

CITY COMMISSION UPDATE

MIAMI BEACH CONVENTION CENTER RENOVATION & EXPANSION

October 22, 2014

UPDATE

- Budget
- Finance Plan
- Project Schedule
- Site Plan
- Facility Plans
- Phasing Plan
- Traffic Plan
- Sustainability Plan / LEED
 - Sea Level Rise
- Landscape Plan
- North Ballroom Park
- Convention Center Park
- Façade

BUDGET

Design Builder:

Hard Costs	\$363.1
DB Costs/Fees	75.4
DB Contingencies/Escalation	73.3
Total Design Builder Costs	<u>511.8</u>

Owner Costs:

Design	11.0
Oversight	6.1
Furniture, Fixtures & Equipment	6.8
Art in Public Places	6.5
Other	2.5
Subtotal	<u>32.9</u>
Owner's Contingency	47.3
Total Budget	<u><u>\$592.0</u></u>

Amounts in millions.

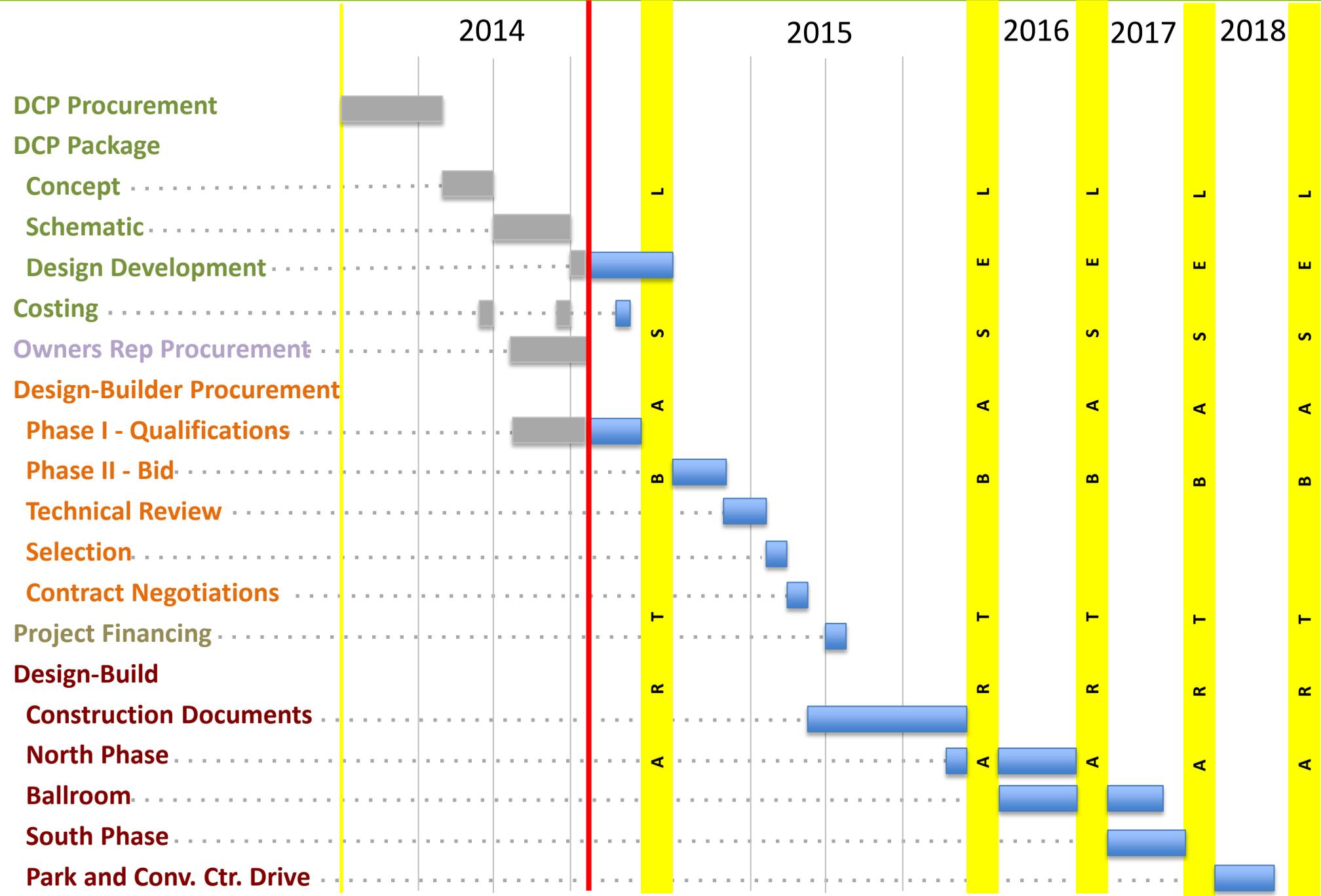
FINANCING PLAN

Sources of Funds:

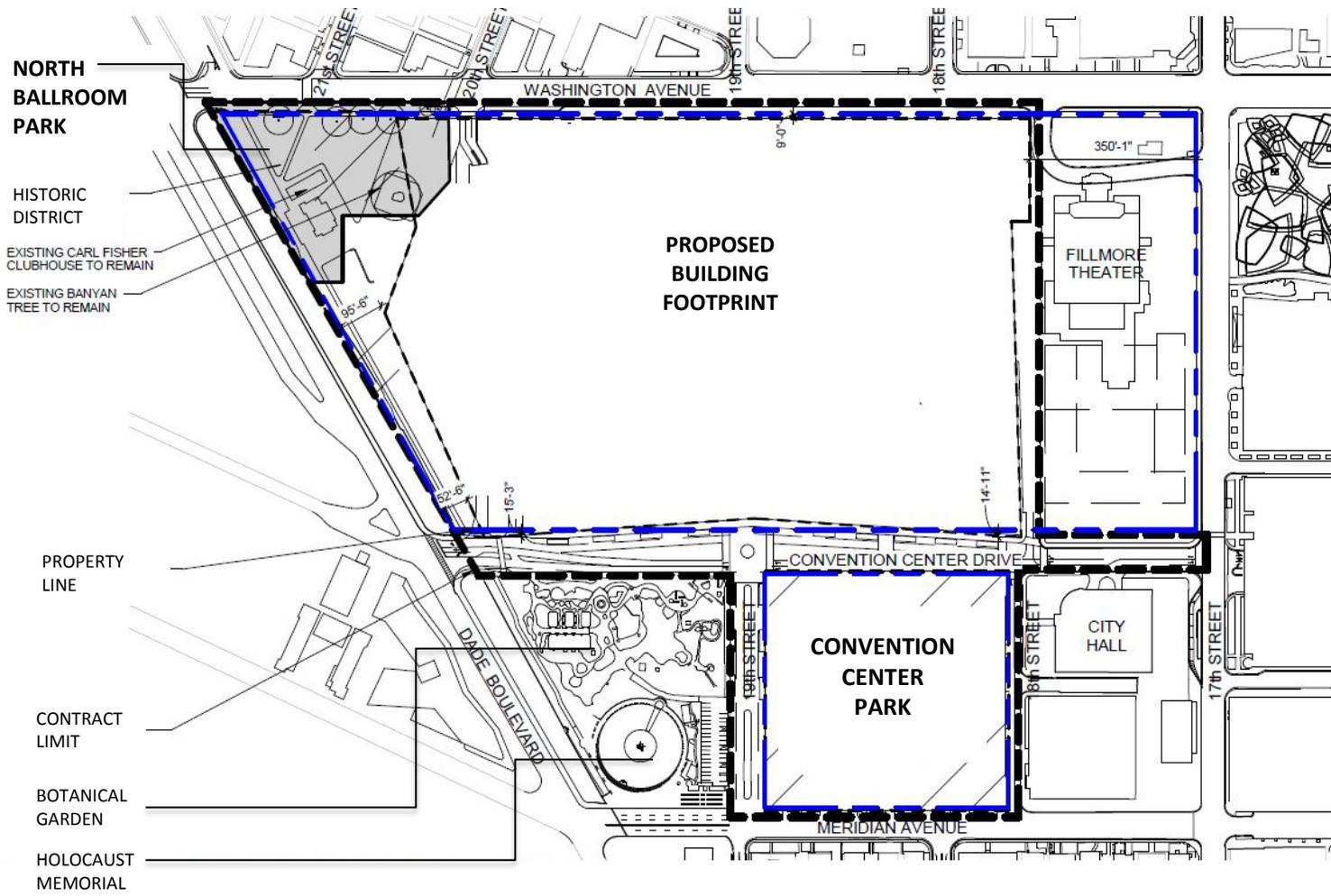
County G.O.	\$54.4
1% Resort Tax	203.6
RDA	275.0
Parking Bonds	<u>59.0</u>
	<u><u>\$592.0</u></u>

Amounts in millions.

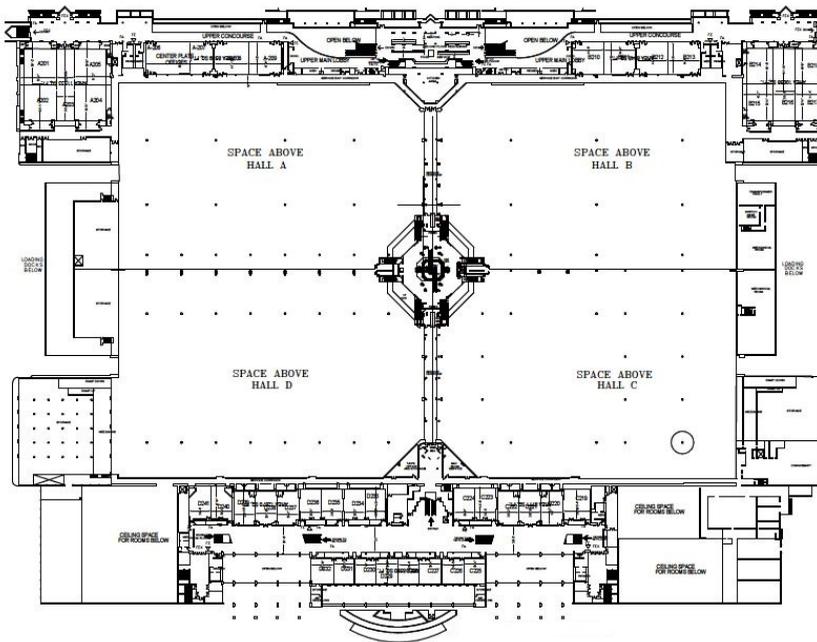
PROJECT SCHEDULE



SITE PLAN

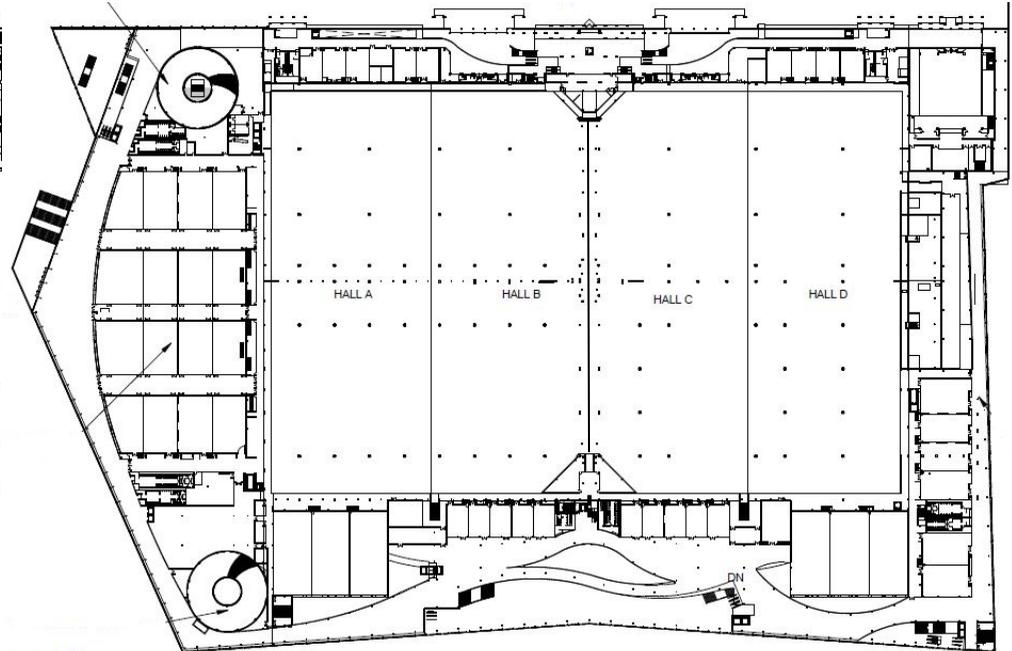


FACILITY PROGRAM



CURRENT

Exhibit Space	500,000 SF
Meeting Rooms	125,899 SF
Support Spaces	546,477 SF
TOTAL	1,172,376 SF

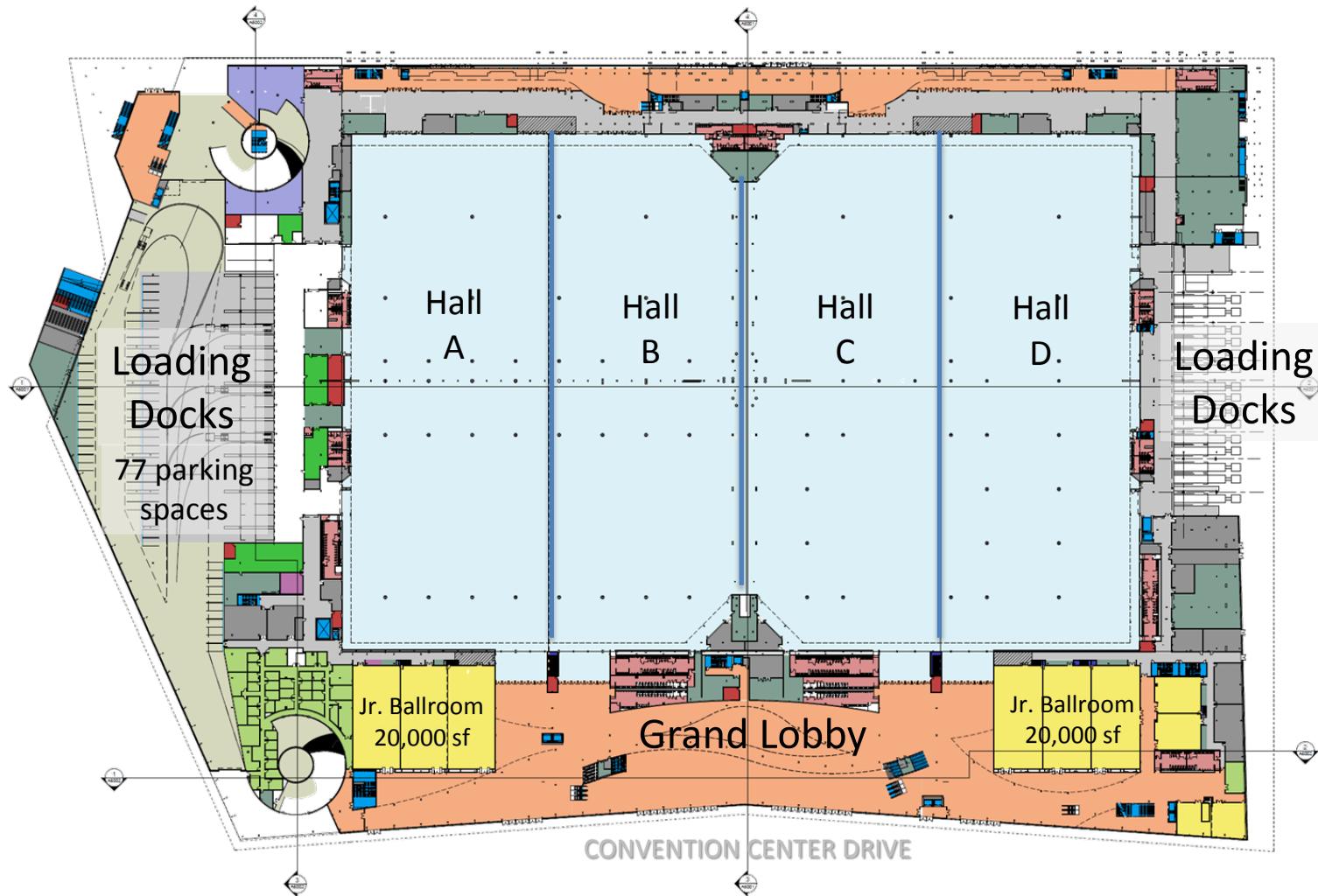


PROPOSED

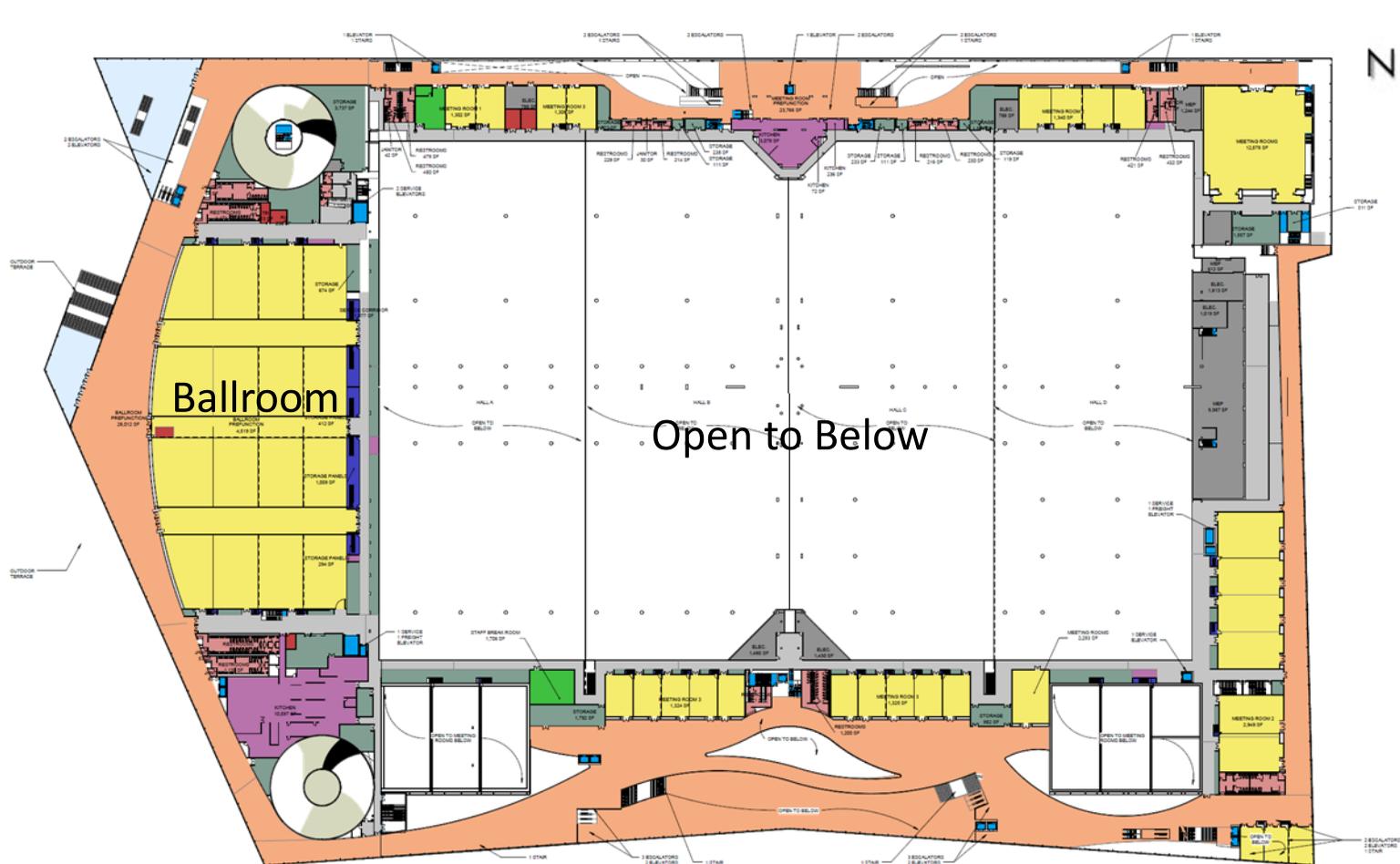
Exhibit Space	500,000 SF
Ballrooms / Meeting Rooms	193,373 SF
Support Spaces	754,193 SF
TOTAL	1,447,556 SF

Parking 380,936 SF

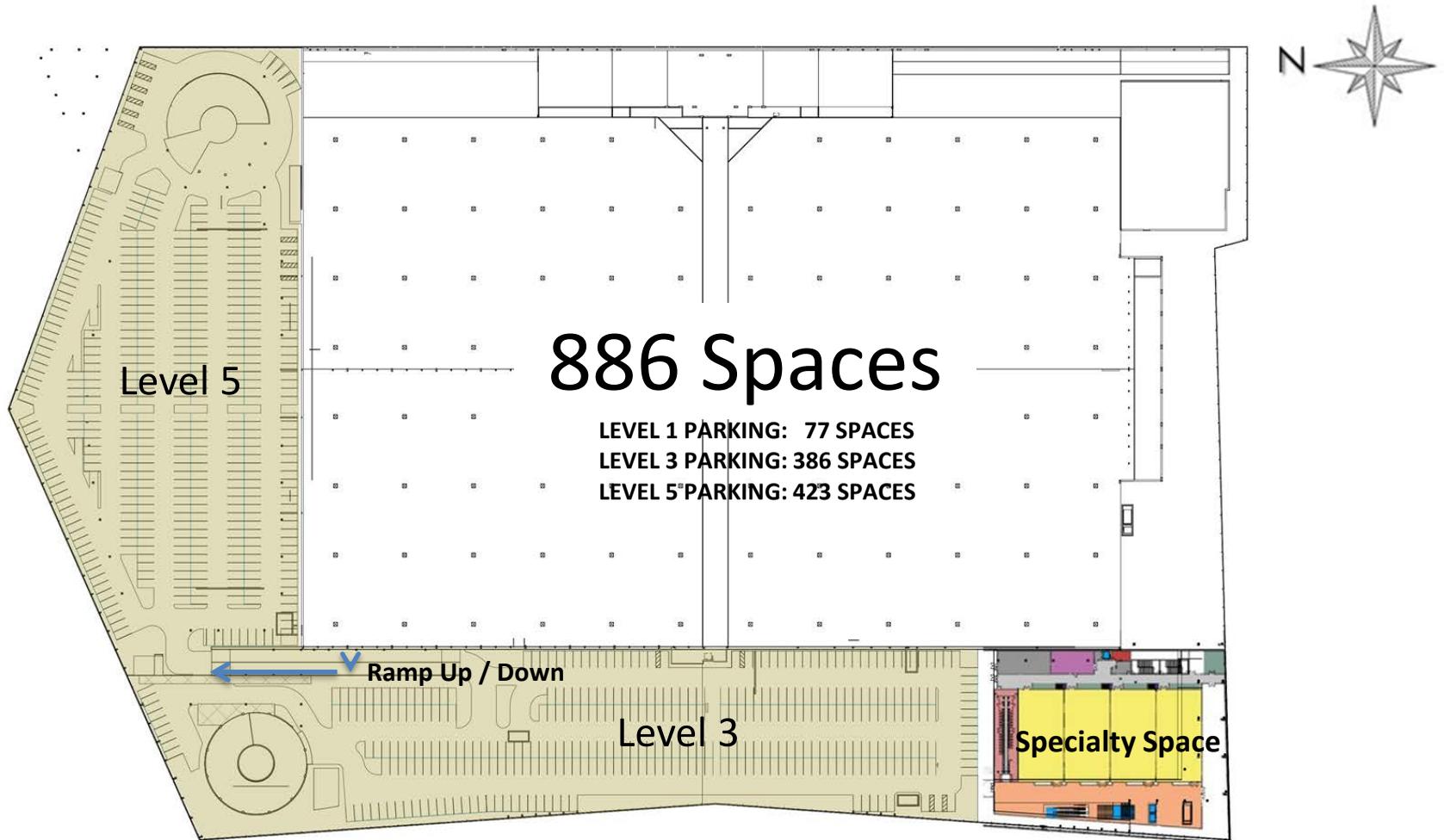
FACILITY PLAN – 1ST FLOOR



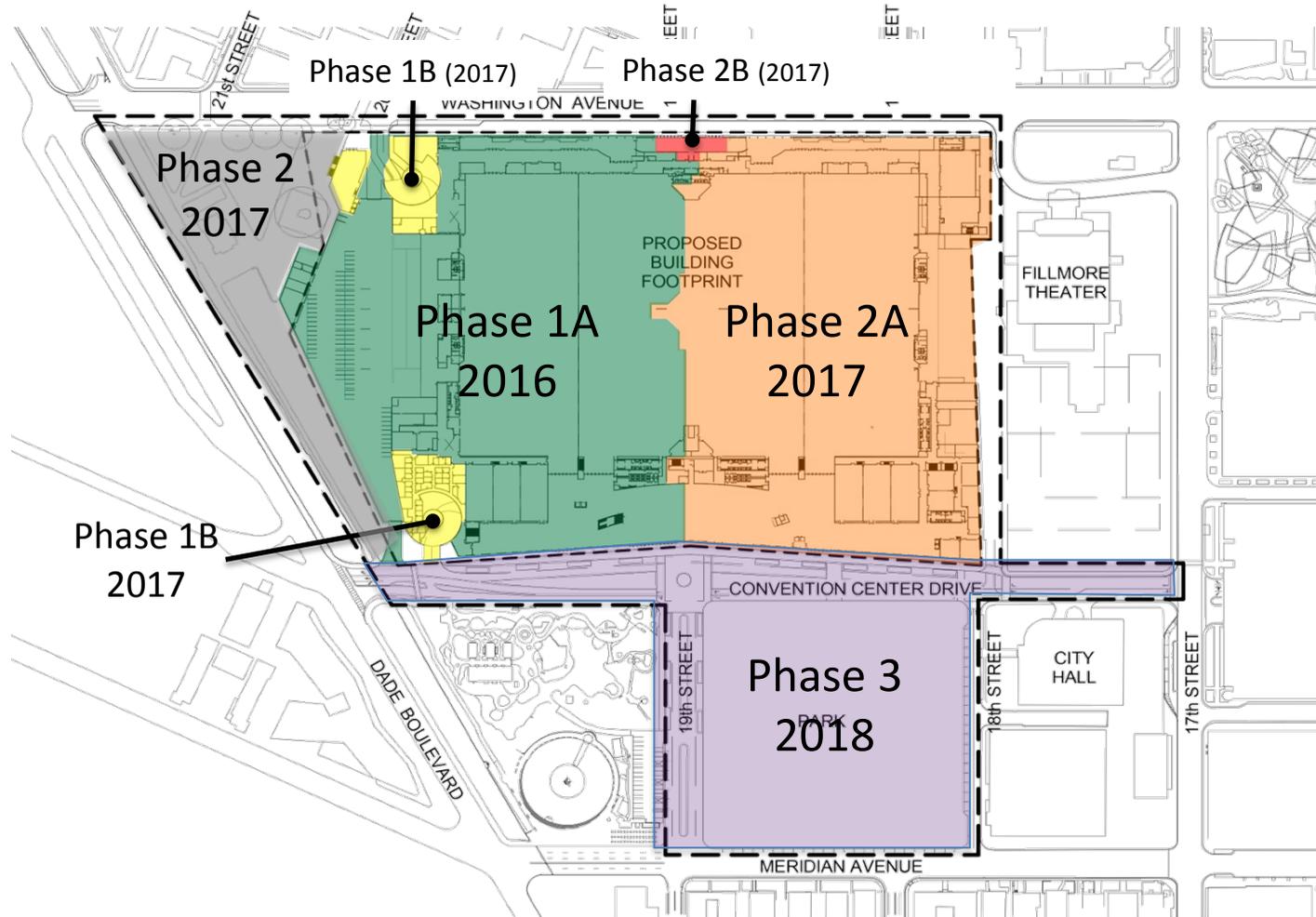
FACILITY PLAN – 2ND FLOOR



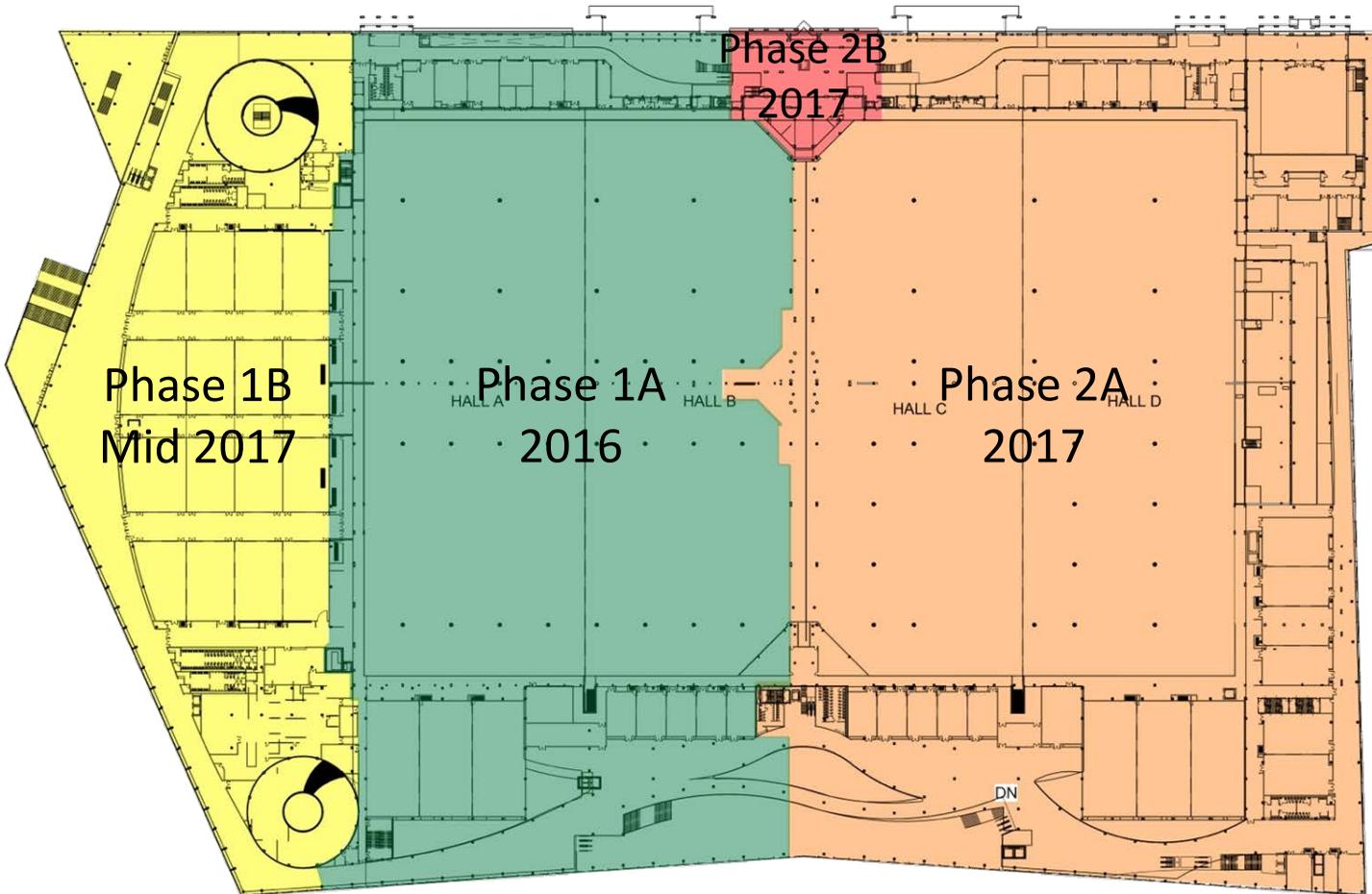
3RD FLOOR FACILITY AND PARKING PLAN



PHASING – 1ST FLOOR



PHASING – 2ND FLOOR



TRAFFIC PLAN – GUEST DROP OFF



TRAFFIC PLAN – TRUCKS (NO CHANGE)



SUSTAINABILITY PLAN

LEED SILVER ACHIEVABLE; GOLD LIKELY

Head Island
Reduction

Indoor Water Use
Reduction

Reduced Parking
Footprint

Surrounding Density
and Diverse Uses

Enhanced Indoor Air
Quality Strategies

Low Emitting
Materials

Acoustic
Performance

Enhanced
Refrigerant
Management

Interior
Lighting

Cooling Tower Water
Use Strategies

Use LEED Accredited
Professional

Enhanced Product &
Material Lifecycle

Optimized Energy
Performance

Open
Space

Innovation -
Education - Green
Cleaning

Design & Controls

Advanced Energy
Metering

Water Metering to
Identify Problems

Green Vehicle
Fueling

Green Vehicle
Fueling

Thermal Comfort
Design & Controls

Outdoor Water Use
Reduction

Sensitive Land
Protection

Bicycle
Facilities

Access to
Quality Transit

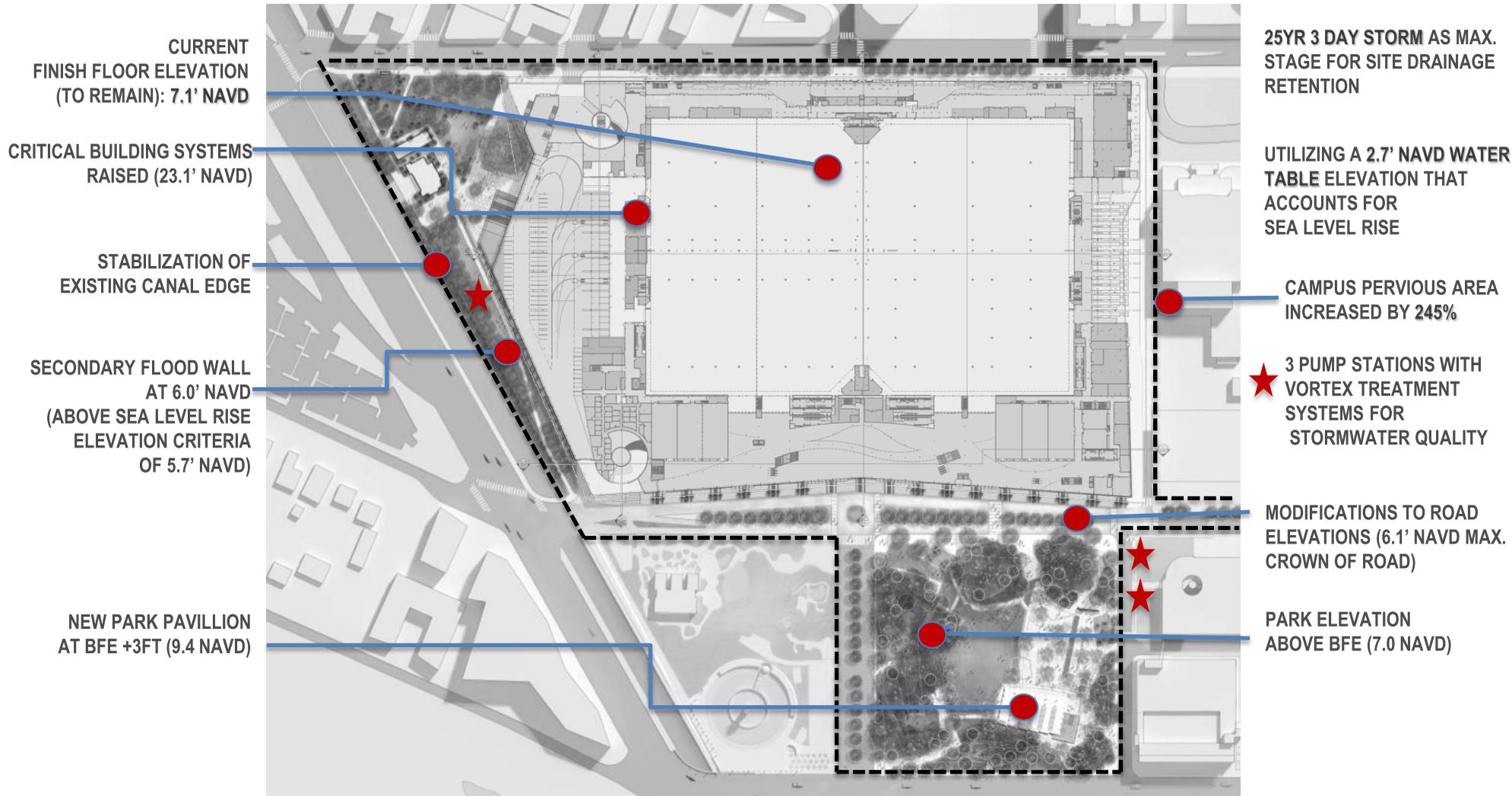
Outdoor Water
Use Reduction

Construction IAQ
Management Plan

Renewable
Energy
Production

SEA LEVEL RISE

FEMA BASE FLOOD ELEVATION (BFE): 6.4' NAVD



LANDSCAPE PLAN

Nearly 12 Acres of New Parks and Streetscapes



- CONNECTIVITY
- CARL FISHER HOUSE RESTORATION
- BALLROOM TERRACE VIEW

- CIVIC QUALITY
- SHADE TREES
- PARK PAVILION
- FLEXIBILITY

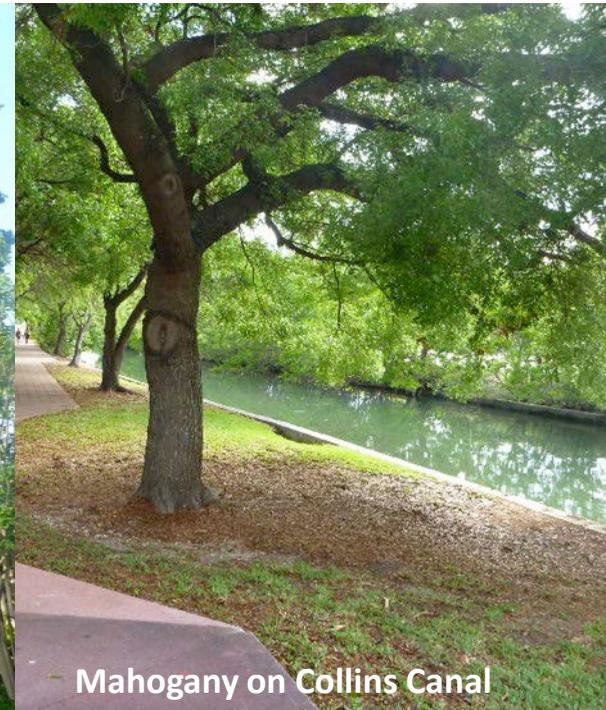
INTEGRATING EXISTING TREES



Mahogany on Washington Ave



Strangler Fig



Mahogany on Collins Canal

Number of Existing trees/palms – 265
75% will remain or be relocated
32 Invasive species removed

NATIVE AND ADAPTED PLANTS



New trees: **355**
Tree species types: **10**
36% of open space is native & tropical plantings



WASHINGTON AVENUE CREATING A SHADE WALK



CONVENTION CENTER DRIVE

A BOULEVARD FEEL



CONVENTION CENTER DRIVE



NORTH BALLROOM PARK

Removes 1.8 acres of hardscape and buildings
Renovates over 1,000 feet of canal edge
Creates 3.5 acres of contiguous open spaces



REVITALIZE THE CANAL



CARL FISHER HOUSE

TODAY



CARL FISHER HOUSE

HISTORIC PHOTOGRAPH (FROM CANAL)



CONVENTION CENTER PARK

PRECEDENT RESEARCH



CONVENTION CENTER PARK

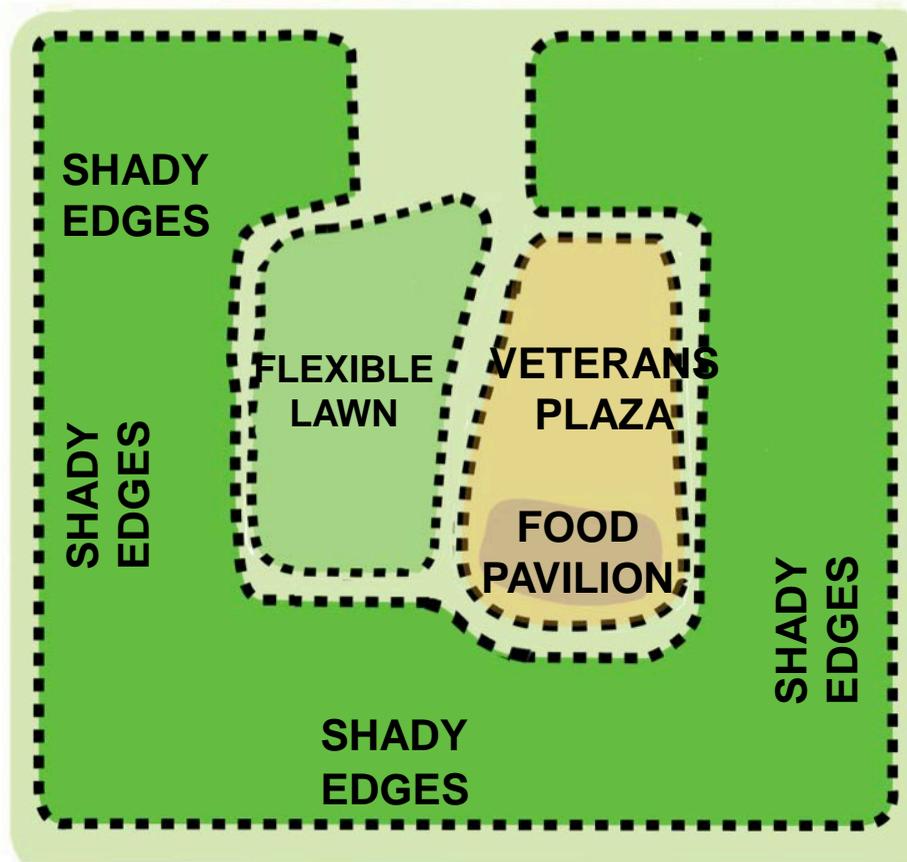
FLEXIBLE, BUT NOT AN EVENTS PARK



CONVENTION CENTER PARK

FRAMEWORK PLAN

5.83 acres of new open space
Four memorable & distinctive spaces



SHADY EDGE
(72.5%/4.13 ACRES)

FLEXIBLE LAWN
(12%/0.65 ACRES)

VETERANS PLAZA
(12.5%/0.75 ACRES)

**PAVILION & SHADE
STRUCTURE**
(3%/0.3 ACRES)

CONVENTION CENTER PARK

TRANSFORMING THE NEIGHBORHOOD



FLEXIBLE LAWN

A PLACE FOR RELAXATION AND GATHERING



FLEXIBLE LAWN



VETERANS MEMORIAL PLAZA

A UNIQUE MIAMI BEACH STORY
TOLD FOR THE FUTURE GENERATIONS

**“MOST BEAUTIFUL
BOOT CAMP IN
AMERICA!”**



PRECEDENT RESEARCH

CITIES RESPECTING THEIR VETERANS. WOVEN INTO A PARK EXPERIENCE



VETERANS MEMORIAL PLAZA

ELEMENTS WOVEN INTO THE PARK EXPERIENCE



KEYSTONE MONUMENT-
“OF THE EARTH” FOR
ARMY AND MARINES



FLAG WALL- WAVY
FORM REFLECTS SKY
FOR COAST GUARD,
NAVY AND AIR FORCE

VETERANS MEMORIAL PLAZA

SUPPORTS SPECIAL CEREMONIES
TELLS THE MIAMI BEACH STORY



PARK PAVILION PRECEDENTS

A SMALL CAFÉ WITH OUTDOOR AND INDOOR DINING



THE GROVE AT DISCOVERY GREEN
Houston, TX

+



LE JARDIN DE LUXEMBOURG
Paris, France

PAVILION DESIGN

ACTIVATES THE PARK WITH NEIGHBORS AND
CONVENTION GOERS



PAVILION INTERIOR



THE GROVE AT DISCOVERY GREEN

Houston, TX

PAVILION DESIGN

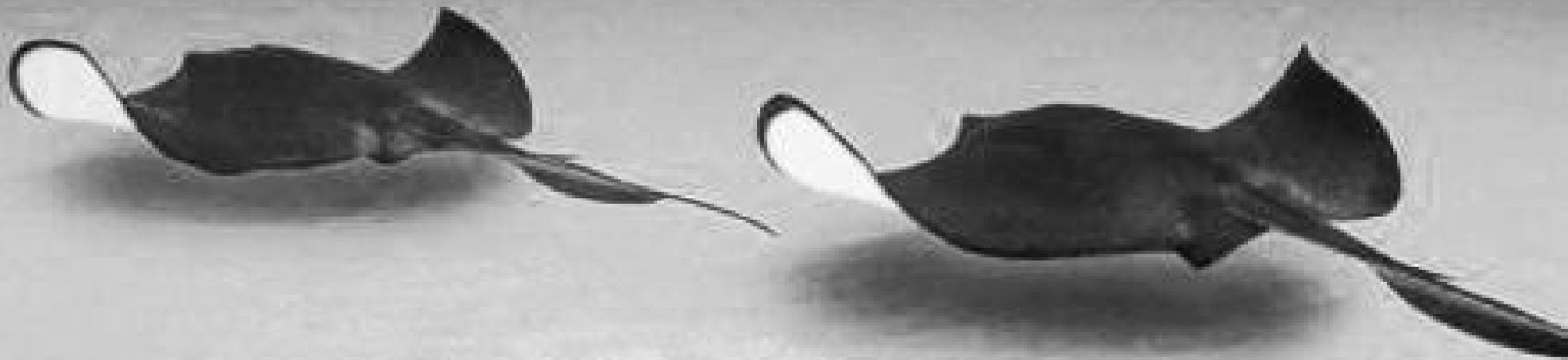
SOFT SHADE UNDER THE CANOPY



PARK PAVILION



FAÇADE INSPIRATION

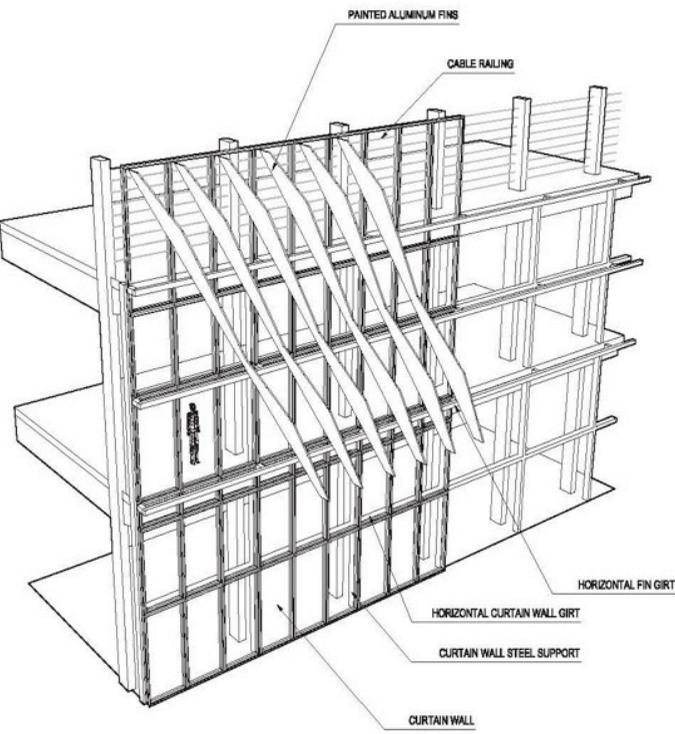
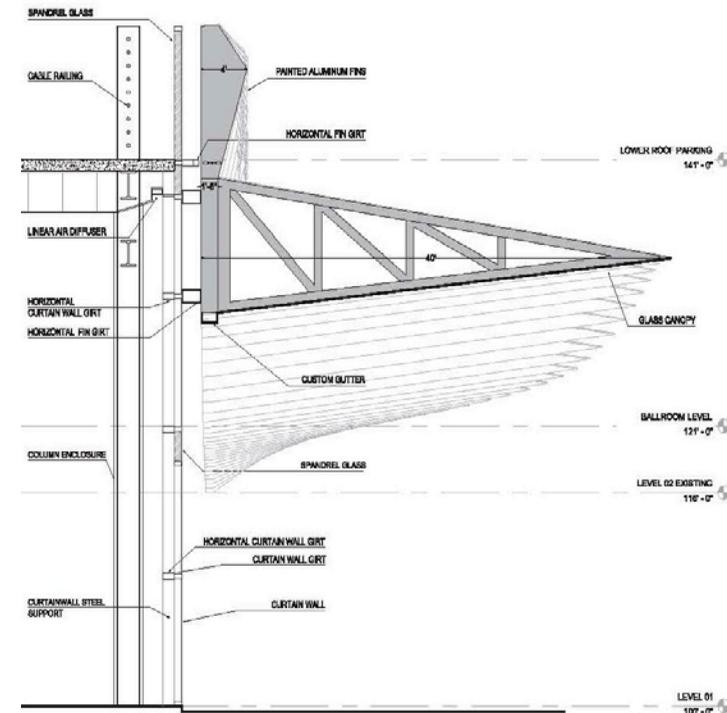
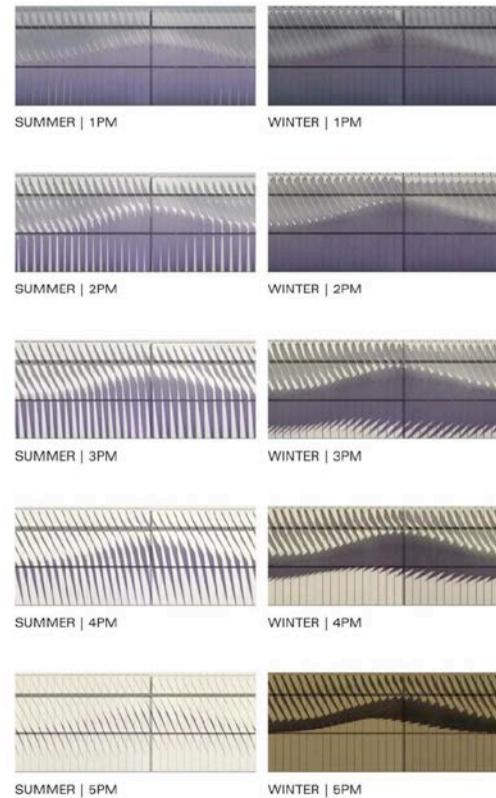


FAÇADE INSPIRATION



SHADING AND SHELTER

WEST FACADE



CONVENTION CENTER DRIVE

A NEW FRONT DOOR



WASHINGTON AVENUE RE-ENVISIONED



WELCOMING BALLROOM



2017



REQUESTED COMMISSION ACTION

Approval of the schematic design, as presented, to serve as the basis for finalization of the Design Criteria Package of the project.