



V I L L A G E O F K E Y B I S C A Y N E

Office of the Village Manager

MEMORANDUM

Village Council
Mayra P. Lindsay, *Mayor*
Franklin H. Caplan, *Vice Mayor*
Luis F de La Cruz
Theodore Holloway
Michael E. Kelly
Edward London
James Taintor

DATE: January 27, 2015

TO: Honorable Mayor and Members of the Village Council

FROM: John C. Gilbert, Village Manager

Village Manager
John C. Gilbert

RE: Process for Community Center Renovations

RECOMMENDATION

It is recommended that the Village Council review the attached map of the proposed community center staging area modified from the plan presented on December 2, 2014. The site plan is a required element for inclusion in the Request for Proposals (RFP) for the community center second floor expansion.

In addition, please find a letter from the project engineers, McCarthy and Associates, Inc., stating their opinion regarding the tilt-up wall construction method proposed for this project.



Robert G. Currie
Partnership, Inc.
Architects, Planners &
Interior Designers
Robert G. Currie AIA
Jose M. Sowards AIA
Joseph N. Aquila AIA
134 N.E. 1st Avenue
Fort Lauderdale, Florida 33346
TEL: 954-778-1881
FAX: 954-778-2158
E-mail: RGC@RGCARCH.COM

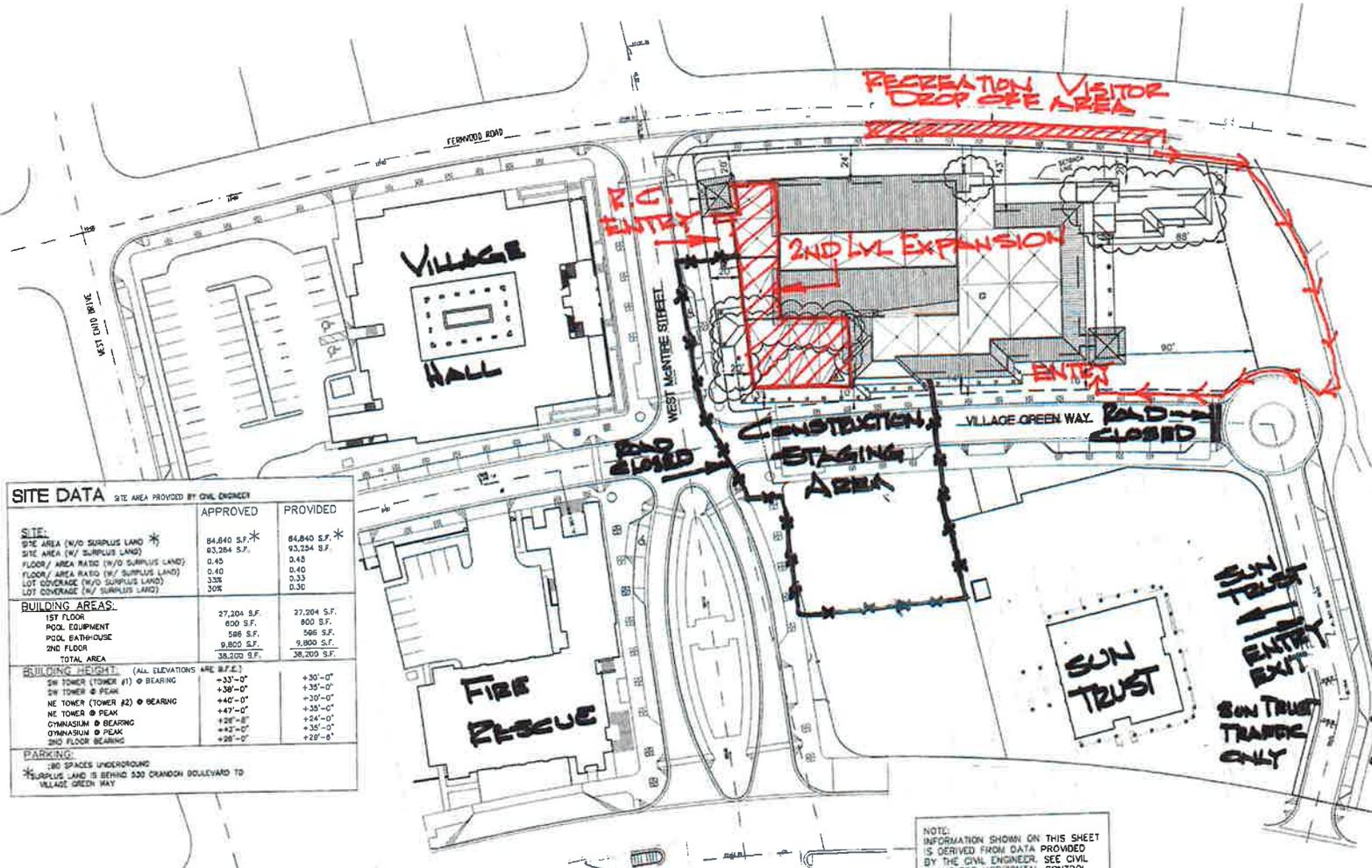
ISSUES FOR
RGS
PERMIT 10-22-02
CONSTRUCTION 03-14-03
SCA

PROJECT TITLE
VILLAGE OF
KEY BISCAYNE
RECREATION
CENTER
**VERTICAL
EXPANSION
LOGISTICS
PLAN**
VILLAGE of
KEY BISCAYNE
FLORIDA
CLIENT APPROVAL

- REVISIONS
- ▲ 01-21-03
 - ▲ 02-01-03
 - ▲ 02-21-03 PERMIT REVIEW
 - ▲ 03-24-03 CIVIL COMMENTS
 - ▲ 03-31-03 STAIRWAY CHANGE

FILE NUMBER
713101
DRAWING TITLE
OVERALL
CITY COMPLEX
SITE PLAN
CONSTRUCTION SET 03-14-03
DATE 10-22-02 OWNER BY
DES NUMBER 990713 DATE
DRAWING NUMBER

A1.01



SITE DATA SITE AREA PROVIDED BY CIVIL ENGINEER		
	APPROVED	PROVIDED
SITE:		
SITE AREA (W/O SURPLUS LAND) *	84,840 S.F.*	84,840 S.F.*
SITE AREA (W/ SURPLUS LAND)	93,284 S.F.	93,284 S.F.
FLOOR/ AREA RATIO (W/O SURPLUS LAND)	0.45	0.45
FLOOR/ AREA RATIO (W/ SURPLUS LAND)	0.40	0.40
LOT COVERAGE (W/O SURPLUS LAND)	33%	33%
LOT COVERAGE (W/ SURPLUS LAND)	30%	30%
BUILDING AREAS:		
1ST FLOOR	27,206 S.F.	27,204 S.F.
POOL EQUIPMENT	800 S.F.	800 S.F.
POOL BATHHOUSE	586 S.F.	586 S.F.
2ND FLOOR	9,800 S.F.	9,800 S.F.
TOTAL AREA	38,200 S.F.	38,200 S.F.
BUILDING HEIGHT (ALL ELEVATIONS ARE B.P.F.):		
SW TOWER (TOWER #1) @ BEARING	+33'-0"	+30'-0"
SW TOWER @ PEAK	+38'-0"	+35'-0"
NE TOWER (TOWER #2) @ BEARING	+40'-0"	+30'-0"
NE TOWER @ PEAK	+47'-0"	+35'-0"
GYMNASIUM @ BEARING	+28'-0"	+24'-0"
GYMNASIUM @ PEAK	+43'-0"	+35'-0"
2ND FLOOR BEARING	+28'-0"	+28'-0"
PARKING:		
180 SPACES UNDERGROUND		
*SURPLUS LAND IS BEHIND 530 CRANDON BOULEVARD TO VILLAGE GREEN WAY		

NOTE:
INFORMATION SHOWN ON THIS SHEET
IS DERIVED FROM DATA PROVIDED
BY THE CIVIL ENGINEER. SEE CIVIL
PLANS FOR HORIZONTAL CONTROL.

SITE PLAN ⊕ N
SCALE: 1"=30'
DATE: 29 JULY 2002

January 16, 2015

Mr. Paul Abbott
HPF Associates
13400 Running Water Road
Palm Beach Gardens, FL 33418

**Re: Key Biscayne Community Center
2nd Floor Addition
Key Biscayne, FL
McCarthy Project No.08172**

Dear Mr. Abbott:

The original building was designed by Currie Sowards Aguila Architects, Inc. and McCarthy and Associates, Inc. using reinforced concrete load-bearing tilt-up wall panels. This system has a proven track record of successful performance under hurricane force winds. The south portion of the building was designed initially as single story with provisions for a future second floor expansion. Those provisions include design and detailing for a future tilt-up wall structure. The primary reasons for using tilt-up wall panels are:

1. Tilt-up matches the design of the original building.
2. The second floor expansion was always planned to be tilt-up.
3. The aesthetic appearance of the new tilt-up walls can be blended seamlessly with the existing walls. Another type of wall system may draw unwanted attention to the addition.
4. Tilt-up has much more inherent strength than any other type of wall system.
5. Although there is limited space on the site for construction, the tilt-up panels can be easily poured on a casting bed and stacked within the site staging area.
6. Redesign with a new system could result in more disruptive construction activities and likely impact day-to-day site activities.

**Key Biscayne Community Center
2nd Floor Addition
Key Biscayne, FL
McCarthy Project No. 08172**

7. All bid and permit documents are ready, a permit had previously been issued, and a change in system now would result in total redesign and calculations.

In summary, we feel very strongly that tilt-up is the best wall system for the project.

Sincerely,
McCarthy and Associates, Inc.



E. Michael McCarthy, P.E.
President

Todd Hofferberth

From: Todd Hofferberth
Sent: Thursday, January 22, 2015 12:22 PM
To: COUNCIL
Subject: Community Center Expansion Meeting and Survey Stakeholder Meetings

Dear Mayor and Council Members,

Paul Abbott and I will be available in the Village Manager's conference room on Monday, January 26th, from 4:00 PM to 6:00 PM to discuss the proposed community center expansion site plan. You are invited to attend in person or via conference call. Also, we are scheduling the stake holder interviews for the Leisure Vision survey. Please let me know if I may schedule a meeting with you and Ron Vine from Leisure Vision on January 28th or 30th. I can also schedule a conference call, at your convenience, if a meeting is not feasible.

Thank you,
Todd
Office 305.365.8947
Cell 786.255.6771