



CIVIC CENTER PARK REPORT AND RECOMMENDATIONS

PHASE I PLANNING

530 CRANDON BOULEVARD
KEY BISCAVNE, FLORIDA

APRIL 19, 2011

PREPARED FOR:



VILLAGE OF KEY BISCAINE

ACKNOWLEDGEMENTS:

VILLAGE COUNCIL

Franklin H. Caplan *Mayor*
Michael E. Kelly *Vice Mayor*
Michael W. Davey *Councilmember*
Enrique Garcia *Councilmember*
Robert Gusman *Councilmember*
Mayra P. Lindsay *Councilmember*
James Taintor *Councilmember*

VILLAGE ATTORNEY

Weiss, Serota, Helfman, Pastoriza, Cole & Boniske, P.A.

OFFICE OF THE VILLAGE CLERK

Conchita H. Alvarez, MMC

ADMINISTRATION

Genaro 'Chip' Iglesias *Village Manager*
Jud Kurlancheek, AICP *Building, Zoning & Planning Director*
Todd Hofferberth *Parks & Recreation Director*
Armando Nunez *Public Works Director*

PREPARED BY:

SAVINO MILLER DESIGN STUDIO, P.A.

Barry Miller *Principal-In-Charge/Landscape Architecture*
Adriana Savino *Principal/Urban Design & Architecture*
Courtney Jennings *Project Manager*

WITH:

COASTAL SYSTEMS INTERNATIONAL, INC.

Tim Blankenship *Civil Engineer*
Orestes Betancourt *Civil Engineer*

DOUGLAS WOOD & ASSOCIATES, INC.

Douglas Wood *Structural Engineer*
Robert Santiago *Structural Engineer*

JOHNSON, AVEDANO, LOPEZ, RODRIGUEZ & WALEWSKI ENGINEERING GROUP, INC.

Alex Lopez *MEP Engineer*

KENNETH DIDONATO, INC.

Ken Didonato *Irrigation Consultant*

TABLE OF CONTENTS

BACKGROUND.....04

HISTORICAL CONTEXT.....07

PROJECT HISTORY.....10

PROJECT ANALYSIS.....13

PRELIMINARY DESIGN.....16

SITE CONFIGURATIONS.....23

FINAL CONCEPTS.....29

OPINION OF COST.....34

BACKGROUND

INTRODUCTION

In August of 2010, Savino Miller Design Studio was selected by the Village of Key Biscayne to be the landscape architect - architect of record for a new passive public park at 530 Crandon Boulevard. The objective of this park/plaza project is to create a gateway to the existing Civic Center while meeting the Village's programmatic and aesthetic goals.

BACKGROUND

A thorough review of the Village of Key Biscayne's planning documents reveals the dedication and commitment that Village citizens have made to create a viable "Village in the Park" community. The Master Plan adopted in 1995 established early on the goal of creating a civic center and green space at the center of the Village, and the Village has been remarkably successful in building this center in a relatively short period of time. Some excerpts from the planning documents are instrumental in defining the principles behind this project.

- "Build Community Spirit and Unity" (20/20 Vision Plan)
- "In other words, the Village Center is a combination of the Village Hall, other public buildings (....), shops and restaurants all oriented around a Public Plaza" (Master Plan, 1995)

These two statements go hand-in-hand with the driving force behind this project: the community's desire for a place which fosters social interaction, to share civic experience and ideas, and to experience and create a real community "heart". It will be a public space in the truest sense of the word, open to all, day and night. It will reflect both the vibrancy of South Florida culture, as well as give people a place of tranquility, as only a "laid-back" island environment can do.

The Civic Center Park (CCP) represents one of the final pieces of the puzzle needed to complete this endeavor and accordingly becomes an important space which helps to define the Village experience itself. In 2009, a workshop took place to prepare alternative design approaches for the approximately half-acre space, based on community input and designated priorities. Four basic alternatives were eventually presented: two with an educational center structure and two without. All of the designs included an amphitheater space and passive open space, as the Village Green to the north was being used for much of the center's "active" recreation.

Ultimately, the design approach eventually recommended was to use the space primarily as a park, passive in nature, citing the community's need for urban open/green space. A diversity of uses was encouraged to provide recreational opportunities for young and old alike, such as board games (chess, dominos, etc.), a stage venue for programmed events, shaded walking paths and lawns and possibly a multi-use court or skate park.

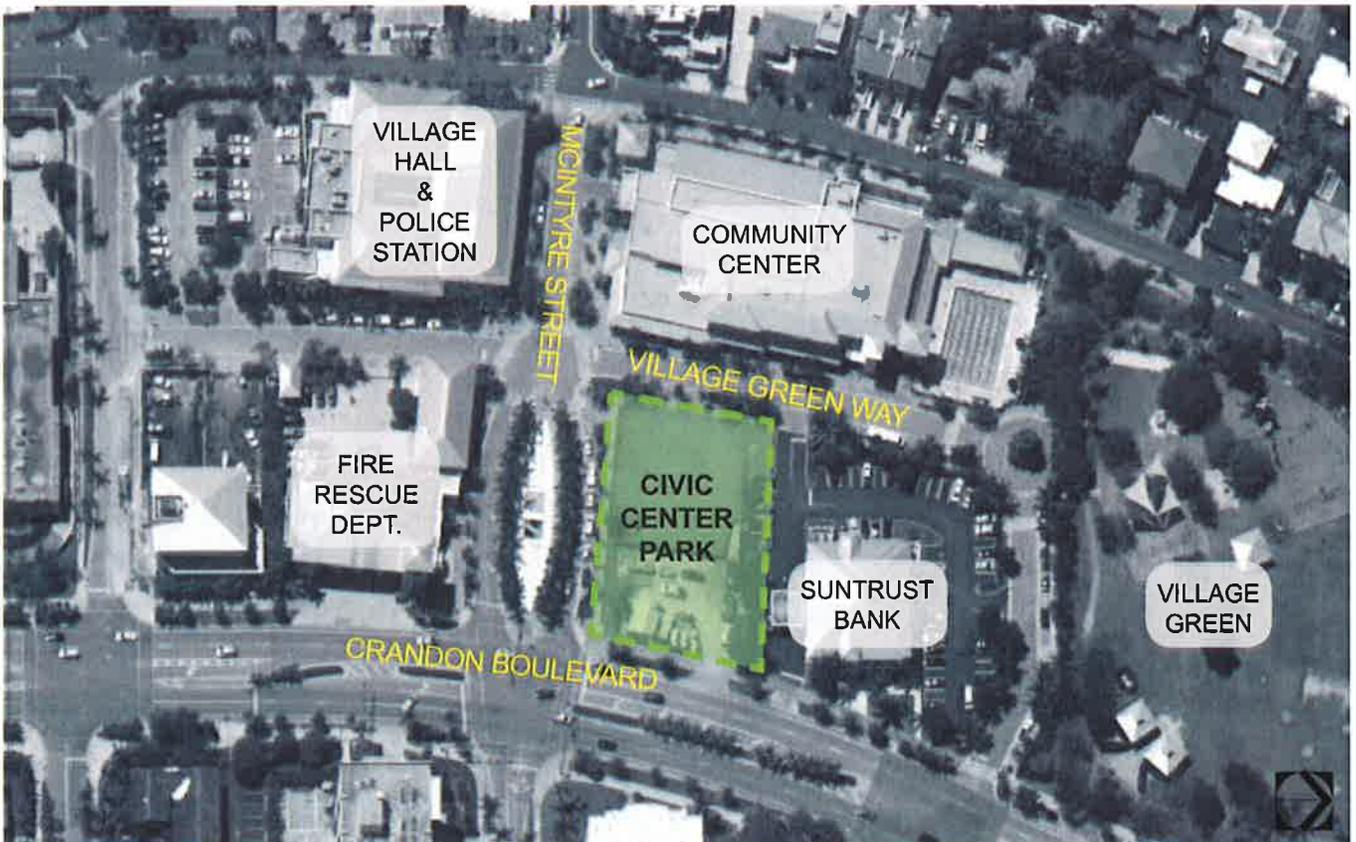
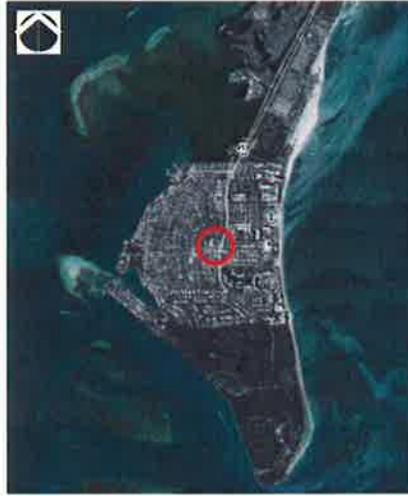
One of the CCP workshop design recommendations to be further explored is the idea of eliminating Village Green Way, which bisects the Village Green, the proposed CCP and existing Community Center. This design recommendation both increases pedestrian safety while creating a seamless integration between civic buildings and open space.

The CCP's master plan must be responsive to, and instructive of, present and future issues of ecological sustainability. The design will incorporate a systems approach in integrating the park's infrastructural needs with long-term goals, such as reducing power demand/carbon footprint, water conservation, stormwater runoff mitigation and waste recycling.

Naturally there is a special interest in creating a park which reflects the incredibly rich biodiversity found in South Florida, but also creates a sense of place, giving the user a keen awareness of Key Biscayne's island ecology.

LOCATION

The Civic Center Park site is a 22,797 square foot parcel in the heart of Key Biscayne's Civic Center just south of Village Green. This parcel was most recently utilized as a public works and storage yard. It is bound on the south by McIntyre Street which includes an existing "plaza" space and water feature designed by Sarah Morris and by the Fire Rescue Department. The north boundary is defined by the private property of Suntrust Bank. To the west is Village Green Way and the Community Center and to the east lies Crandon Park Boulevard and midrise residential buildings.



HISTORICAL CONTEXT

The history of Key Biscayne begins with the arrival of the Tequestas who built elevated stilted fishing and whaling communities. At that time, Key Biscayne's landscape was comprised of dunes, hammocks and wetlands. Upon the arrival of Ponce de Leon in 1513, the land was claimed by Spain and named Santa Marta. By the mid 1700s, it was traded to England and plantations were encouraged to form, however the land was traded back to Spain rather quickly.

During the early 20th century, much of Key Biscayne was developed as a coconut plantation. According to historical records, it was the largest in the continental United States at that time. In addition to coconut farming, turtling and fishing communities were also established. Since that time, the area "became a favorite landing and gathering place of the elite of the winter colony" (Blank, Joan Gill, 1995).

In 1940, the request for a causeway to connect Key Biscayne to Miami was made by the Matheson family. The family donated 800 plus acres of land to Miami Dade County to form Crandon Park with the agreement that they would build a causeway to the island. Once the Rickenbacker Causeway opened in 1947, Key Biscayne began being developed into a large scale residential community (Wikipedia, 2011). Throughout the years, the island has maintained its appeal as a tropical destination known for its tranquil, laid-back, island lifestyle.

DEMOGRAPHICS

According to the 2000 Census, Key Biscayne's population is approximately 11,000 people. The largest racial groups found in the area are White Non-Hispanic (48%) and Hispanic or Latino (50%). There are 4,259 households of which 32% are non-families. The population under the age of 18 is 24% and 15% are over the age of 65 with the median age being 40 (Wikipedia, 2011).



Coconut Plantation 1926



Turtling 1920s



Royal Palm Drive 1926



Beachline 1928



Crandon Boulevard 1940

PROJECT HISTORY

PUBLIC WORKSHOP

In February of 2009, the Village of Key Biscayne in conjunction with the IBI Group held a public workshop to gather input from residents regarding the development of 530 Crandon Boulevard. From this workshop, several schematic designs were created incorporating public interests and comments. The site plans below illustrate these possibilities.



Passive Park/Green Space
Amphitheater
Multipurpose Building



Passive Park/Green Space
Amphitheater
Multipurpose Court
Small Gazebo



Passive Park/Green Space
Amphitheater
Multipurpose Building
Multipurpose Court
Pedestrian Village Green Way



Passive Park/Green Space
Amphitheater
Small Gazebo
Pedestrian Village Green Way

PROGRAM RECOMMENDATIONS

In conclusion to the public workshops and focus group meetings for 530 Crandon Boulevard, the following programmatic elements were established:

- Passive park
- Space for both seniors and children
- Gaming tables (chess, dominos, etc.)
- Performance stage/area
- Seating
- Shaded areas/walking paths
- Lawn and green space
- Sound barrier from Crandon Blvd. traffic

The closure of Village Green Way (VGW) was also noted as an issue to be addressed in conjunction with the new park. The current relationship between VGW and the Community Center entrance presents numerous safety concerns for residents. Closing VGW to vehicular traffic would not only address these concerns but also add to the needed green space requirement.

PROJECT ANALYSIS

GOALS

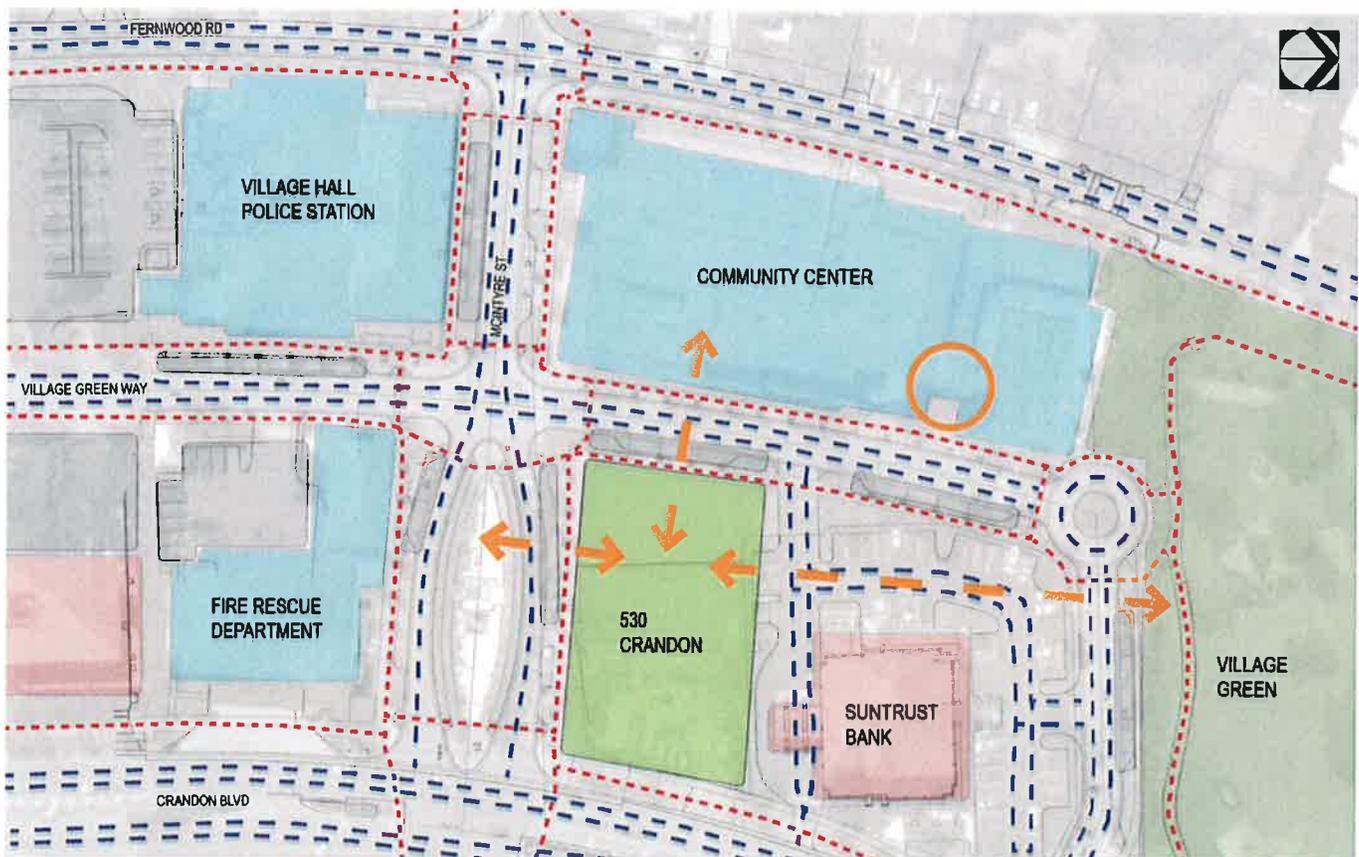
Based on the results of the 2009 workshops in conjunction with the goals expressed by the RFQ, the following is a summary description of the new Civic Center Park project.

- Complete the last piece of the Civic Center, which is comprised of the Village Hall, Community Center, Police Station and Fire Rescue Department, with a civic park tying all activities together.
- Create a 'gateway' into the Civic Center.
- Add 'green' space in accordance to the needs of the comprehensive plan for the Village of Key Biscayne.
- Provide a recreational gathering space with the character of a vibrant passive park for different age groups that represents and harmonizes with the surrounding environment of Key Biscayne.

EXISTING SITE ISSUES

We identified the following site issues:

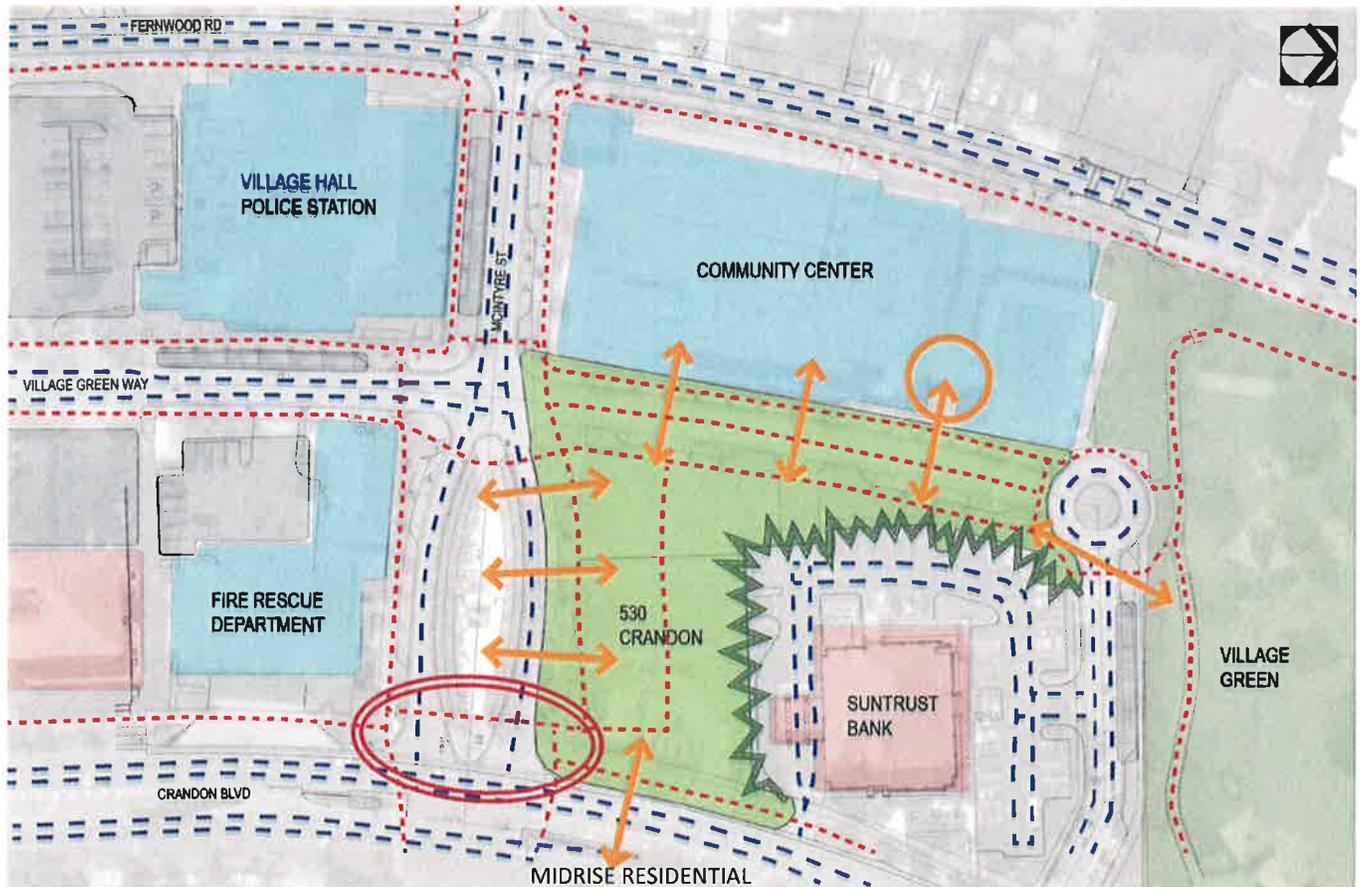
- Gateway location
- Connections, or lack of, to adjacent uses
- Users and program
- Vehicle and pedestrian circulation and parking
- Site character



- PEDESTRIAN
- VEHICULAR
- BIASECTED CONNECTIONS

SITE OPPORTUNITIES

- Accent gateway/civic presence with bold design statement
- Expand pedestrian space
- Link buildings/activities to park/plaza
- Potentially close McIntyre Street for special events
- Create pedestrian promenade on Village Green Way
- Increase green space
- Establish diverse activities for both young and old
- Visually buffer bank building/parking



- PEDESTRIAN
- VEHICULAR
- CONNECTIONS
- GATEWAY
- BUFFER

PRELIMINARY DESIGN

DESIGN CONCEPT

Savino and Miller Design Studio developed the following conceptual design as a response to the Request for Qualifications for Civic Center Park - 530 Crandon Boulevard called by the Village of Key Biscayne. This response was further analyzed and refined once a budget was established. The design stems from the Village's RFQ expressed intent of building an innovative, sustainable and beautiful park. It will work first as a park and people place. Simple materials and ease of maintenance, as well as safety and security, have been paramount in guiding our design decisions.

The design concept for the CCP is a 'tropical island' with a laid-back environment. The intent is to reflect the island lifestyle with lots of water, casual movable seating, and trees and palms to provide shaded areas for relaxing. It is to become the Key Biscayne 'living room'. Conceived as a space for all age groups to gather and provide opportunities for different activities such as games, an interactive fountain for children, an informal concert, a coffee or ice cream vendor, etcetera, or other civic activities like the ending location for a parade. In essence, the water, coconut palms and tropical hammock trees represent the historical background of Key Biscayne as a barrier island and coconut plantation. Fish and turtle shell tiles as well as native rock are also incorporated into the design to be reminiscent of Key Biscayne's history.

The ceremonial entry will function as the park's gateway, visible from the east and west to attract visitors, while providing a checkpoint visible from the park building administrative office/vending area. This will be accomplished with the use of mature royal palms set in a double colonnade along McIntrye Street pulling users into and along the site.

As the park program includes night use, site lighting will be utilized throughout the park, with energy-use and economy driving the selection of light fixture/lamp types and quantities. Recent advances in solar and LED technology has made it possible to utilize LED in a variety of ways, from street lighting to walkway markers. Much of the ambient light in the half acre park will come from surrounding buildings and street lights, but it will be important to accent park features where desirable.

One possible site design strategy, as posited in the 2009 IBI Group report, worth exploring is the closing of Village Green Way, possibly replacing it with a pedestrian promenade. Spatially, this helps integrate the CCP with the community center, generating spatial synergy, improving pedestrian safety and activating the open space. Moreover, by further reducing impervious paving surface, stormwater runoff is reduced.



1. ENTRY/GATEWAY - DOUBLE COLONNADE OF ROYAL PALMS
2. ENTRANCE FOUNTAIN WITH SEATWALL
3. INFORMAL SEATING AREAS
4. MAIN WATER FEATURE
5. SEATWALL
6. DENSE PLANTING TO SCREEN BANK

7. SPLASH FOUNTAIN
8. CONCESSION/VENDOR CART
9. VILLAGE GREEN WAY - PEDESTRIAN PROMENADE
10. SKATE AREA
11. REMOVE CURB & ADD BOLLARDS
12. ADD PLANTING TO PROVIDE SHADE

PLANTING DESIGN

The Planting Design for the CCP will reflect the latest innovations to create a sustainable South Florida landscape. Our design starts with creativity and vision in the site planning process, which establishes the contextual lay of the land. Planting improvements will be designed with an emphasis on creating a sense of place, of being on a sub-tropical barrier island in South Florida. To encourage year round use, palms and trees will be sited to provide both shade and sun. Large, native canopy trees and palms will form the backbone of the design, through which the various program elements and walkways will weave.

In context, the planting palette will primarily consist of native/sub-tropical vegetation. Native groundcover and shrubs will be specified which minimize maintenance, water-consumption, pesticide and fertilization use. In fact, in some areas of the park, the plants will be designed to require temporary irrigation only for establishment and during droughts if necessary.

State of the art irrigation design will be specified for the singular purpose of conserving water. It will incorporate the latest technology in climate and water-sensing technology, such as "Smart Controllers", which program water needs according to a region's climate. Plants and irrigation will be zoned according to seasonal/water requirements, allowing maximum flexibility in water consumption. For example, the entry/arrival area and sod areas may be specified with plants which are zoned for higher water consumption rates, while other more natural park areas may be zoned to turn off the water completely for most of the year. Other methods are also available to effectively conserve water and other resources, i.e. the use of slow-emitting/low-trajectory heads, alternative use of ground-plane materials such as gravels and native drought-tolerant plants as well as mulching.

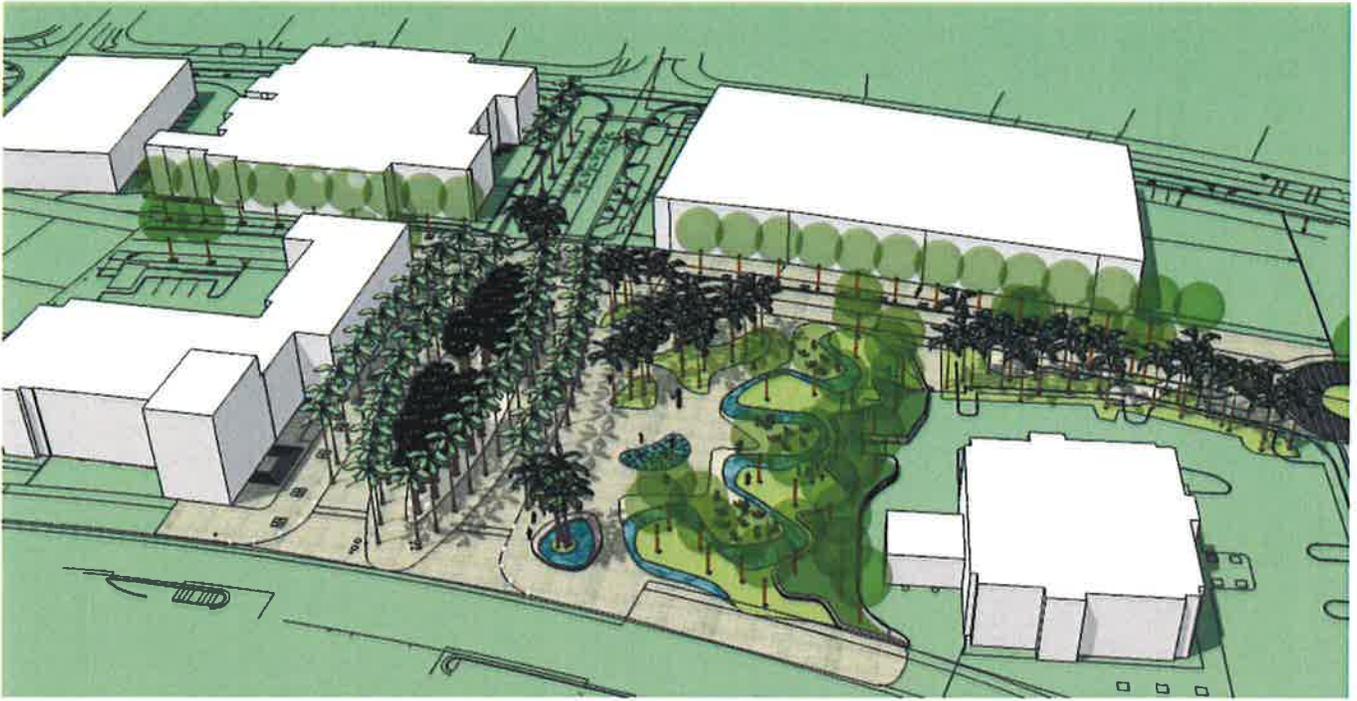
Similarly, native South Florida plants will be used exclusively in the design palette. In order to further minimize maintenance, large-leafed plants and grasses will be selected to reduce pruning requirements.

MAINTENANCE

If successful, the people of the neighborhood will take pride in this place and help to keep it clean and safe. The maintenance of civic open spaces are increasingly becoming a function of private-public partnerships. With a prominent private entity, SunTrust Bank, adjacent to the CCP and with obvious benefits to its clients, this should be carefully considered to help mitigate these long-term costs.

SITE FURNISHINGS & SIGNAGE

In the spirit of sustainability, the intention is to use materials and furnishings which are locally available or manufactured. All materials will be prioritized according to their cradle-to-cradle value, in terms of pre and post recycling content and potential. Simplicity, ease of maintenance and parts/element replacement will all be key factors in the design and selection of materials and park components.



BIRD'S EYE VIEW



PERSPECTIVE FROM ENTRY



SEATING AREAS





WATER FEATURES

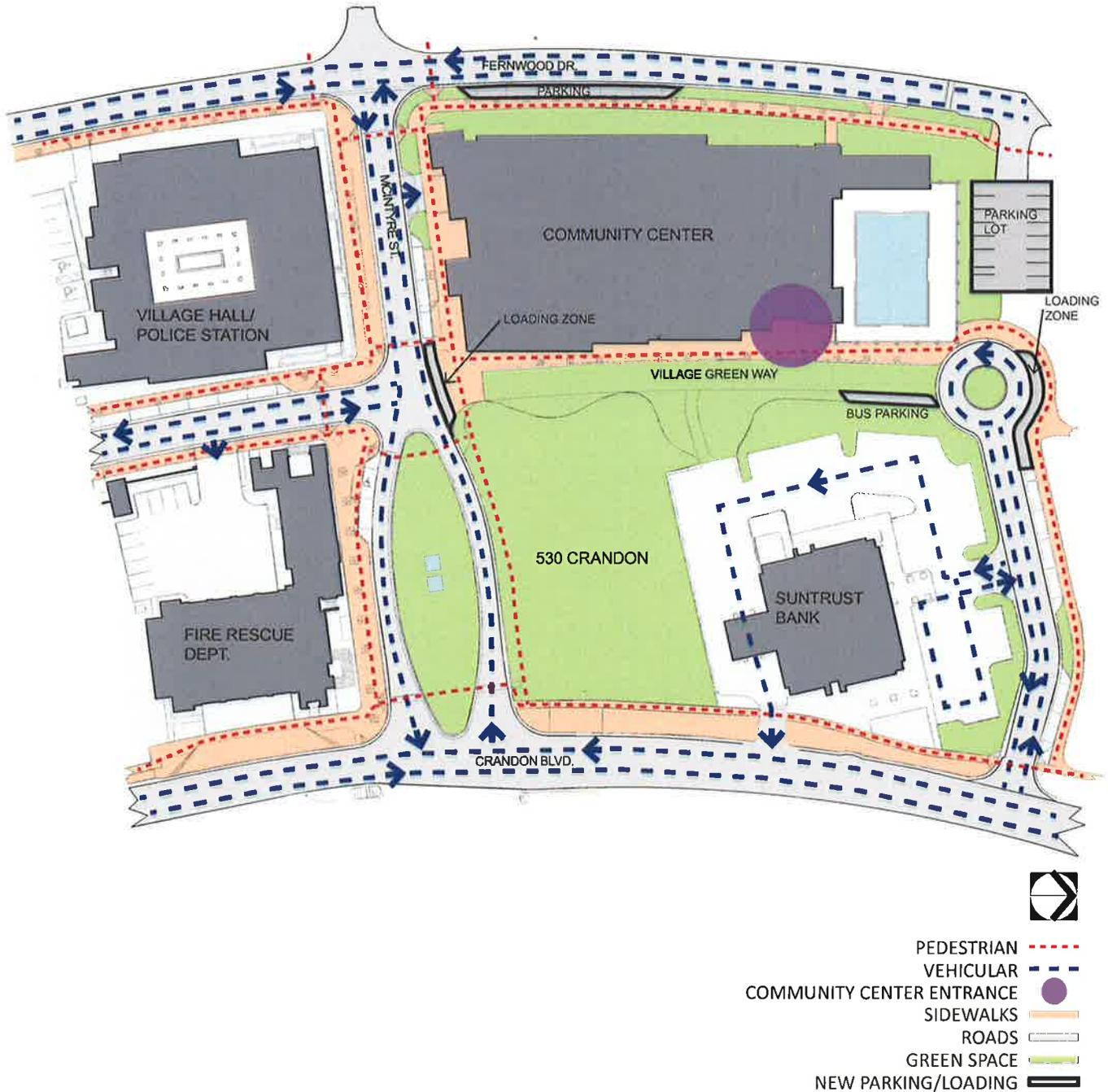


SITE CONFIGURATIONS

Five different traffic configurations were created and analyzed to find the most effective way to alleviate safety issues at the community center drop-off as well as integrate the CCP with the surrounding community buildings and amenities.

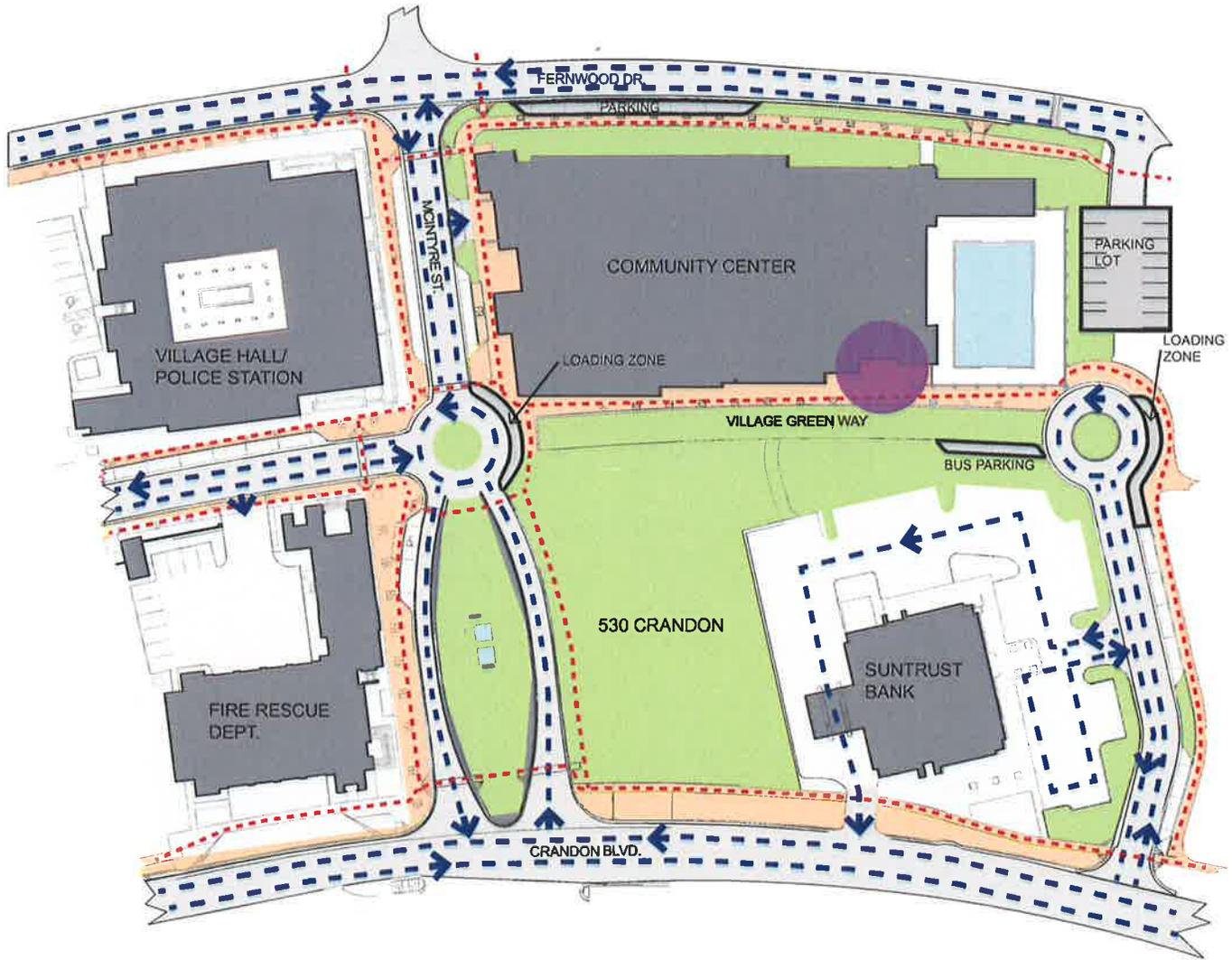
ALTERNATE VILLAGE GREEN WAY DESIGN 1

Close VGW to vehicular traffic and add loading zones on north and south ends.



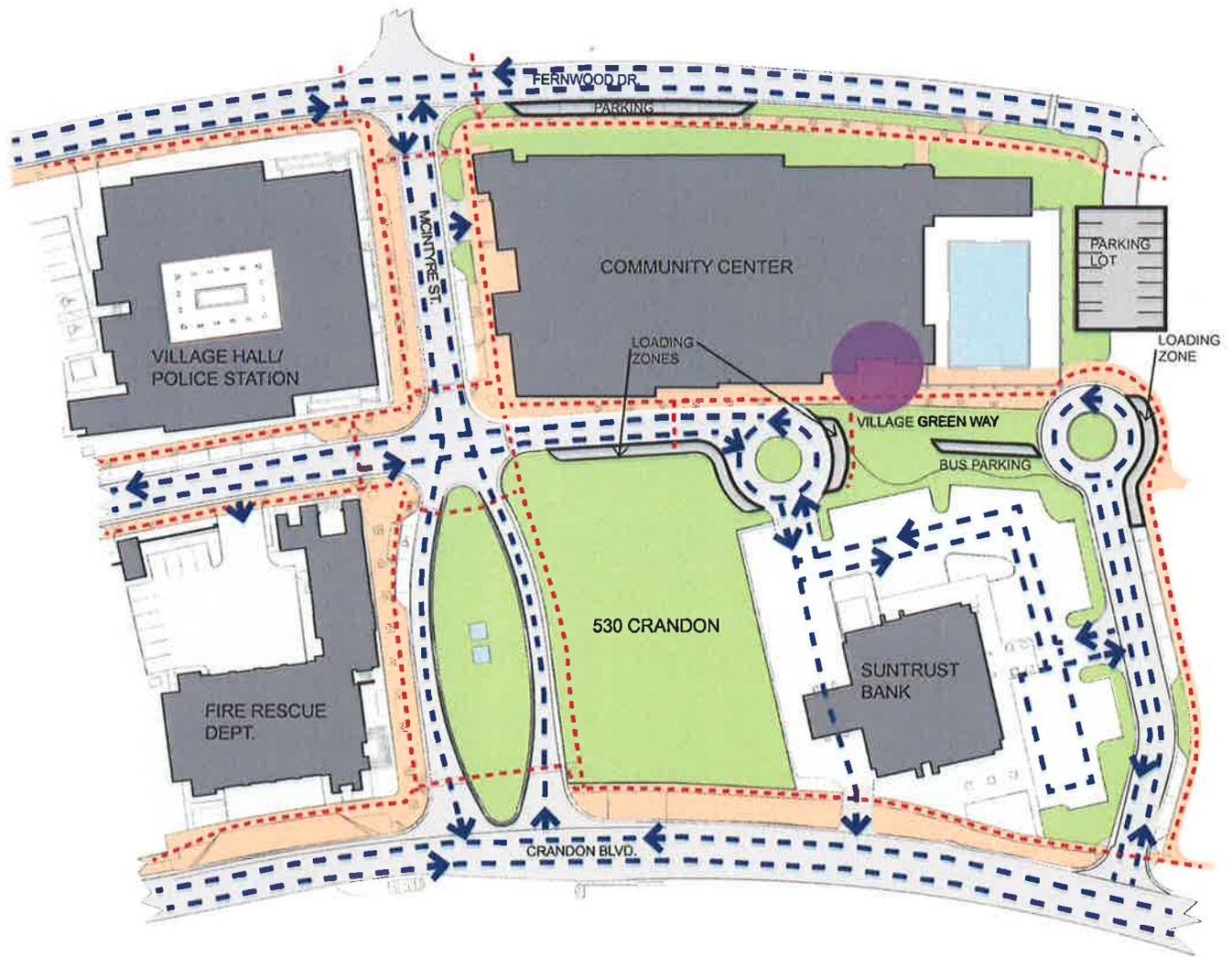
ALTERNATE VILLAGE GREEN WAY DESIGN 2

Close VGW to vehicular traffic, add roundabout at intersection with McIntyre and add loading zones on north and south ends of VGW.



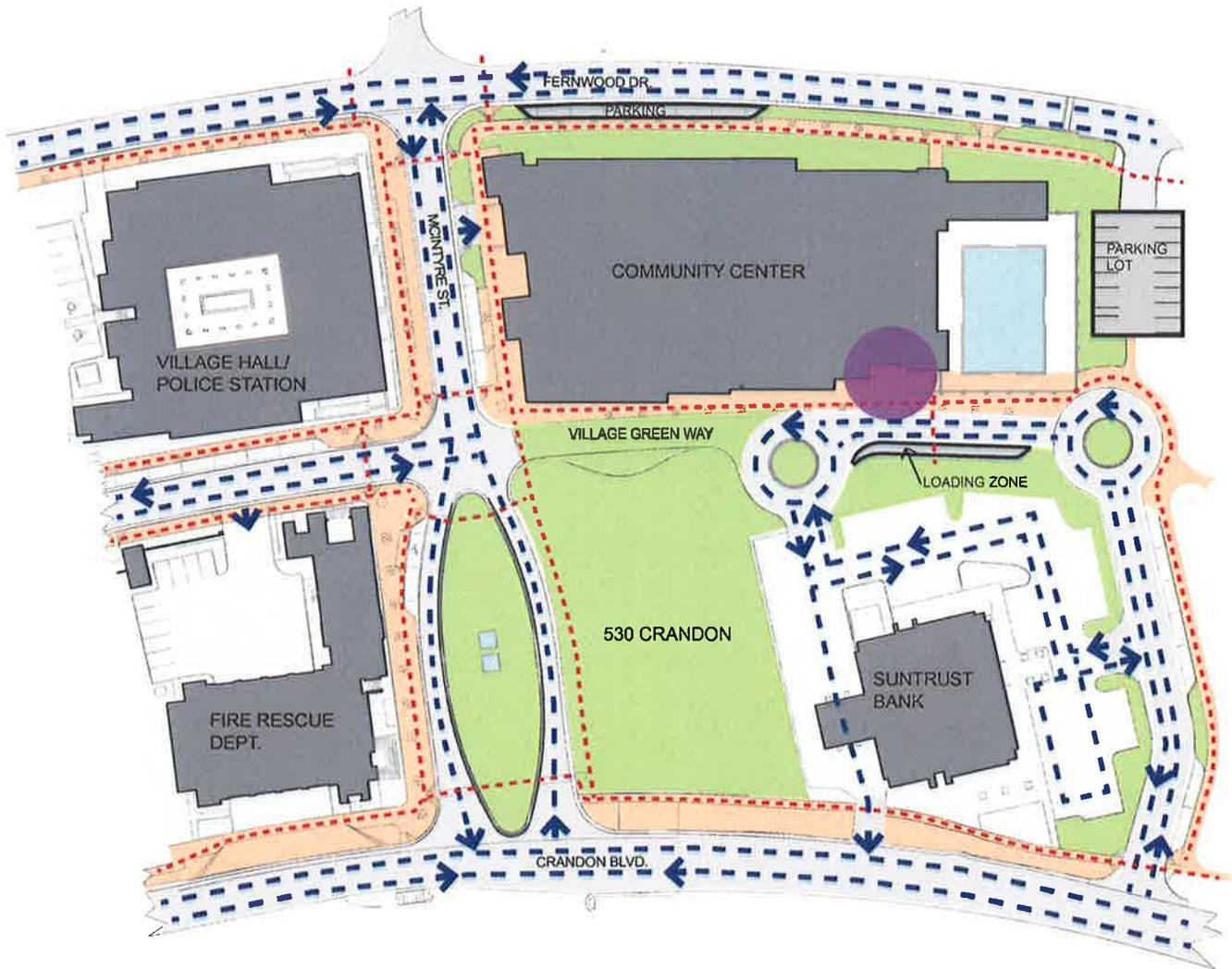
ALTERNATE VILLAGE GREEN WAY DESIGN 3

Partially close VGW to vehicular traffic in front of community center entrance and add loading zone to existing roundabout at north end. Add additional roundabout on VGW for bank access with loading zones for drop off.



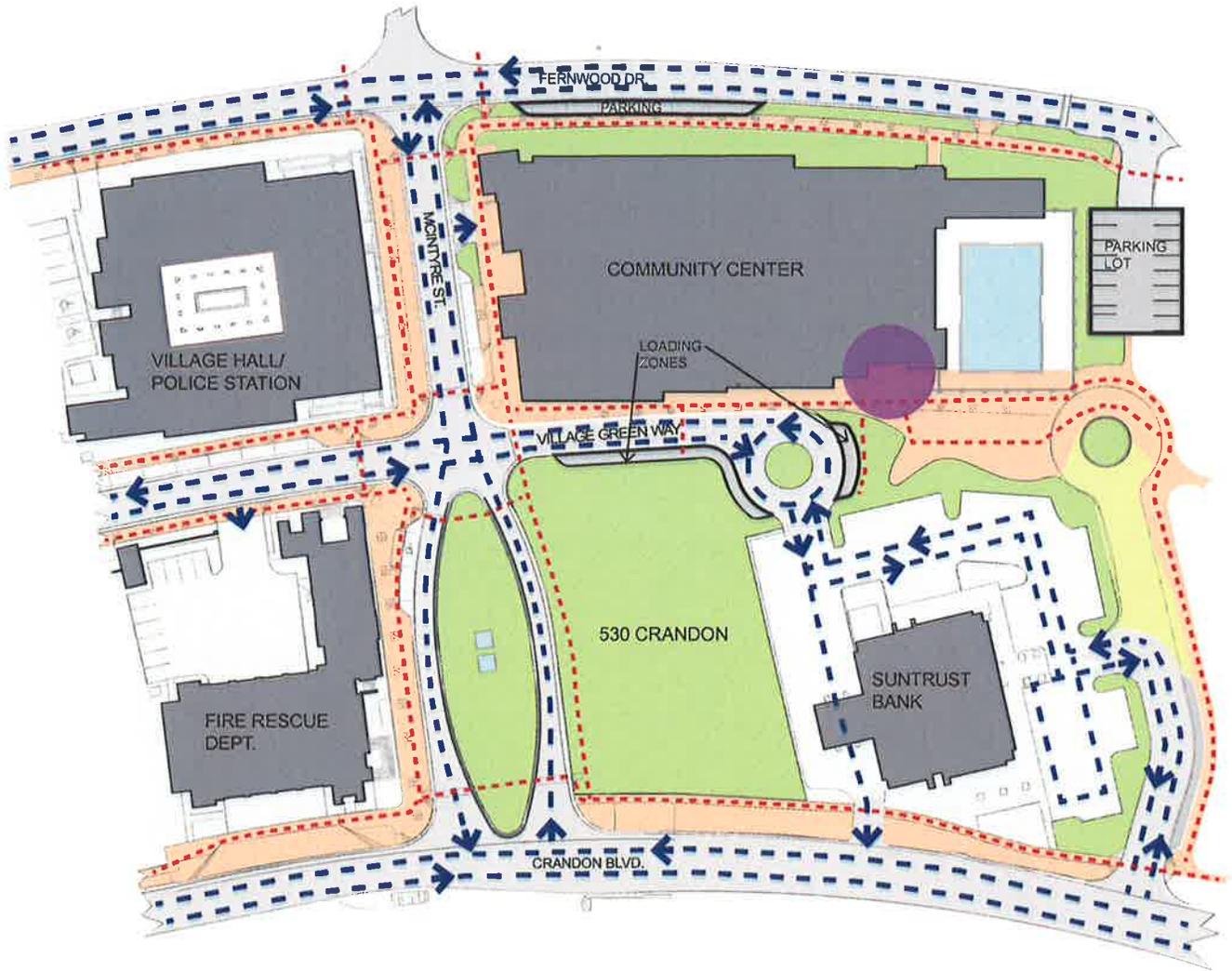
ALTERNATE VILLAGE GREEN WAY DESIGN 4

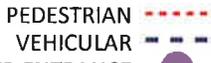
Partially close VGW to vehicular traffic in front of community center entrance and add loading zone to existing roundabout at north end. Add additional roundabout on VGW for bank access with loading zones for drop off.



ALTERNATE VILLAGE GREEN WAY DESIGN 5

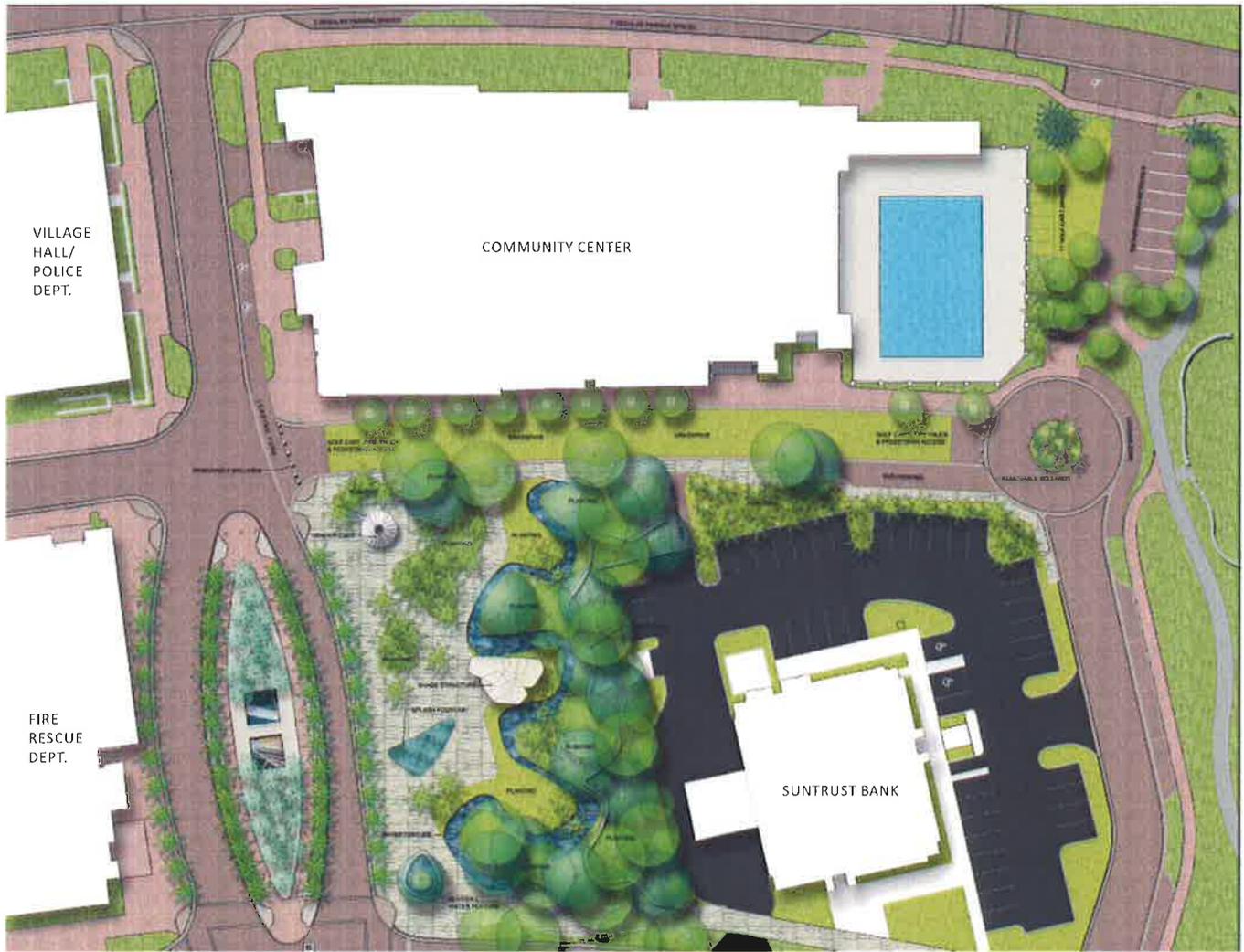
Partially close VGW to vehicular traffic in front of community center entrance and eliminate roundabout at north end. Add new roundabout on VGW for bank access with loading zones for drop off.



-  PEDESTRIAN
-  VEHICULAR
-  COMMUNITY CENTER ENTRANCE
-  SIDEWALKS
-  ROADS
-  GREEN SPACE
-  NEW PARKING/LOADING

FINAL CONCEPTS

Once the five traffic configurations were presented and discussed to the planning, public works and parks departments, the three most viable were further developed to be presented to the village manager, mayor and council members. The following illustrates the three different concepts for integrating the CCP with the surrounding context while addressing traffic and parking space concerns.



SITE PLAN OPTION 1

- Closes VGW to vehicular traffic but allows for firetruck and golf cart access
- Establishes golf cart access to back of bank
- Turns VGW into a grasspaved pedestrian promenade
- Adds loading zones on both the north and south ends of VGW
- Adds parking spaces to the west of the community center and parking lot to the north to compensate for the parking removed from VGW and McIntyre Street



**CIVIC CENTER PARK
SITE PLAN OPTION 1**

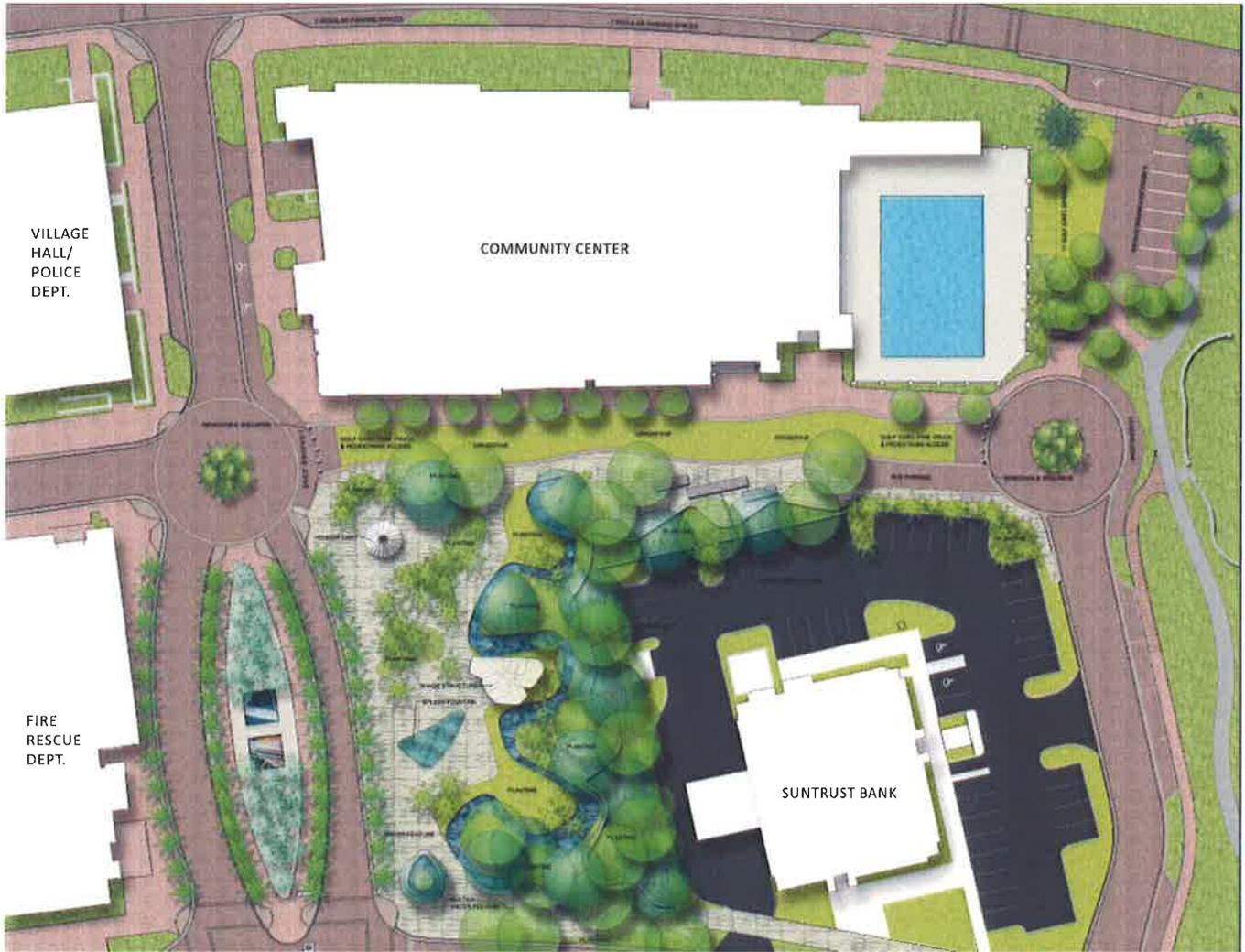
PARKING

Removed:	Added:
7 McIntyre	9 Fernwood
3 VGW	8 Lot (regular)
TOTAL - 10	11 Lot (golf cart)
	TOTAL - 28

GREENSPACE

TOTAL - 23,413 SF

The Village has granted the owner of the Suntrust Bank property an easement for Village Green Way from McIntyre Street to Crandon Boulevard. This grant was part of the purchase agreement between the Village and Suntrust Bank. Modifications to Village Green Way must be negotiated with the property owner of Suntrust Bank.



SITE PLAN OPTION 2

- Closes VGW to vehicular traffic but allows for firetruck and golf cart access
- Adds a roundabout at intersection of VGW and McIntyre, allowing easy drop off and pick up from the community center and providing traffic calming
- Redesigns the curbs of VGW to mimic the aesthetic of the CCP
- Turns VGW into a grasspaved pedestrian promenade
- Adds loading zones on both the north and south ends of VGW
- Adds parking spaces to the west of the community center and a parking lot to the north to compensate for the spaces removed from VGW and McIntyre Street



**CIVIC CENTER PARK
SITE PLAN OPTION 2**

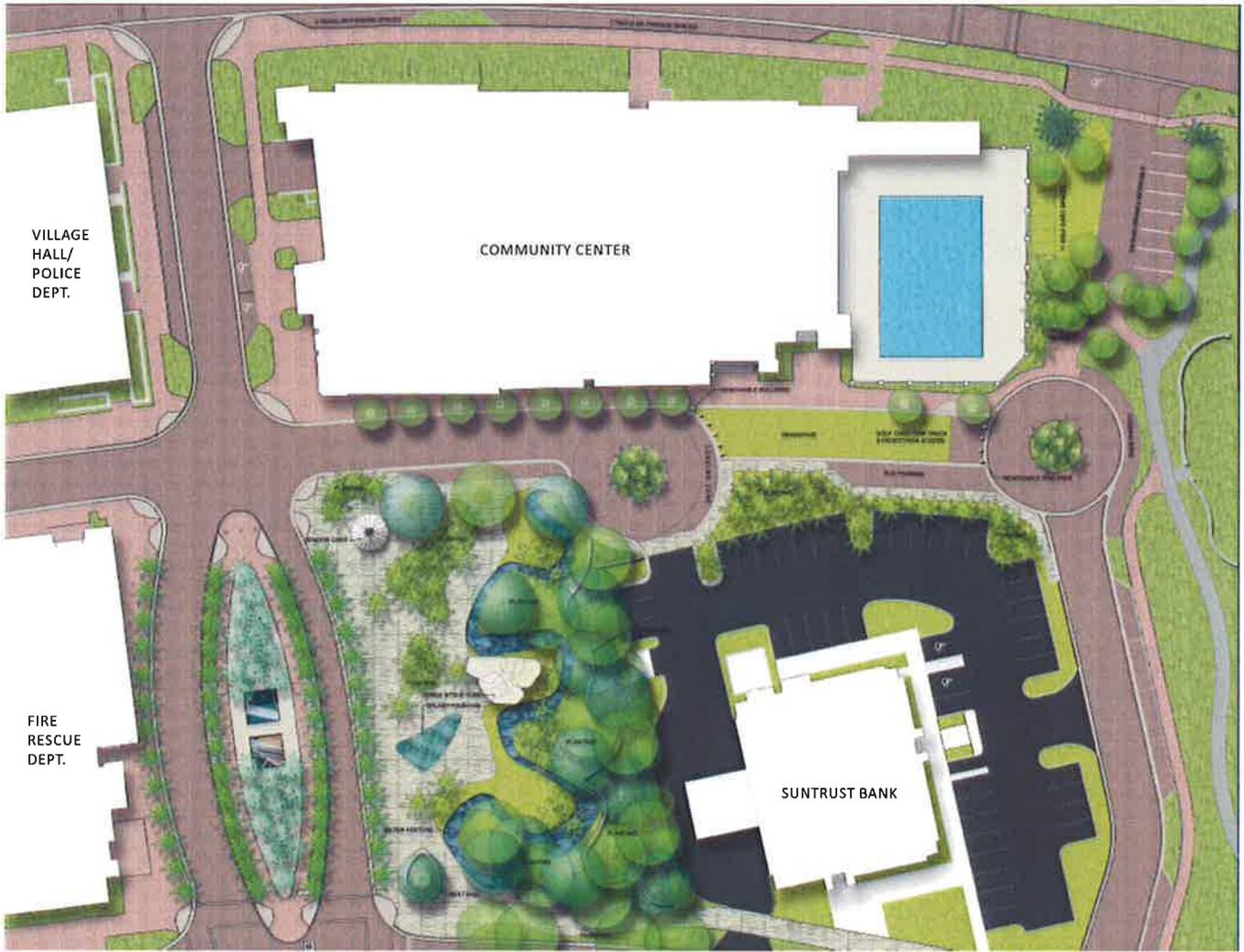
PARKING

Removed:	Added:
7 McIntyre	9 Fernwood
3 VGW	8 Lot (regular)
TOTAL - 10	11 Lot (golf cart)
	TOTAL - 28

GREENSPACE

TOTAL - 22,800 SF

The Village has granted the owner of the Suntrust Bank property an easement for Village Green Way from McIntyre Street to Crandon Boulevard. This grant was part of the purchase agreement between the Village and Suntrust Bank. Modifications to Village Green Way must be negotiated with the property owner of Suntrust Bank.



SITE PLAN OPTION 3

- Closes half of VGW to vehicular traffic
- Adds a roundabout in the middle of VGW to maintain access to the bank
- Turns a portion of VGW in front of the community center to a grasspaved pedestrian promenade
- Adds loading zones on both the north end of VGW as well as at the new roundabout
- Adds parking spaces to the west of the community center and a parking lot to the north to compensate for the spaces removed from VGW and McIntyre Street



**CIVIC CENTER PARK
SITE PLAN OPTION 3**

PARKING

Removed:	Added:
7 McIntyre	9 Fernwood
	8 Lot (regular)
TOTAL - 7	11 Lot (golf cart)
	TOTAL - 28

GREENSPACE

TOTAL - 17,680 SF

The Village has granted the owner of the Suntrust Bank property an easement for Village Green Way from McIntyre Street to Crandon Boulevard. This grant was part of the purchase agreement between the Village and Suntrust Bank. Modifications to Village Green Way must be negotiated with the property owner of Suntrust Bank.



A-A



B-B

SECTION

Illustrates the CCP as viewed from Crandon Boulevard, showing the royal palm colonnade entrance, the shade canopy throughout the side and the elevation changes to screen the bank building from the rest of the park.

SITE PLAN RECOMMENDATION

Savino Miller Design Studio recommends that the Village move forward with Site Plan Option 2 for the following reasons:

- Addresses and resolves safety issues with Community Center entrance and Village Green Way traffic
- Enhances pedestrian access along west side of Village Green Way that is currently narrow and becomes congested
- Generates an aesthetic language throughout the park from the Community Center and Village Green
- Increases GREEN SPACE significantly, as desired by the Key Biscayne Comprehensive Plan
- Establishes a vista and axis between McIntyre Street and Village Green by mirroring the roundabout, which also serves as a traffic calming device for the new loading area
- Creates a designated skate area where youth currently enjoy skating, yet buffers it from the rest of the park
- Adds an additional seven vehicular parking spaces and eleven golf cart parking spaces
- Establishes continuity and a park-like experience linking the new Civic Center Park with the existing Civic Center buildings and Village Green

OPINION OF COST

CIVIC CENTER PARK - OPINION OF COST

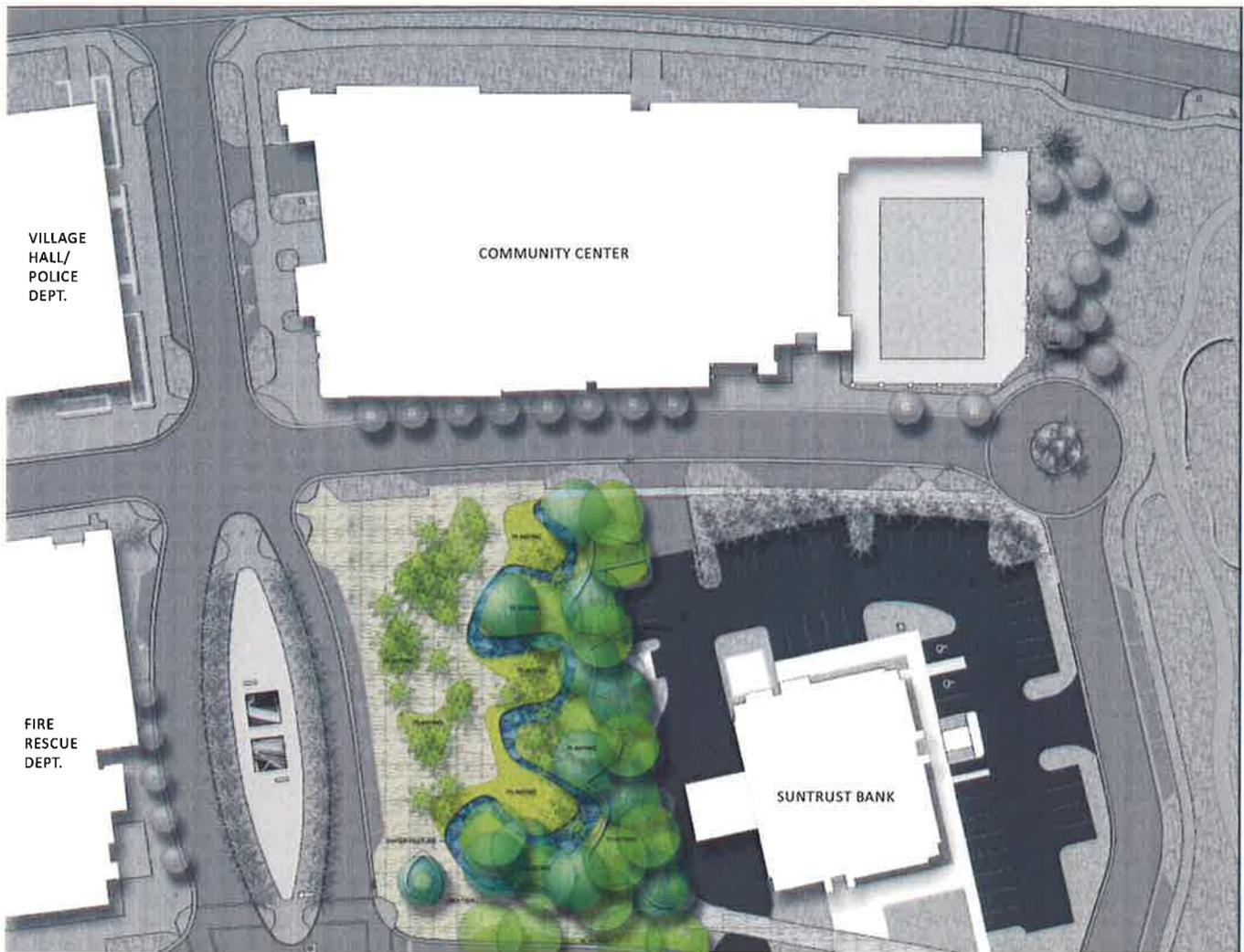
April 19, 2011

ITEM	UNIT COST	UNIT	QUANTITY	SUB-TOTAL			
BASELINE IMPROVEMENTS							
SITE WORK / DEMOLITION / CLEARING & GRUBBING	\$1	SF	23000	\$23,000			
SITE WORK - GRADING	\$2	SF	23000	\$46,000			
SOIL - PREPARATION	\$50	CY	200	\$10,000			
REMOVE 6" CONCRETE CURB	\$5	LF	482	\$2,410			
CRANDON BLVD. MODIFICATIONS	\$11,065	LS	1	\$11,065			
SITE DRAINAGE	\$28,500	LS	1	\$28,500			
PLANTING	\$6	SF	22,800	\$136,800			
TREES & PALMS	\$140,000	LS	1	\$140,000			
IRRIGATION	\$25,000	LS	1	\$25,000			
WALLS - RETAINING / SEATWALLS	\$175	LF	654	\$114,450			
"STREAM" FOUNTAIN & LIGHTING	\$300,000	LS	1	\$300,000			
PERIMETER CONCRETE CURBS	\$5	LF	1,931	\$9,655			
SPECIAL PAVEMENT - PAVER (INCLD. BEDDING SAND)	\$25	SY	1,847	\$46,172			
SITE LIGHTING	\$150,000	LS	1	\$150,000			
EXISTING LIGHT POLE RELOCATION	\$10,500	LS	1	\$10,500			
ELECTRICAL SELECTIVE DEMOLITION	\$6,500	LS	1	\$6,500			
ELECTRICAL UG UTILITIES	\$10,000	LS	1	\$10,000			
ELECTRICAL DISTRIBUTION	\$25,000	LS	1	\$20,000			
TREE RELOCATION	\$500	EA	4	\$2,000			
SITE FURNITURE	\$80,000	LS	1	\$80,000			
SUB-TOTAL				\$1,172,052			
CONTINGENCY			10%	\$117,205	SITE PLAN OPTION 1	SITE PLAN OPTION 2	SITE PLAN OPTION 3
TOTAL COST				\$1,289,257	●	●	●

ADDITIONAL ITEMS	COST	CONTINGENCY	SUB-TOTAL
FOUNTAIN OPTIONS			
"SPLASH" FOUNTAIN	\$150,000	10%	\$165,000
ENTRY FOUNTAIN & LIGHTING	\$80,000	10%	\$88,000
ADDITIONAL PARK OPTIONS			
SKATE SCULPTURE	\$10,000	10%	\$11,000
VENDOR CART	\$50,000	10%	\$55,000
SHADE STRUCTURE	\$25,000	10%	\$27,500
PLANTING MCINTYRE MEDIAN	\$20,000	10%	\$22,000
VILLAGE GREEN WAY MODIFICATIONS (INCLD. EAST SIDEWALK)			
AS SHOWN IN SITE PLAN OPTION 1	\$99,760	10%	\$109,736
AS SHOWN IN SITE PLAN OPTION 2	\$197,013	10%	\$216,714
AS SHOWN IN SITE PLAN OPTION 3	\$72,260	10%	\$79,486
BUS PARKING AND LOADING ZONE			
VGW BUS SPACE & NEW LOADING ZONE AT ROUNDABOUT	\$12,248	10%	\$13,473
MCINTYRE STREET SIDEWALK IMPROVEMENT			
	\$26,599	10%	\$29,259
MCINTYRE CUL-DE-SAC			
	\$14,592	10%	\$16,051
FERNWOOD DRIVE - 9 PARKING SPACES			
	\$11,796	10%	\$12,976
NEW VEHICULAR/GOLF CART LOT			
	\$89,157	10%	\$98,073

TOTAL COSTS \$1,910,274 \$2,044,303 \$1,880,024

*The Capital Improvement Plan (CIP) has reserved \$1.0M of improvements to Civic Center Park.



BASELINE IMPROVEMENTS

- Park design at 530 Crandon Boulevard
- Improvements include: stream water feature, seatwall and retaining wall, planting areas, special paving, site lighting and furniture
- Cost of baseline improvements = \$1,289,257