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**Sent:** Tuesday, September 19, 2017 4:11 PM  
**To:** Brian Cooper <[bcooper@cityofpensacola.com](mailto:bcooper@cityofpensacola.com)>  
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**Subject:** Bayview - Program and Budget Confirmation

Dear Mr. Cooper,

We have provided this outline per your request to help explain and validate the intended uses and budget for the Bayview Community Resource Center. It is our sincere honor to have been selected as your partner for this truly outstanding project. Our passion is community-building architecture, and we have enjoyed working with both City staff and neighborhood residents to help develop a project that will be a recreational, historic, and cultural hub for the neighborhood and City for generations.

### **Program Confirmation**

When the project was awarded to Caldwell Associates Architects in the fall of 2016, a building program had not been developed. Our first step was to work with the City and neighborhood residents to help define what types of uses and spaces to provide within the building. This process involved utilizing survey data from the 2010 Bayview Park Master Plan, the 2016 UWF-authored Parks and Needs Assessment, and community input received from both from the EHNA Facebook page and in a formal Public Input Meeting held March 17, 2017.

Based on this data, a final program was developed that focused on providing uses truly unique to Bayview Park – one of the City of Pensacola’s largest and most used parks, and the only one on a protected waterway. Support for these activities occurs nowhere else in City facilities and Bayou Texar is perfectly suited for them. In fact, kayak and paddle board rentals as well as rowing club activities occur already in this park in makeshift facilities that unfortunately are an eyesore in this otherwise beautiful natural area.

Rowing, kayaking, and paddle boarding have seen an exponential growth in popularity over the past 10 years and the forecast growth remains extremely positive. The provision of facilities to support these activities allows the City to remain ahead of the curve at providing its citizens with a variety of ways to enjoy life in Pensacola. In every way, this facility is not only to support Pensacola’s current citizenry but as a recruitment tool for families wanting to embrace the high quality of life that Pensacola affords.

In addition to the facilities for water craft rental, the City needed to provide meeting and event spaces since these provide a key income source for future department needs and are highly utilized community assets. Both the City and neighborhood also prioritized having developed outdoor spaces – decks, balconies, or terraces – that allow for passive enjoyment of the waterfront views.

The initial project program developed was close to 28,000 sf, but was reduced after several iterations to the present size of 18,000 sf to remain within budget.

The final program includes the following:

- 3 community meeting rooms
- Large exercise room
- 2 small event spaces for up to 120 people each
- Boathouse for storage of kayaks, paddle boards, and rowing shells
- Catering kitchen
- 3 Staff offices

- Covered drop-off
- Covered outdoor deck and terraces
- Indoor and outdoor access restrooms

The building has approximately 13,000 sf of air-conditioned space and 5,000 sf of non-conditioned for boat storage and rentals. The boat storage and rental space is sized to accommodate rowing shells that are 60 feet long as well as dozens of other smaller water craft including kayaks and paddleboards. The overall size is similar to Sanders Beach Community Center (18,000 sf), and the conditioned space size of 13,000 sf is similar to both the Legion Field Community Center (15,000 sf) and Woodland Heights Community Center (13,500 sf). The Vickery Center is approximately 21,000 sf.

### **Budget Confirmation**

The estimated construction cost to build the project is \$6m. This reflects an estimated cost per square foot of \$335. A recently awarded Fire Station for the City of Pensacola priced at \$315 per square foot for a fairly utilitarian building.

With construction cost estimated at \$6m, and the total project cost at \$8.25m, the remaining of \$2.25m pays for design, engineering, surveys, and testing, as well as equipment, furniture, furnishings and any other items that are not physically part of the building. These project costs, referred to as “soft costs” typically run about 30% of the overall project cost. Design and engineering fees are determined by the State of Florida Department of Management Services fee curve which sets the standard for fees based on similar projects of similar size and complexity.

In response to Hurricane Irma, we anticipate the market to be very volatile at the time that this project will be bidding, and we feel that budgeting \$335 per square foot is appropriate and will provide some budget protection. We have deliberately attempted to be conservative in our estimated construction costs since, if the project were over budget at the time of bidding, the cost and time to redesign would adversely affect the project success and schedule.

This budget will also allow the inclusion of outdoor waterfront spaces, a well-developed landscape plan, demolition of the non-functioning restrooms, improved access to the waterfront, and redesigned parking areas shared by the extremely active Senior Center. For reference, the final cost of Sanders Beach – Corrine Jones Community Center which is similarly sized and also on a waterfront site cost approximately \$275 per square foot – but that project is now 10 years old and construction costs have increased significantly since that time.

In response to the predicted volatility of the market, we have also modified the design by both changing the structure from ICF to steel and have shrunk the building from 19,000 sf to 18,000 sf. These two changes provide an estimated \$600,000 in reduced costs.

### **Project Status:**

The project is currently 20% complete with construction documents. The next submittal will be in October.

We are extremely excited to be your partner in this effort and have been developing the building based on the current project budget of \$8.25m. We hope that we have been helpful in explaining that the building uses are appropriate to the site and location, and that the proposed budget of \$8.25m is appropriate for a building of this size, location, use, and predicted bidding market in the coming months.

**Michael W. Crawford**, Partner

**CALDWELL**

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