshielded twisted pair. Category 6 cabling will be provided to all communications outlets, one cable per Category 6 jack. Each Category 6 cable will be tested to TIA standards. Horizontal Category 6 cabling will be free routed concealed above ceilings and supported by approved hangers at four feet on center. Where the roof structure is exposed horizontal cabling will be run continuously in EMT conduit. All Category 6 cables will be terminated on Category 6 patch panels in the CER except that the cables to the fire alarm dialer will be direct connected on a 66 block next to the incoming telephone service cable Owner side 66 blocks for direct cross-connecting. All communications outlets and patch panels will be clearly labeled. Horizontal TV cabling will be RG-6 coaxial cable. Surge protection, amplification and taps will be provided. Coaxial cabling will not be provided should the Owner elect to deliver TV content through the data network.

WIRELESS NETWORK

High density high bandwidth wireless data coverage is recommended for the intended building use. Wireless access points should be placed accordingly, with a minimum of one access point in each meeting room and event space, in addition to wireless access points as required for full coverage of offices, corridors, and other common areas building-wide. Each wireless access point

should be wired with two Category 6A cables to provide the full bandwidth available with the IEEE 802.11ac wireless standard second wave and subsequent waves.

SUPPORT FOR AUDIO-VISUAL SYSTEMS

Category 6 cabling will be provided for network connectivity to AV systems. Coaxial RG-6 cabling will be provided for TV connectivity to AV systems.

OTHER SERVICES

1. Provide one Category 6 cable to each mechanical room for HVAC control system network connection.
2. Provide one Category 6 cable to each flat panel display.
3. Provide Category 6 cables for network connection to an intrusion alarm system (if system is provided under separate division of work).
4. Provide one Category 6 cable for network connection to the lighting control system.
5. Provide two Category 6 cables to the fire alarm panel for a dialer (one primary and one spare).
6. Provide Category 6 cables in other locations as directed by the Owner.

DATA NETWORK EQUIPMENT

All data equipment including wireless access points will be Owner provided and configured. Power over Ethernet (POE) data switches will be required to support wireless access point, VOIP telephone and IP security camera connections.

TELEPHONE SYSTEM EQUIPMENT

All telephone system equipment will be Owner provided and configured. The telephone system shall be VOIP based unless otherwise directed by the Owner.

SECURITY CAMERA SYSTEM

IP security cameras will be provided as required to support camera views requested by the Owner. A Category 6 cable will be provided to each security camera.

LANDSCAPE SCHEMATIC DESIGN NARRATIVE

Alan Holt, ASLA

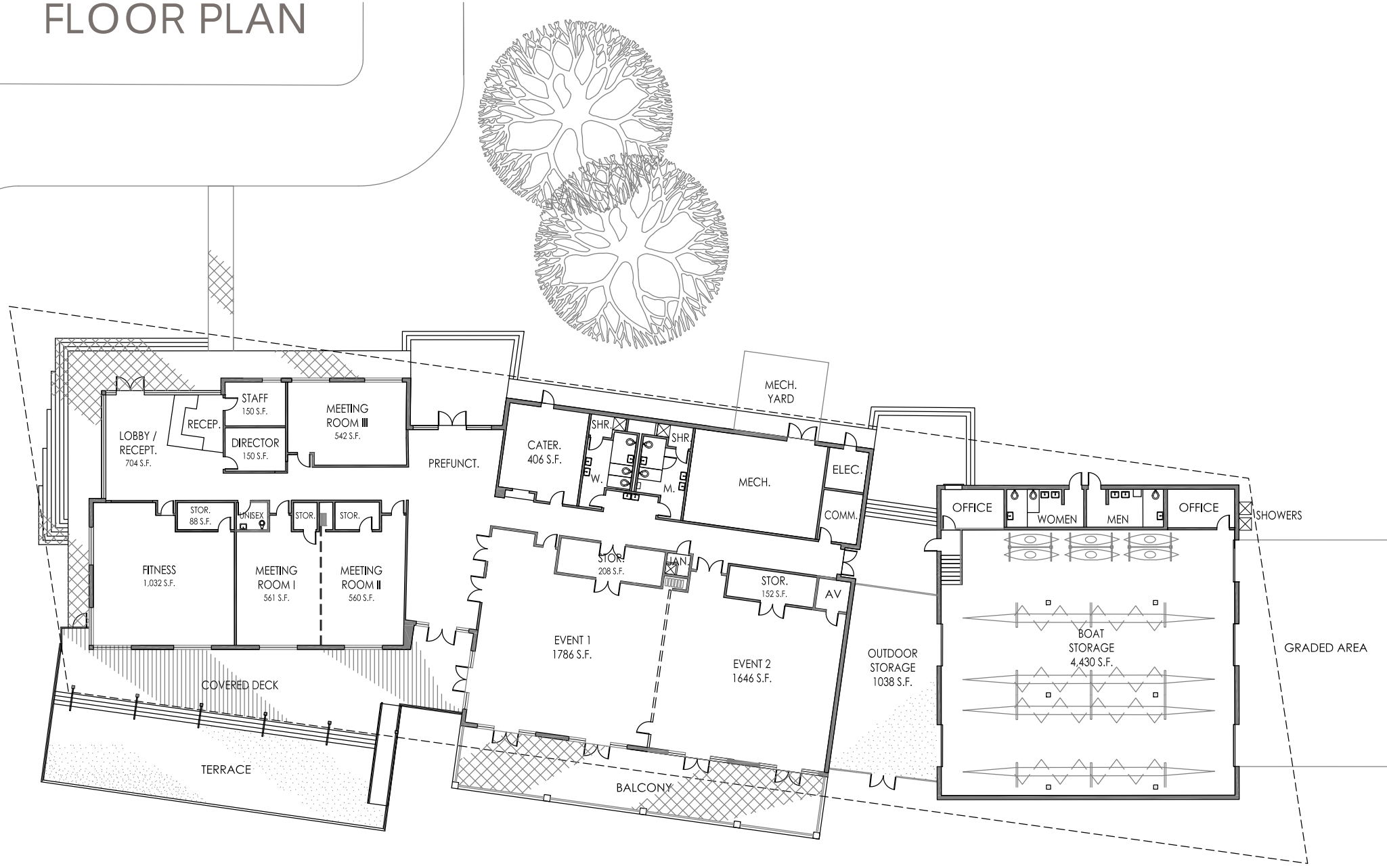
The landscape for the Bayview Community Center will be native and adapted low-maintenance plants, carefully chosen to be safe for children. The landscape will attempt to preserve or transplant existing trees for shade. The landscape will frame and complement the architecture, providing clear lines-of-sight and views of the building.

1. Thorn-less and non-toxic plants will be used throughout the landscape.
2. Plant material will be specified to meet Florida #1 standards and will be warranted for one year after installation.
3. Trees will shade the parking and entrance areas, providing a cooling effect. Shade trees will be specified as 4" Caliper at installation. Evergreen trees will be specified at 8-10' Height.
4. Flowering evergreen shrubs, such as Camellias, will be used where appropriate for foundation plants.
5. A premium sod lawn will be used in the open areas.
6. The irrigation system will be simple and efficient, providing adequate water for the healthy growth of the plants.

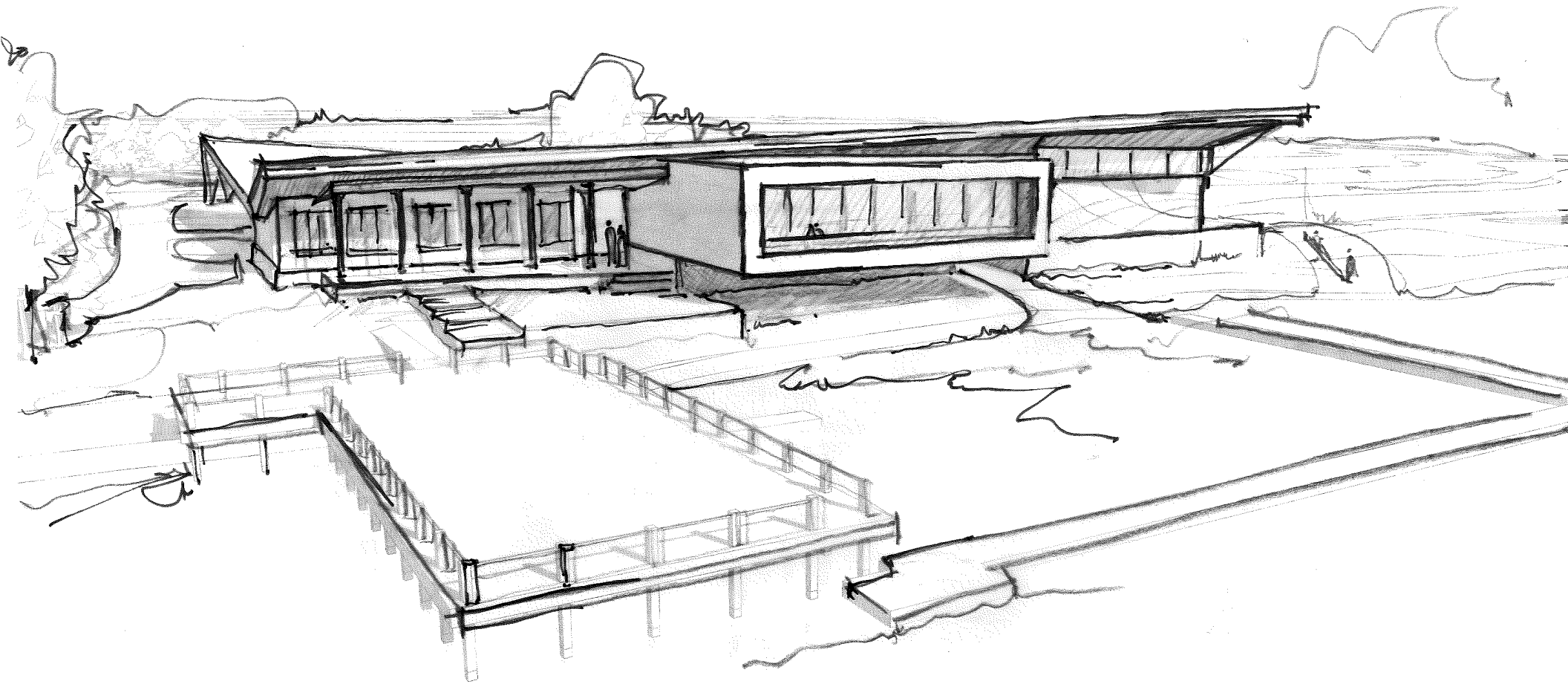
SITE PLAN



FLOOR PLAN



ORIGINAL CONCEPT SKETCH



SKETCH MODELS



WORKING VIEWS



WORKING VIEWS



WORKING VIEWS



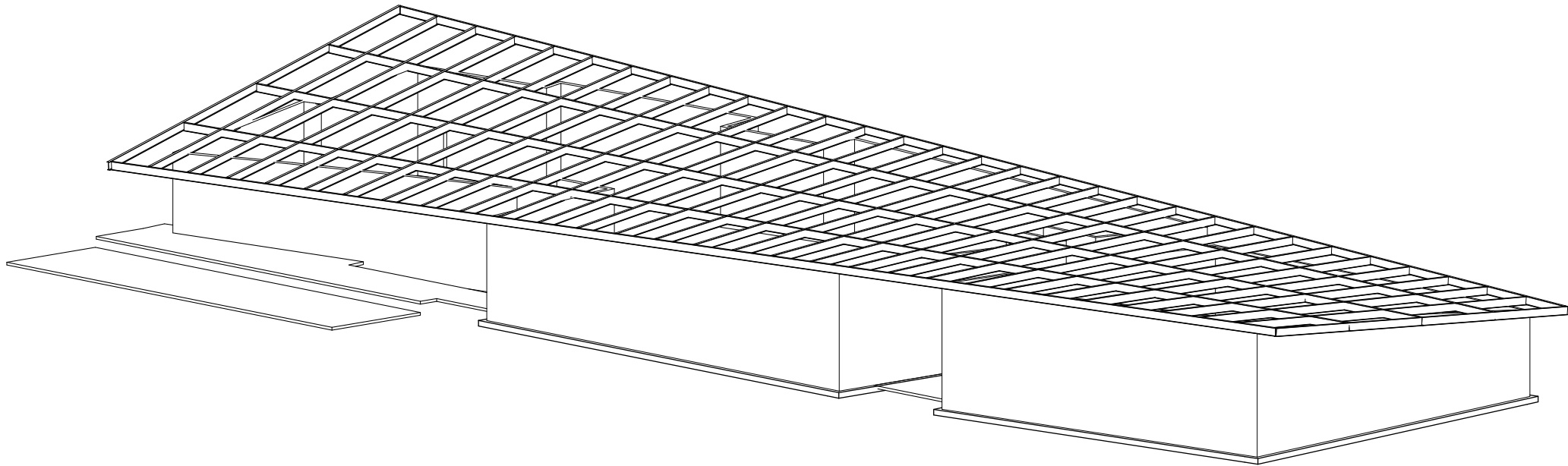
WORKING VIEWS



WORKING VIEWS



STRUCTURAL FRAMING STUDY



RENDERING



RENDERING



BUDGET | COST ESTIMATE

CONSTRUCTION COST	
TOTAL CONSTRUCTION COST	\$6,050,000.00
MISCELLANEOUS COST	
Furniture, Fixtures and Equipment	\$150,000.00
Site Signage	\$50,000.00
A/V System	\$75,000.00
Telecomm/Data Systems	\$50,000.00
Sub-Total Misc Cost	\$325,000.00
SOFT COST	
Basic Service	\$437,586.00
Additive Services	
Public Input Meetings	\$10,000.00
Master Plan	\$15,000.00
Programming	\$35,000.00
Civil Engineer	\$70,000.00
Landscape Architect	\$30,000.00
Survey	\$20,000.00
GeoTech	\$10,000.00
Phase 1 Environmental ESA	\$7,500.00
HazReg, NESHAPS, LBP Survey	\$7,500.00
Interior Design	\$30,000.00
Threshold Inspections	\$40,000.00
Structured Cableing	\$25,000.00
Building Commissioning	\$50,000.00
Sustainable Design Documentation/Consult	\$30,000.00
Sustainable Dashboard-Included above	\$0.00
HVAC Test And Balance	\$15,000.00
Sub-Total Additive Services	\$395,000.00
SUBTOTAL	\$7,207,586.00
MISCELLANEOUS PROJECT COSTS	
Escalation to January 2018	\$576,606.88
Contingency	\$467,051.57
Sub-Total Project Costs	\$1,043,658.45
GRAND TOTAL PROJECT BUDGET	\$8,251,244.45

SCHEDULE

Task Name	Start Date	End Date	Duration
Design	02/08/17	02/17/18	375d
Programming	02/08/17	03/24/17	45d
Reprogramming - 3 Options	03/25/17	05/23/17	60d
Mayor Review and Input	05/24/17	06/07/17	15d
Community Input	05/24/17	06/02/17	10d
Mayor Review and Input	06/03/17	06/09/17	7d
Masterplanning	05/24/17	07/09/17	47d
Schematic Design	06/10/17	07/09/17	30d
Mayor Review and Approval	07/10/17	07/12/17	3d
100% Design Development	07/13/17	10/10/17	90d
Mayor/City Review - NTP Construction Documents	10/11/17	10/25/17	15d
50% Construction Documents	10/26/17	12/14/17	50d
Mayor/City Review	12/15/17	12/29/17	15d
90% Construction Documents	12/30/17	02/07/18	40d
Final City Review	01/24/18	02/07/18	15d
100% Construction Documents	02/08/18	02/17/18	10d
Permitting	10/26/17	03/19/18	145d
NWFWM Permitting	10/26/17	01/23/18	90d
City of Pensacola Permitting	02/18/18	03/19/18	30d
Construction	03/20/18	05/13/19	420d
Advertisement	03/20/18	04/18/18	30d
Bidding and Negotiation	04/19/18	05/18/18	30d
Construction Schedule	05/19/18	05/13/19	360d
Civil Work	05/19/18	07/17/18	60d
Vertical Construction	07/18/18	05/13/19	300d

PROTOTYPE STUDIES - Waller Creek Boathouse

19,000 SF – Boathouse, Event / Rental Space, Café, Offices & Training Center

Austin, Texas



PROTOTYPE STUDIES - University of Kansas

14,000 SF – Boathouse, Locker Rooms, Multi-function Meeting Space, & Kitchen / Catering Room
Lawrence, Kansas



PROTOTYPE STUDIES - Tufts University Boathouse

9,000 SF – Boathouse, Locker Rooms, & Multi-function Space
Medford, Massachusetts



PROTOTYPE STUDIES - Coronado Clubroom & Boathouse

5,000 SF – Community Space & Storage of Non-Motorized Watercraft
Coronado, California



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