

PENSACOLA

# BAYVIEW COMMUNITY RESOURCE CENTER

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

COUNCIL DESIGN UPDATE



CALDWELL  
ASSOCIATES | ARCHITECTS







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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	
<b>SUBTOTAL</b>	<b>4,550</b>	
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	
<b>SUBTOTAL</b>	<b>4,850</b>	



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
<b>SUBTOTAL</b>	600	
<b>TOTAL NET S.F.</b>	10,000	
<b>TOTAL GROSS S.F. (1.40)</b>	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	
<b>NET S.F. COVERED</b>	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 kitchen for serving events, possible separate entrance / ramp for catering access, access to Outside Gathering Space			
Room name and number: <b>EVENT SPACE I</b>					
Researcher/Contact: BC / KC					
Function: EVENTS / RENTALS - MEETING SPACE					
Primary		Other:			
Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
<b>Floors</b>	Temperature	110V/20A, ph 1	<input checked="" type="checkbox"/> Exterior Glass	<input checked="" type="checkbox"/> Handrails (Ramp to Stage)	<input checked="" type="checkbox"/> Chairs
<input checked="" type="checkbox"/> Wood	72 deg + 2 deg	208V/30A, ph 1	<input checked="" type="checkbox"/> Window Shades	Bumper rails	Desks
Linoleum / VCT	<input checked="" type="checkbox"/> 68-75 deg + 2 deg	208V/30A, ph 3	Interior Glazing	Corner Guards at Door	Shelving
Terrazzo / Pocerlain Tile	Humidity	480V/100A, ph 3	<input checked="" type="checkbox"/> Control Screen Glares	Tackboards	<input checked="" type="checkbox"/> Tables
Carpet	General/Individual stats	Isolated gr power outlet		White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Emergency power	<b>Communications</b>	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio		Open Office
<b>Walls</b>	<input checked="" type="checkbox"/> Room Occupancy	Clean power	<input checked="" type="checkbox"/> Intercom	<b>Casework</b>	Private Office
<input checked="" type="checkbox"/> Gyp board, paint	Occupancy Frequency	<input checked="" type="checkbox"/> Phone	Dictation	Wood	Lounge chair
Gyp board, epoxy paint	<b>Plumbing</b>	<input checked="" type="checkbox"/> Data	<input checked="" type="checkbox"/> 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	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>		<b>Special Equipment</b>
<input checked="" type="checkbox"/> 4" Vinyl	Steel	50 TC	<input checked="" type="checkbox"/> Security Alarms	<b>Countertops</b>	Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	Plastic Laminate	TV cable
<b>Ceiling</b>	<input checked="" type="checkbox"/> ADA	<input checked="" type="checkbox"/> Special lighting	Security Monitors	Porcelain	Computers
Exposed structure	Potable hot water	Dark enable	<input checked="" type="checkbox"/> Door Locks, only	Stainless Steel	Monitor
Acoustic tile	Potable cold water	<input checked="" type="checkbox"/> Zoned lighting 1/3 switch	Card Access	Epoxy	Printer
Gyp brd. Epoxy paint	Process chilled water	<input checked="" type="checkbox"/> Dimming system	Other		Scanner
<input checked="" type="checkbox"/> Height: T.B.D.	Steam	Equip on Emergency Power			<input checked="" type="checkbox"/> Projector & screen
<b>Doors</b>	Steam condensed return				<input checked="" type="checkbox"/> Wall Mounted TV
Width 36"	Floor drain				
Height 7'-0"	Floor sink	Comments/Description:			
Narrow Lite door	Toilets	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.			
<input checked="" type="checkbox"/> Width - Double doors	Urinals				
<b>Daylighting</b>					
<input checked="" type="checkbox"/> Natural daylight- pref.					
Natural daylight- indiff.					
No natural daylight					



**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
<b>Floors</b>	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 / 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	<b>Communications</b>	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio		Open Office
<b>Walls</b>	Room Occupancy	Clean power	Intercom	<b>Casework</b>	Private Office
Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
Gyp board, epoxy paint	<b>Plumbing</b>	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	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>		<b>Special Equipment</b>
X 4" Vinyl	Steel	50 TC	Security Alarms	<b>Countertops</b>	Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	Plastic Laminate	TV cable
<b>Ceiling</b>	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 <b>1/3 switch</b>	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
<b>Doors</b>	Steam condensed return				Wall Mounted TV
Width <b>36"</b>	Floor drain				
Height <b>7'-0"</b>	Floor sink				
Narrow Lite door	Toilets				
X Width - Double doors	Urinals				
<b>Daylighting</b>					
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
<b>Floors</b>	Temperature	110V/20A, ph 1	<input checked="" type="checkbox"/> Exterior Glass	Handrails	Chairs
Wood	72 deg + 2 deg	208V/30A, ph 1	Window Shades	Bumper rails	Desks
Linoleum / VCT	<input checked="" type="checkbox"/> 68-75 deg + 2 deg	208V/30A, ph 3	Interior Glazing	Corner Guards at Door	Shelving
<input checked="" type="checkbox"/> 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	<b>Communications</b>	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio		Open Office
<b>Walls</b>	<input checked="" type="checkbox"/> Room Occupancy	Clean power	<input checked="" type="checkbox"/> Intercom	<b>Casework</b>	Private Office
<input checked="" type="checkbox"/> Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	<input checked="" type="checkbox"/> Lounge chair
Gyp board, epoxy paint	<b>Plumbing</b>	<input checked="" type="checkbox"/> Data	<input checked="" type="checkbox"/> Music System	Plastic Laminate	<input checked="" type="checkbox"/> Coffee table
Concrete or CMU	Sinks, counter	Cable TV	Paging	Steel	Lat Files
Lead Shielding	Single	<input checked="" type="checkbox"/> In use lighting	Phones	Shelving	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>		<b>Special Equipment</b>
<input checked="" type="checkbox"/> 4" Vinyl	Steel	50 TC	Security Alarms	<b>Countertops</b>	Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	<input checked="" type="checkbox"/> CCTV	Plastic Laminate	TV cable
<b>Ceiling</b>	<input checked="" type="checkbox"/> ADA	Special lighting	Security Monitors	Porcelain	Computers
Exposed structure	Potable hot water	Dark enable	<input checked="" type="checkbox"/> Door Locks, only	Stainless Steel	Monitor
Acoustic tile	Potable cold water	Zoned lighting <b>1/3 switch</b>	Card Access	Epoxy	Printer
Gyp brd. Epoxy paint	Process chilled water	Dimming system	Other		Scanner
<input checked="" type="checkbox"/> Height: T.B.D.	Steam	Equip on Emergency Power			Projector & screen
<b>Doors</b>	Steam condensed return				<input checked="" type="checkbox"/> Wall Mounted TV
Width <b>36"</b>	Floor drain				
Height <b>7'-0"</b>	Floor sink				
Narrow Lite door	Toilets				
<input checked="" type="checkbox"/> Width - Double doors	Urinals				
<b>Daylighting</b>					
<input checked="" type="checkbox"/> 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					



Project Name: Bayview Community Resource Center						
Room Criteria Sheet						
<b>Department/Group Name:</b>		RENTAL SPACE		<b>Proximity: EVENT SPACES, HAVE ACCESS FOR CATERERS TO DELIVER FROM OUTSIDE (RAMP TO PARKING), ACCESSIBLE OUTSIDE AREA FOR COOKING/ FRYING</b>		
Room name and number:		KITCHEN				
Researcher/Contact:		BC / KC				
Function:		CATERERS SERVE EVENTS				
Primary		Other:				
Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings	
<b>Floors</b>	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		Lockers (No. & Size)	Typing Return	
X Epoxy	Winter 35% +/- 5%	UPS			Open Office	
<b>Walls</b>	X Room Occupancy	Clean power	<b>Communications</b>	<b>Casework</b>	Private Office	
Gyp board, paint	Occupancy Frequency	X Phone	Radio	Wood	Lounge chair	
X Gyp board, epoxy paint	<b>Plumbing</b>	X Data	X Intercom	Plastic Laminate	Coffee table	
Concrete or CMU	X Sinks, counter	Cable TV	Dictation	X Steel	Lat Files	
Lead Shielding	Single	X In use lighting	Paging	Shelving		
<b>Base</b>	X Triple	Ambient Lighting	Phones			
4" Vinyl	X Steel	50 TC	<b>Security</b>		<b>Special Equipment</b>	
X Integral base w/floor	Depth - deep	Task lighting	Security Alarms	<b>Countertops</b>	Copier/Printer	
<b>Ceiling</b>	X ADA	Special lighting	CCTV	Plastic Laminate	TV cable	
Exposed structure	X Potable hot water	Dark enable	Security Monitors	Porcelain	Computers	
Acoustic tile	X Potable cold water	Zoned lighting <b>1/3 switch</b>	X Door Locks, only	X Stainless Steel	Monitor	
Gyp brd. Epoxy paint	Process chilled water	Dimming system	Card Access	Epoxy	Printer	
X Height: 9"-0"	Steam	Equip on Emergency Power	Other		Scanner	
<b>Doors</b>	Steam condensed return				Projector & screen	
X Width 36"	X Floor drain				X Wall Mounted TV	
Height 7'-0"	X Floor sink	Comments/Description: KITCHEN EQUIPMENT: S.S. KITCHEN EQUIPMENT I.L.O. PLASTIC LAMINATE CABINERY, 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.				
Narrow Lite door	Toilets					
Open	Urinals					
<b>Daylighting</b>						
Natural daylight- pref.						
X Natural daylight- indiff.						
No natural daylight						

**Project Name: Bayview Community Resource Center**

**Room Criteria Sheet**

<b>Department/Group Name:</b>	RENTAL SPACE	<b>Proximity:</b>
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
<b>Floors</b>	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 / Pocerlain 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	<b>Communications</b>	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio		Open Office
<b>Walls</b>	Room Occupancy	Clean power	X Intercom	<b>Casework</b>	Private Office
X Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
Gyp board, epoxy paint	<b>Plumbing</b>	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	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>		<b>Special Equipment</b>
X 4" Vinyl	Steel	50 TC	Security Alarms	<b>Countertops</b>	Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	Plastic Laminate	X TV cable
<b>Ceiling</b>	ADA	Special lighting	Security Monitors	Porcelain	Computers
Exposed structure	Potable hot water	Dark enable	X Door Locks, only	Stainless Steel	Monitor
Acoustic tile	Potable cold water	X Zoned lighting 1/3 switch	Card Access	Epoxy	Printer
Gyp brd. Epoxy paint	Process chilled water	X Dimming system	Other		Scanner
X Height: T.B.D.	Steam	Emergency Power			X Projector & screen
<b>Doors</b>	Steam condensed return				X Wall Mounted TV
Width 36"	Floor drain				
Height 7'-0"	Floor sink				
Narrow Lite door	Toilets				
X Width: Double Doors	Urinals				
<b>Daylighting</b>					
X Natural daylight- pref.					
Natural daylight- indiff.					
No natural daylight					
Comments/Description: *150 OCCUPANTS, 1-2 PARTITIONS, REQUIRES STORAGE INSIDE ROOM FOR TABLES & CHAIRS, UPGRADED FINISHES FOR 'CONVENTION' SPACE QUALITY					



<b>Project Name: Bayview Community Resource Center</b>					
<b>Room Criteria Sheet</b>					
<b>Department/Group Name:</b>		RENTAL SPACE		<b>Proximity: WITHIN EVENT SPACE II, OR SHARED WITH EVENT SPACE I</b>	
Room name and number:		EVENT SPACE II - STORAGE			
Researcher/Contact:		BC / KC			
Function:		TABLES & CHAIRS STORAGE FOR EVENT SPACE II			
		Primary		Other:	
<b>Architectural</b>	<b>Mechanical</b>	<b>Electrical</b>	<b>General Requirements</b>	<b>Fixed Equipment</b>	<b>Furnishings</b>
<b>Floors</b>	Temperature	110V/20A, ph 1	Exterior Glass	Handrails	Chairs
X 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	<b>Humidity</b>	480V/100A, ph 3		Tackboards	Tables
Carpet	General/Individual stats	Isolated gr power outlet		White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Emergency power	<b>Communications</b>	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio		Open Office
<b>Walls</b>	Room Occupancy	Clean power	Intercom	<b>Casework</b>	Private Office
X Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
X Gyp board, epoxy paint	<b>Plumbing</b>	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	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>		<b>Special Equipment</b>
X 4" Vinyl	Steel	50 TC	Security Alarms	<b>Countertops</b>	Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	Plastic Laminate	TV cable
<b>Ceiling</b>	ADA	Special lighting	Security Monitors	Porcelain	Computers
X Exposed structure	Potable hot water	Dark enable	Door Locks, only	Stainless Steel	Monitor
Acoustic tile	Potable cold water	Zoned lighting <b>1/3 switch</b>	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
<b>Doors</b>	Steam condensed return				Wall Mounted TV
Width <b>36"</b>	Floor drain				
Height <b>7'-0"</b>	Floor sink	<b>Comments/Description:</b>			
Narrow Lite door	Toilets				
Width <b>DOUBLE DOORS</b>	Urinals				
<b>Daylighting</b>					
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:		MEETING ROOM (1)			
Researcher/Contact:		BC / KC			
Function:		GENERIC MEETING ROOM			
Primary		Other:			
<b>Architectural</b>	<b>Mechanical</b>	<b>Electrical</b>	<b>General Requirements</b>	<b>Fixed Equipment</b>	<b>Furnishings</b>
<b>Floors</b>	Temperature	110V/20A, ph 1	X Exterior Glass	Handrails	X 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		Tackboards	X Tables
Carpet	X General/Individual stats	Isolated gr power outlet		X White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Emergency power	<b>Communications</b>	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio		Open Office
<b>Walls</b>	Room Occupancy	Clean power	X Intercom	<b>Casework</b>	Private Office
X Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
Gyp board, epoxy paint	<b>Plumbing</b>	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	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>		<b>Special Equipment</b>
X 4" Vinyl	Steel	50 TC	Security Alarms	<b>Countertops</b>	Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	Plastic Laminate	TV cable
<b>Ceiling</b>	ADA	Special lighting	Security Monitors	Porcelain	Computers
Exposed structure	Potable hot water	Dark enable	X Door Locks, only	Stainless Steel	Monitor
Acoustic tile	Potable cold water	Zoned lighting <b>1/3 switch</b>	Card Access	Epoxy	Printer
Gyp brd. Epoxy paint	Process chilled water	Dimming system	Other		Scanner
X Height: 9"-0"	Steam	Equip on Emergency Power			X Projector & screen
<b>Doors</b>	Steam condensed return				X Wall Mounted TV
X Width 36"	Floor drain				
Height 7'-0"	Floor sink	Comments/Description:			
Narrow Lite door	Toilets				
Width OPEN	Urinals				
<b>Daylighting</b>					
X Natural daylight- pref.					
Natural daylight- indiff.					
No natural daylight					

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



**Project Name: Bayview Community Resource Center**

**Room Criteria Sheet**

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

Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
<b>Floors</b>	Temperature	110V/20A, ph 1	<b>X</b> Exterior Glass	Handrails	Chairs
Wood	72 deg + 2 deg	208V/30A, ph 1	Window Shades	Bumper rails	Desks
Linoleum / VCT	<b>X</b> 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
<b>X</b> Other: T.B.D.	<b>X</b> General/Individual stats	Isolated gr power outlet		White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Emergency power	<b>Communications</b>	<b>X</b> Open Cubbies	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio	<b>X</b> Mirrors	Open Office
<b>Walls</b>	Room Occupancy	Clean power	<b>X</b> Intercom	<b>Casework</b>	Private Office
Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
<b>X</b> Gyp board, epoxy paint	<b>Plumbing</b>	Data	<b>X</b> Music System	Plastic Laminate	Coffee table
Concrete or CMU	Sinks, counter	Cable TV	Paging	Steel	Lat Files
Lead Shielding	Single	<b>X</b> In use lighting	Phones	Shelving	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>		<b>Special Equipment</b>
<b>X</b> 4" Vinyl	Steel	50 TC	Security Alarms	<b>Countertops</b>	Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	Plastic Laminate	TV cable
<b>Ceiling</b>	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 <b>1/3 switch</b>	Card Access	Epoxy	Printer
Gyp brd. Epoxy paint	Process chilled water	Dimming system	Other		Scanner
<b>X</b> Height: T.B.D.	Steam	Equip on Emergency Power			Projector & screen
<b>Doors</b>	Steam condensed return				<b>X</b> Wall Mounted TV
<b>X</b> Width 36"	Floor drain				
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				
<b>Daylighting</b>					
<b>X</b> Natural daylight- pref.					
Natural daylight- indiff.					
No natural daylight					

**Project Name: Bayview Community Resource Center**

**Room Criteria Sheet**

<b>Department/Group Name:</b>	COMMUNITY / SHARED	<b>Proximity: WITHIN FITNESS ROOM</b>
Room name and number:	<b>FITNESS STORAGE</b>	
Researcher/Contact:	BC / KC	
Function:	FITNESS	

Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
<b>Floors</b>	Temperature	110V/20A, ph 1	Exterior Glass	Handrails	Chairs
Wood	72 deg + 2 deg	208V/30A, ph 1	Window Shades	Bumper rails	Desks
<input checked="" type="checkbox"/> Linoleum / VCT/LVT	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> General/Individual stats	Isolated gr power outlet		White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Emergency power	<b>Communications</b>	Lockers (No. & Size)	Typing Return
Sports Floors	Winter 35% +/- 5%	UPS	Radio	Mirrors	Open Office
<b>Walls</b>	Room Occupancy	Clean power	Intercom	<b>Casework</b>	Private Office
Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
<input checked="" type="checkbox"/> Gyp board, epoxy paint	<b>Plumbing</b>	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	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>		<b>Special Equipment</b>
<input checked="" type="checkbox"/> 4" Vinyl	Steel	50 TC	Security Alarms	<b>Countertops</b>	Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	Plastic Laminate	TV cable
<b>Ceiling</b>	ADA	Special lighting	Security Monitors	Porcelain	Computers
<input checked="" type="checkbox"/> Exposed structure	Potable hot water	Dark enable	<input checked="" type="checkbox"/> Door Locks, only	Stainless Steel	Monitor
Acoustic tile	Potable cold water	Zoned lighting <b>1/3 switch</b>	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
<b>Doors</b>	Steam condensed return				Wall Mounted TV
<input checked="" type="checkbox"/> Width <b>36"</b>	Floor drain				
Height <b>7'-0"</b>	Floor sink	Comments/Description:			
Narrow Lite door	Toilets	WOODLAND HEIGHTS - B.O.D.			
Width OPEN	Urinals				
<b>Daylighting</b>					
Natural daylight- pref.					
Natural daylight- indiff.					
<input checked="" type="checkbox"/> No natural daylight					

Project Name: Bayview Community Resource Center					
Room Criteria Sheet					
Department/Group Name:		COMMUNITY / SHARED		Proximity: SHOWER ACCESS	
Room name and number:		RESTROOM - OUTDOOR ACCESS			
Researcher/Contact:		BC / KC			
Function:					
Primary		Other:			
<b>Architectural</b>	<b>Mechanical</b>	<b>Electrical</b>	<b>General Requirements</b>	<b>Fixed Equipment</b>	<b>Furnishings</b>
<b>Floors</b>	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	<b>Communications</b>	Lockers (No. & Size)	Typing Return
X Epoxy	Winter 35% +/- 5%	UPS	Radio	x Mirrors	Open Office
<b>Walls</b>	Room Occupancy	Clean power	Intercom	<b>Casework</b>	Private Office
Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
Gyp board, epoxy paint	<b>Plumbing</b>	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	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>	Soild Surface	<b>Special Equipment</b>
4" Vinyl	Steel	50 TC	Security Alarms		Copier/Printer
X Integral base w/floor	Depth - deep	Task lighting	CCTV	<b>Countertops</b>	TV cable
<b>Ceiling</b>	X ADA	Special lighting	Security Monitors	Plastic Laminate	Computers
Exposed structure	X Potable hot water	Dark enable	Door Locks, only	Porcelain	Monitor
Acoustic tile	Potable cold water	Zoned lighting <b>1/3 switch</b>	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		Solid Surface	Projector & screen
<b>Doors</b>	Steam condensed return				Wall Mounted TV
X Width 36"	X Floor drain				
Height 7'-0"	Floor sink				
Narrow Lite door	X Toilets	Comments/Description:			
Width OPEN	X Urinals	ALL RESTROOMS TO HAVE COAT HOOKS & HAND DRYERS			
<b>Daylighting</b>					
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:** MECHANICAL/ELECTRICAL/COMMUNICATIONS  
**Researcher/Contact:** BC / KC  
**Function:**

Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
<b>Floors</b>	Temperature	110V/20A, ph 1	Exterior Glass	Handrails	Chairs
X Wood	72 deg + 2 deg	208V/30A, ph 1	Window Shades	Bumper rails	Desks
X Linoleum / VCT at COMM	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		Tackboards	Tables
Carpet	X General/Individual stats	Isolated gr power outlet		White Boards	Credenzas
X Sealed concrete	Summer 50% +/- 10%	Emergency power	<b>Communications</b>	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio	x Mirrors	Open Office
<b>Walls</b>	Room Occupancy	Clean power	Intercom	<b>Casework</b>	Private Office
Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
X Gyp board, epoxy paint	<b>Plumbing</b>	Data	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	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>	Soild Surface	<b>Special Equipment</b>
4" Vinyl	Steel	50 TC	Security Alarms		Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	<b>Countertops</b>	TV cable
<b>Ceiling</b>	ADA	Special lighting	Security Monitors	Plastic Laminate	Computers
Exposed structure	Potable hot water	Dark enable	Door Locks, only	Porcelain	Monitor
Acoustic tile	Potable cold water	Zoned lighting <b>1/3 switch</b>	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		Solid Surface	Projector & screen
<b>Doors</b>	Steam condensed return				Wall Mounted TV
X Width <b>72" Mech /36" E/C</b>	X Floor drain				
Height <b>7'-0"</b>	Floor sink	Comments/Description:			
Narrow Lite door	Toilets				
Width OPEN	Urinals				
<b>Daylighting</b>					
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:** RESTROOMS  
**Researcher/Contact:** BC / KC  
**Function:** GENERAL

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

**Project Name: Bayview Community Resource Center**

**Room Criteria Sheet**

<b>Department/Group Name:</b>	COMMUNITY / SHARED	<b>Proximity: NEAR EXERCISE-ORIENTED SPACES</b>
Room name and number:	<b>VENDING</b>	
Researcher/Contact:	BC / KC	
Function:		

Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
<b>Floors</b>	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	<b>X</b> 68-75 deg + 2 deg	208V/30A, ph 3	Interior Glazing	Corner Guards at Door	Shelving
<b>X</b> Terrazzo / Pocolain Tile	Humidity	480V/100A, ph 3		Tackboards	Tables
Carpet	<b>X</b> General/Individual stats	Isolated gr power outlet		White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Emergency power	<b>Communications</b>	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio	Mirrors	Open Office
<b>Walls</b>	Room Occupancy	Clean power	Intercom	<b>Casework</b>	Private Office
Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
<b>X</b> Gyp board, epoxy paint	<b>Plumbing</b>	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	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>	Soild Surface	<b>Special Equipment</b>
<b>X</b> 4" Vinyl	Steel	50 TC	Security Alarms		Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	<b>Countertops</b>	TV cable
<b>Ceiling</b>	ADA	Special lighting	Security Monitors	Plastic Laminate	Computers
Exposed structure	Potable hot water	Dark enable	Door Locks, only	Porcelain	Monitor
Acoustic tile	Potable cold water	Zoned lighting <b>1/3 switch</b>	Card Access	Stainless Steel	Printer
Gyp brd. Epoxy paint	Process chilled water	Dimming system	Other	Epoxy	Scanner
<b>X</b> Height: 9"-0"	Steam	Equip on Emergency Power		Solid Surface	Projector & screen
<b>Doors</b>	Steam condensed return				Wall Mounted TV
Width <b>36"</b>	Floor drain				
Height <b>7'-0"</b>	Floor sink	Comments/Description: VENDING MACHINES - EASY ACCESS			
Narrow Lite door	Toilets				
<b>X</b> Width OPEN	Urinals				
<b>Daylighting</b>					
Natural daylight- pref.					
Natural daylight- indiff.					
<b>X</b> No natural daylight					



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

**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
<b>Floors</b>	Temperature	110V/20A, ph 1	<input checked="" type="checkbox"/> Exterior Glass	Handrails	Chairs
Wood	72 deg + 2 deg	208V/30A, ph 1	Window Shades	Bumper rails	Desks
Linoleum / VCT	<input checked="" type="checkbox"/> 68-75 deg + 2 deg	208V/30A, ph 3	Interior Glazing	Corner Guards at Door	Shelving
<input checked="" type="checkbox"/> Terrazzo / Pocerlain Tile	Humidity	480V/100A, ph 3		Tackboards	Tables
Carpet	<input checked="" type="checkbox"/> General/Individual stats	Isolated gr power outlet		White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Emergency power	<b>Communications</b>	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio	Mirrors	Open Office
<b>Walls</b>	Room Occupancy	Clean power	<input checked="" type="checkbox"/> Intercom	<b>Casework</b>	Private Office
Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
<input checked="" type="checkbox"/> Gyp board, epoxy paint	<b>Plumbing</b>	Data	<input checked="" type="checkbox"/> 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	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>	Soild Surface	<b>Special Equipment</b>
<input checked="" type="checkbox"/> 4" Vinyl	Steel	50 TC	<input checked="" type="checkbox"/> Security Alarms		Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	<input checked="" type="checkbox"/> CCTV	<b>Countertops</b>	TV cable
<b>Ceiling</b>	ADA	Special lighting	Security Monitors	Plastic Laminate	Computers
Exposed structure	Potable hot water	Dark enable	<input checked="" type="checkbox"/> Door Locks, only	Porcelain	Monitor
Acoustic tile	Potable cold water	Zoned lighting <b>1/3 switch</b>	Card Access	Stainless Steel	Printer
Gyp brd. Epoxy paint	Process chilled water	Dimming system	Other	Epoxy	Scanner
<input checked="" type="checkbox"/> Height: T.B.D.	Steam	Equip on Emergency Power		Solid Surface	Projector & screen
<b>Doors</b>	Steam condensed return				<input checked="" type="checkbox"/> Wall Mounted TV
<input checked="" type="checkbox"/> Width	Floor drain				
Height 7'-0"	Floor sink	Comments/Description:			
Narrow Lite door	Toilets	DIRECT PROXIMITY TO ENTRANCE			
Width Double	Urinals				
<b>Daylighting</b>					
<input checked="" type="checkbox"/> Natural daylight- pref.					
Natural daylight- indiff.					
No natural daylight					

**Project Name: Bayview Community Resource Center**

**Room Criteria Sheet**

**Department/Group Name:** ADMINISTRATION **Proximity:** Near Entrance & Other Staff Offices  
**Room name and number:** DIRECTOR'S OFFICE  
**Researcher/Contact:** BC / KC  
**Function:** GENERAL OFFICE AREA

Architectural	Mechanical	Electrical	General Requirements	Fixed Equipment	Furnishings
<b>Floors</b>	Temperature	110V/20A, ph 1	Exterior Glass	Handrails	X Chairs
X Wood	72 deg + 2 deg	208V/30A, ph 1	Window Shades	Bumper rails	X Desks
X Linoleum / VCT/LVT	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 Tackboards	X Tables
Carpet	X General/Individual stats	Isolated gr power outlet		X White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Emergency power	<b>Communications</b>	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	X Radio	Mirrors	Open Office
<b>Walls</b>	Room Occupancy	Clean power	X Intercom	<b>Casework</b>	Private Office
X Gyp board, paint	Occupancy Frequency	Phone	X Dictation	Wood	Lounge chair
Gyp board, epoxy paint	<b>Plumbing</b>	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	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>	Soild Surface	<b>Special Equipment</b>
X 4" Vinyl	Steel	50 TC	Security Alarms		Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	<b>Countertops</b>	TV cable
<b>Ceiling</b>	ADA	Special lighting	X Security Monitors	Plastic Laminate	X Computers
Exposed structure	Potable hot water	Dark enable	Door Locks, only	Porcelain	X Monitor
Acoustic tile	Potable cold water	Zoned lighting 1/3 switch	Card Access	Stainless Steel	X Printer
Gyp brd. Epoxy paint	Process chilled water	Dimming system	Other	Epoxy	X Scanner
X Height: 9"-0"	Steam	Equip on Emergency Power		Solid Surface	Projector & screen
<b>Doors</b>	Steam condensed return				Wall Mounted TV
X Width 36"	Floor drain				
Height 7'-0"	Floor sink				
Narrow Lite door	Toilets				
Width Double	Urinals				
<b>Daylighting</b>					
Natural daylight- pref.					
X Natural daylight- indiff.					
No natural daylight					
<p>Comments/Description:                      PROVIDE SMALL MEETING TABLE FOR DIRECTOR TO MEET WITH PUBLIC INTERESTED IN RENTALS</p>					

**Project Name: Bayview Community Resource Center**

**Room Criteria Sheet**

**Department/Group Name:** ADMINISTRATION  
**Room name and number:** STAFF OFFICE  
**Researcher/Contact:** BC / KC  
**Function:** GENERAL OFFICE AREA

**Proximity: Near Other Staff Offices**

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



<b>Project Name: Bayview Community Resource Center</b>					
<b>Room Criteria Sheet</b>					
<b>Department/Group Name:</b> ADMINISTRATION			<b>Proximity:</b> ACCESS TO OUTSIDE STORAGE		
Room name and number: <b>OUTDOOR STAFF OFFICE</b>					
Researcher/Contact: BC / KC					
Function: GENERAL OFFICE AREA					
Primary		Other:			
<b>Architectural</b>	<b>Mechanical</b>	<b>Electrical</b>	<b>General Requirements</b>	<b>Fixed Equipment</b>	<b>Furnishings</b>
<b>Floors</b>	Temperature	110V/20A, ph 1	Exterior Glass	Handrails	X Chairs
Wood	72 deg + 2 deg	208V/30A, ph 1	Window Shades	Bumper rails	X Desks
X Linoleum / VCT/LVT	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 Tackboards	Tables
Carpet	X General/Individual stats	Isolated gr power outlet		X White Boards	Credenzas
Sealed concrete	Summer 50% +/- 10%	Emergency power	<b>Communications</b>	Lockers (No. & Size)	Typing Return
Epoxy	Winter 35% +/- 5%	UPS	Radio	Mirrors	Open Office
<b>Walls</b>	Room Occupancy	Clean power	X Intercom	<b>Casework</b>	Private Office
Gyp board, paint	Occupancy Frequency	Phone	Dictation	Wood	Lounge chair
X Gyp board, epoxy paint	<b>Plumbing</b>	Data	Music System	Plastic Laminate	Coffee table
Concrete or CMU	Sinks, counter	Cable TV	X Paging	Steel	Lat Files
Lead Shielding	Single	X In use lighting	Phones	Shelving	
<b>Base</b>	Double	Ambient Lighting	<b>Security</b>	Soild Surface	<b>Special Equipment</b>
X 4" Vinyl	Steel	50 TC	Security Alarms		Copier/Printer
Integral base w/floor	Depth - deep	Task lighting	CCTV	<b>Countertops</b>	TV cable
<b>Ceiling</b>	ADA	Special lighting	Security Monitors	Plastic Laminate	X Computers
Exposed structure	Potable hot water	Dark enable	X Door Locks, only	Porcelain	X Monitor
Acoustic tile	Potable cold water	Zoned lighting 1/3 switch	Card Access	Stainless Steel	X Printer
Gyp brd. Epoxy paint	Process chilled water	Dimming system	Other	Epoxy	Scanner
Height: 9'-0"	Steam	Equip on Emergency Power		Solid Surface	Projector & screen
<b>Doors</b>	Steam condensed return				Wall Mounted TV
X Width 36"	Floor drain				
Height 7'-0"	Floor sink	Comments/Description:			
Narrow Lite door	Toilets	A/C SPACE			
Width Double	Urinals				
<b>Daylighting</b>					
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
  - 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
  - They are having troubles with speeders on Blount Street now
  - Exceed the tree requirements when we layout the new parking
  - Add parking along 20<sup>th</sup>

## 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

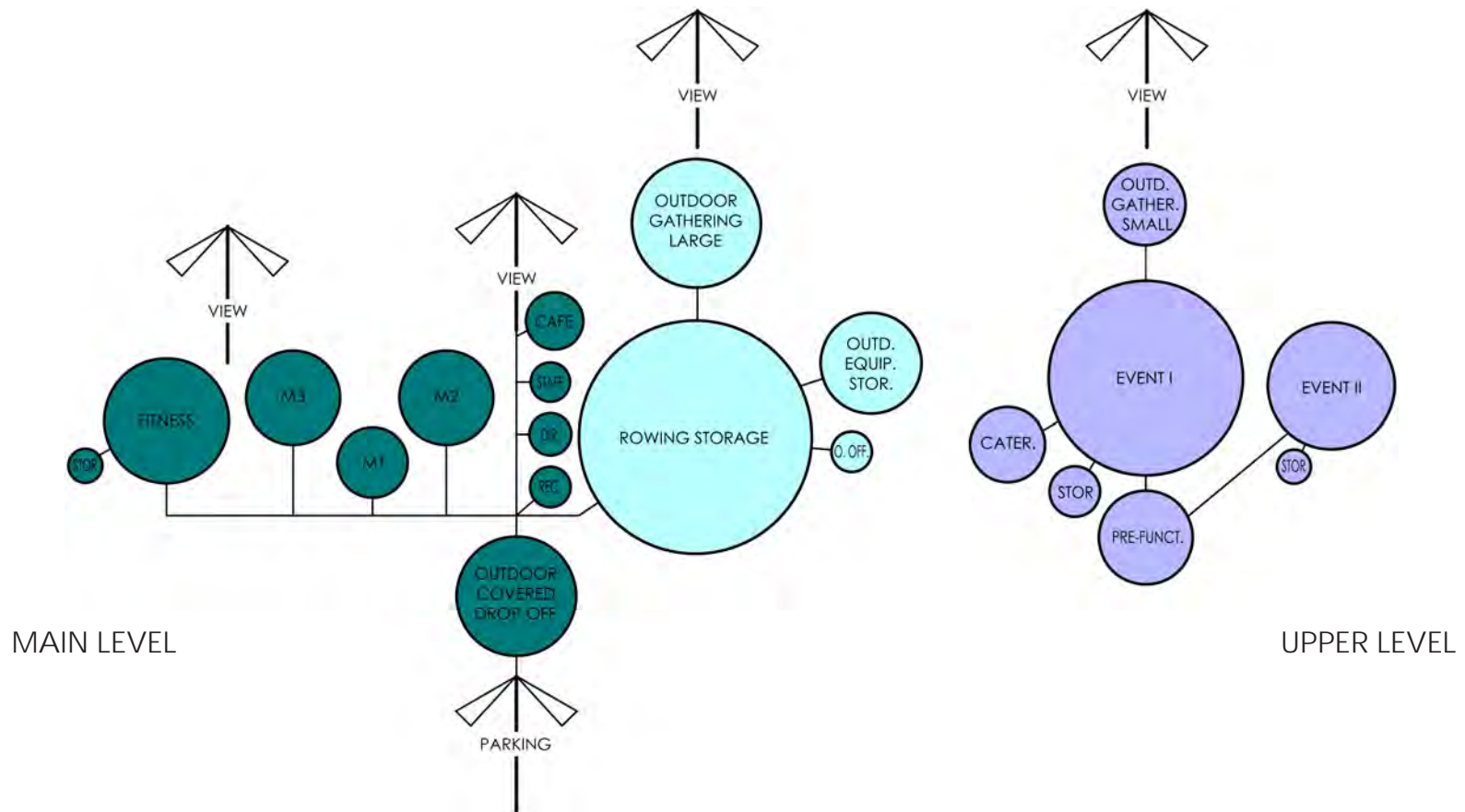
### Environmental

- 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

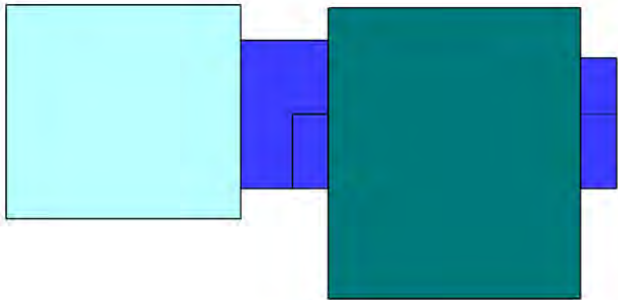


## DESIGN OPTION I:

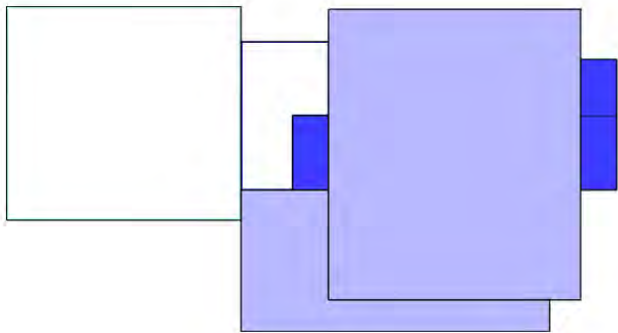
- BOAT STORAGE & COMMUNITY CENTER ELEMENTS AT GROUND LEVEL ABOVE FLOOD PLANE
- EVENT SPACES AT UPPER LEVEL

# STACKING STUDY

## TWO STORY OPTION

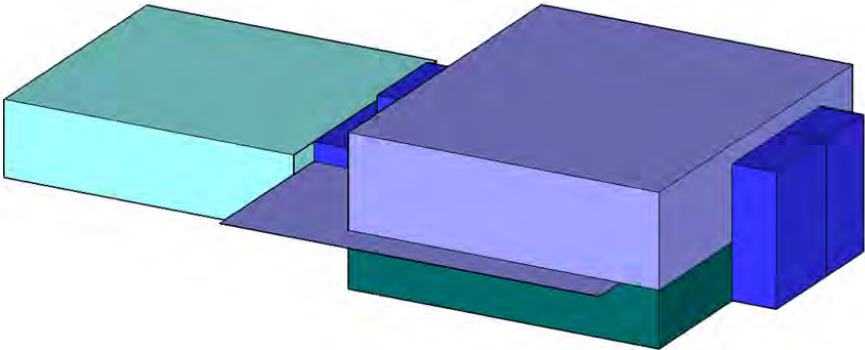


**LEVEL 1:** BOAT STORAGE, COMMUNITY PROGRAM, & ADMINISTRATION



**LEVEL 2:** EVENT & SUPPORT SPACES

-  EVENT SPACE
-  COMMUNITY / SHARED
-  CIRCULATION
-  OUTDOOR PROGRAM STORAGE

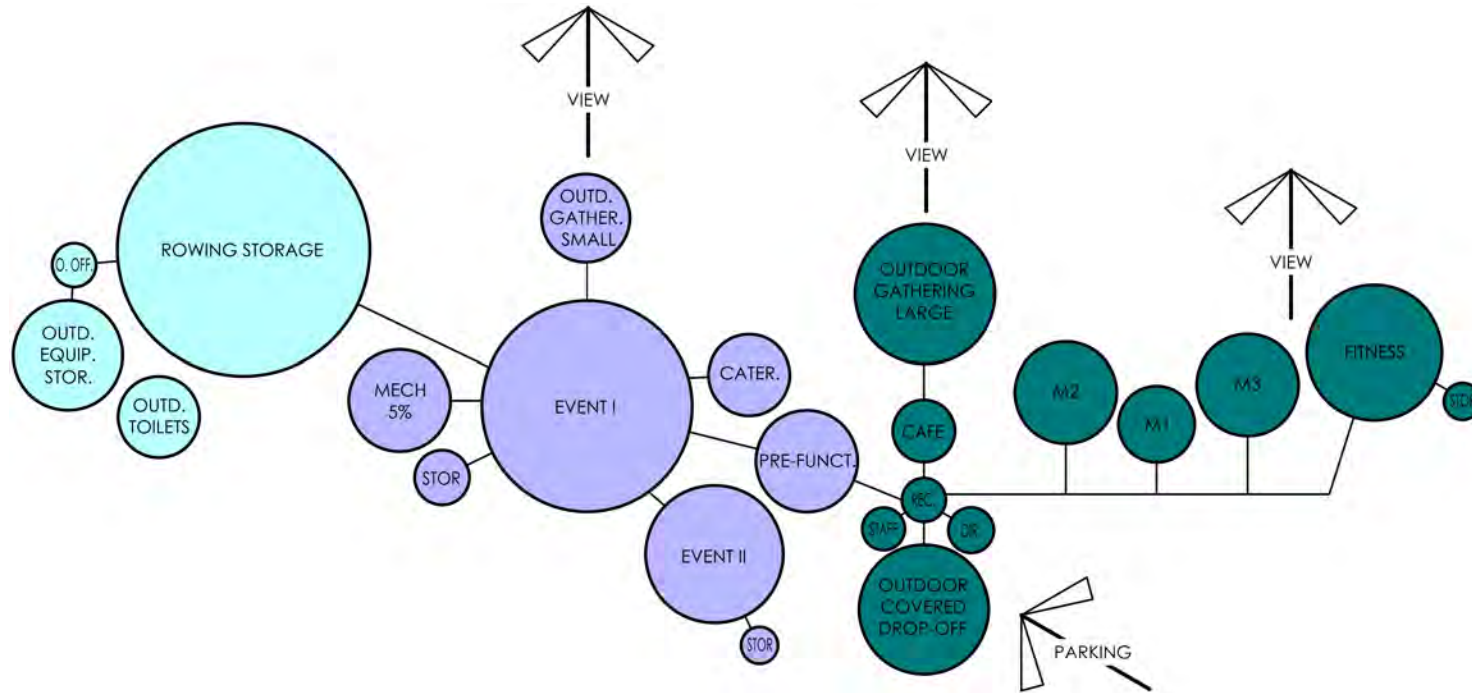


2-STORY EVENT OVER BOAT STORAGE  
STACKING STUDY



# ADJACENCY DIAGRAM

## ONE STORY OPTION

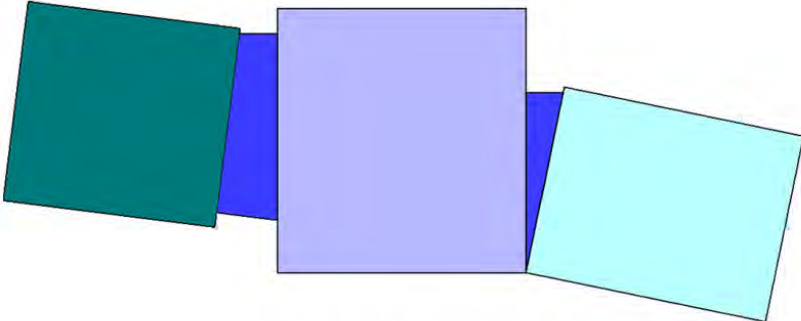


### DESIGN OPTION II:

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

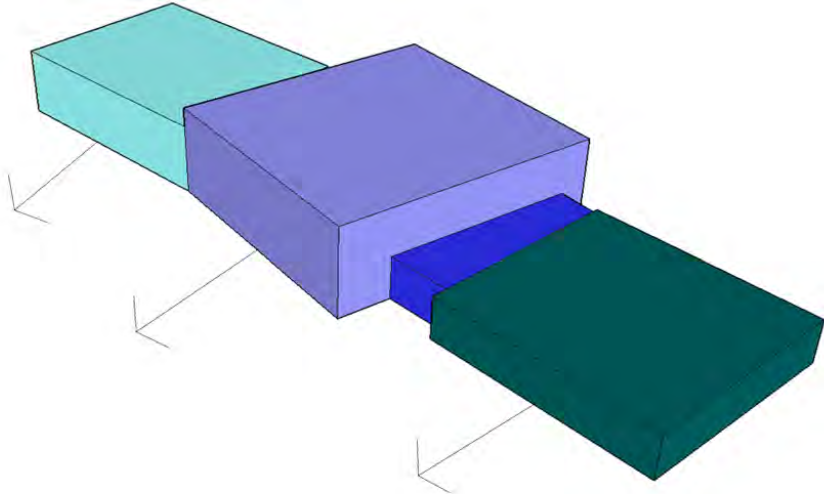
# STACKING STUDY

## 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 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

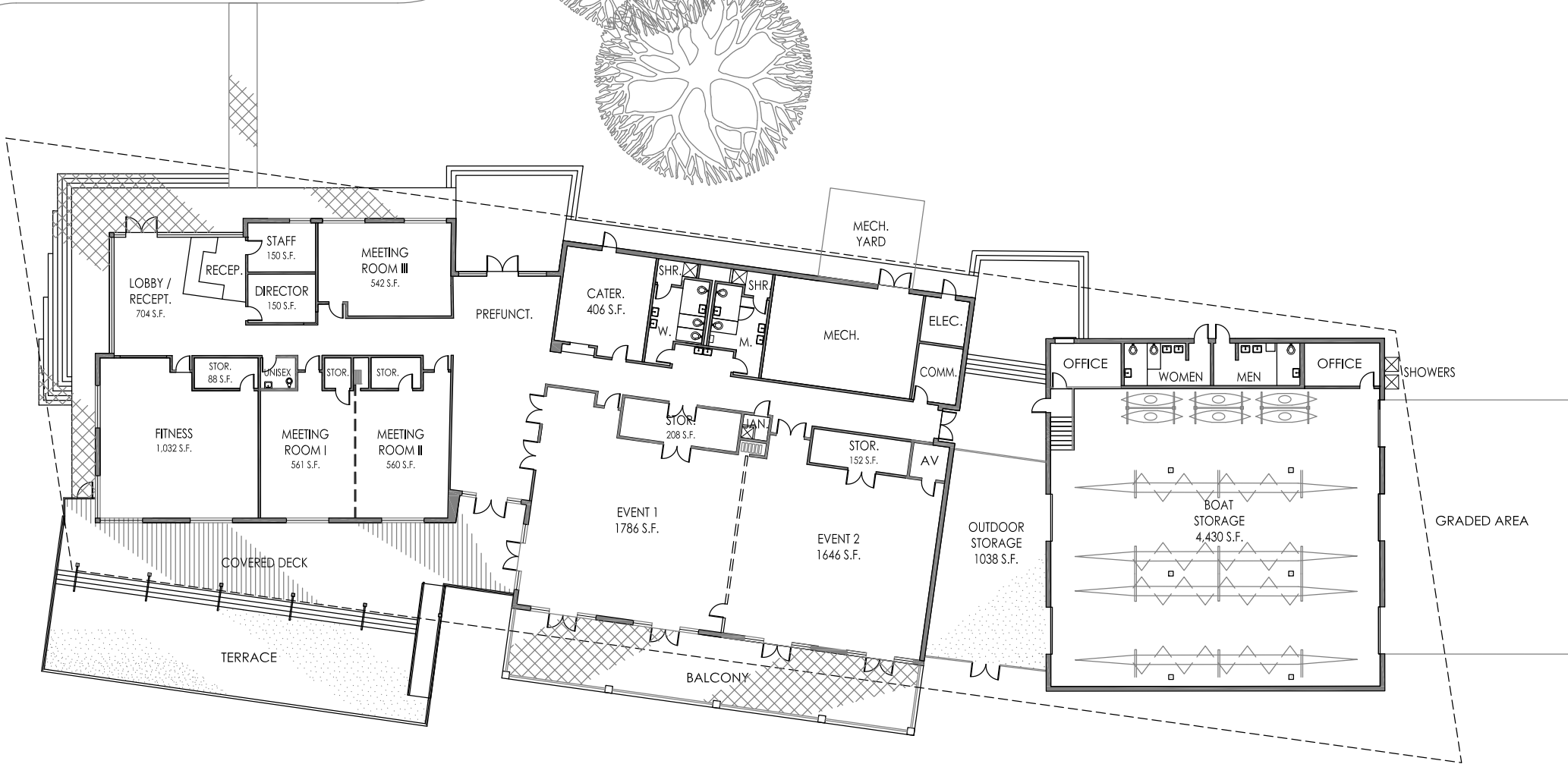
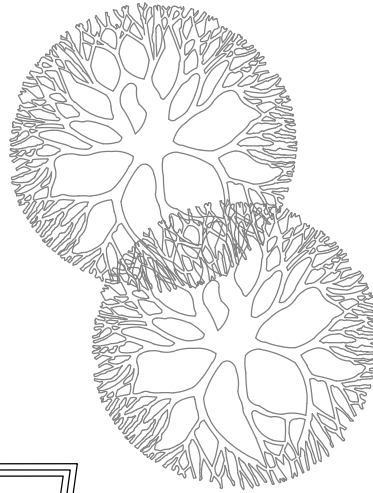
The landscape for the Bayview Community Center will be native and adapted low-maintenance plants, carefully chosen to be safe for children. The landscape will attempt to preserve or transplant existing trees for shade. The landscape will frame and complement the architecture, providing clear lines-of-sight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

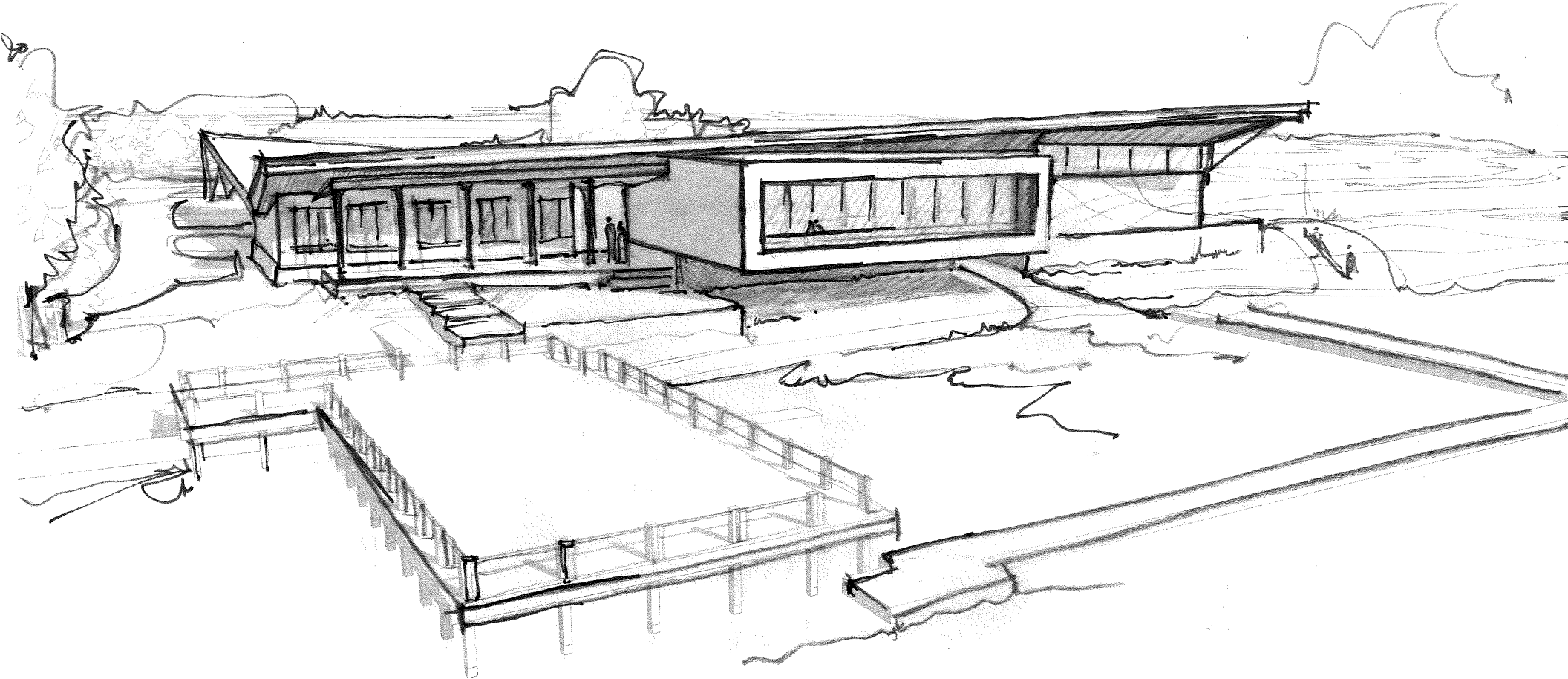


# FLOOR PLAN





ORIGINAL CONCEPT SKETCH





# SKETCH MODELS



# WORKING VIEWS



# WORKING VIEWS





# WORKING VIEWS





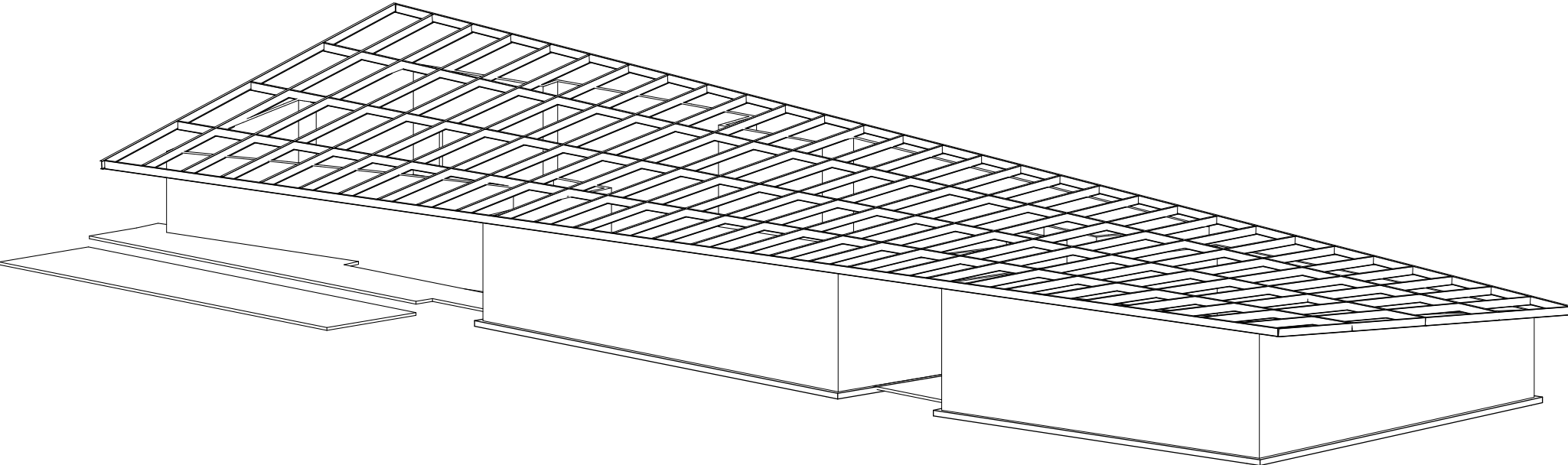
# WORKING VIEWS



# 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
<b>SUBTOTAL</b>	<b>\$7,207,586.00</b>
MISCELLANEOUS PROJECT COSTS	
Escalation to January 2018	\$576,606.88
Contingency	\$467,051.57
Sub-Total Project Costs	\$1,043,658.45
<b>GRAND TOTAL PROJECT BUDGET</b>	<b>\$8,251,244.45</b>

# SCHEDULE

<b>Task Name</b>	<b>Start Date</b>	<b>End Date</b>	<b>Duration</b>
<b>Design</b>	<b>02/08/17</b>	<b>02/17/18</b>	<b>375d</b>
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
<b>Permitting</b>	<b>10/26/17</b>	<b>03/19/18</b>	<b>145d</b>
NWFWM Permitting	10/26/17	01/23/18	90d
City of Pensacola Permitting	02/18/18	03/19/18	30d
<b>Construction</b>	<b>03/20/18</b>	<b>05/13/19</b>	<b>420d</b>
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



CALDWELL  
ASSOCIATES | ARCHITECTS