PLANNING BOARD

MIAMI BEACH CONVENTION CENTER RENOVATION & EXPANSION

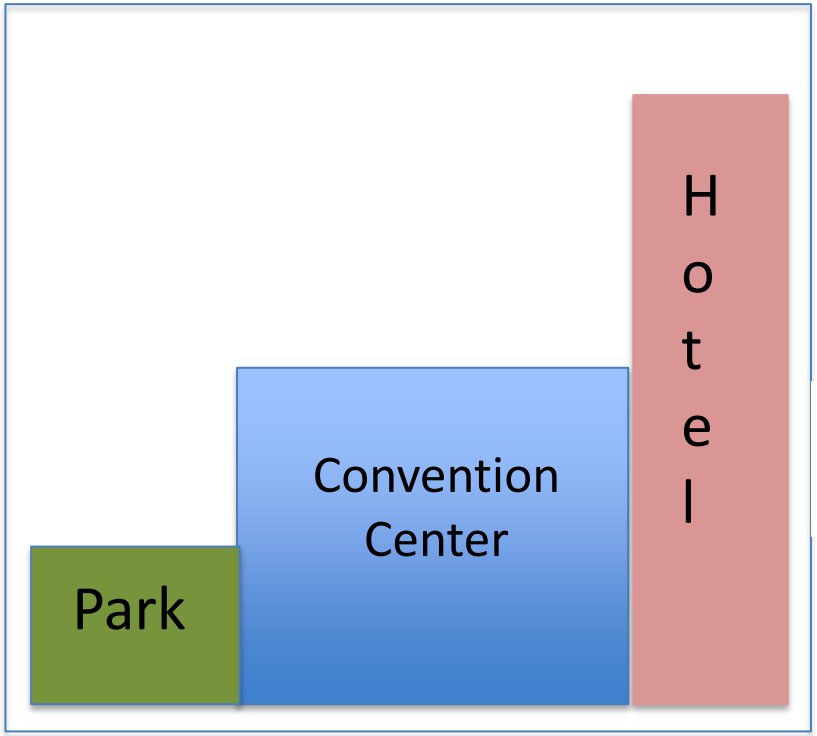
November 18, 2014

AGENDA

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

PROJECT EVOLUTION

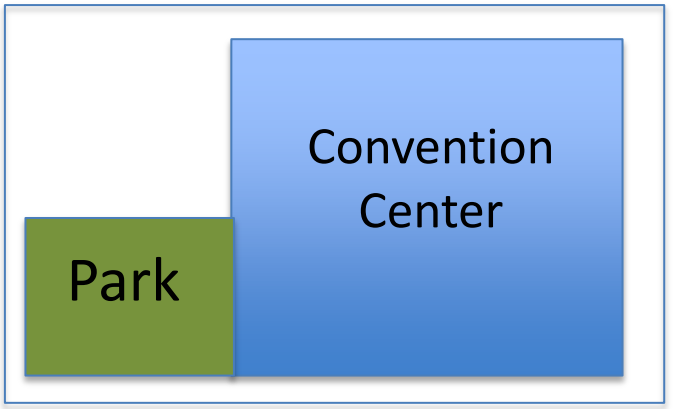
Fall 2013



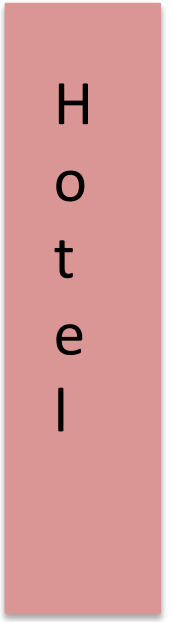
Hotel 60% Referendum Requirement

January 2014

Design-Builder



Step 1



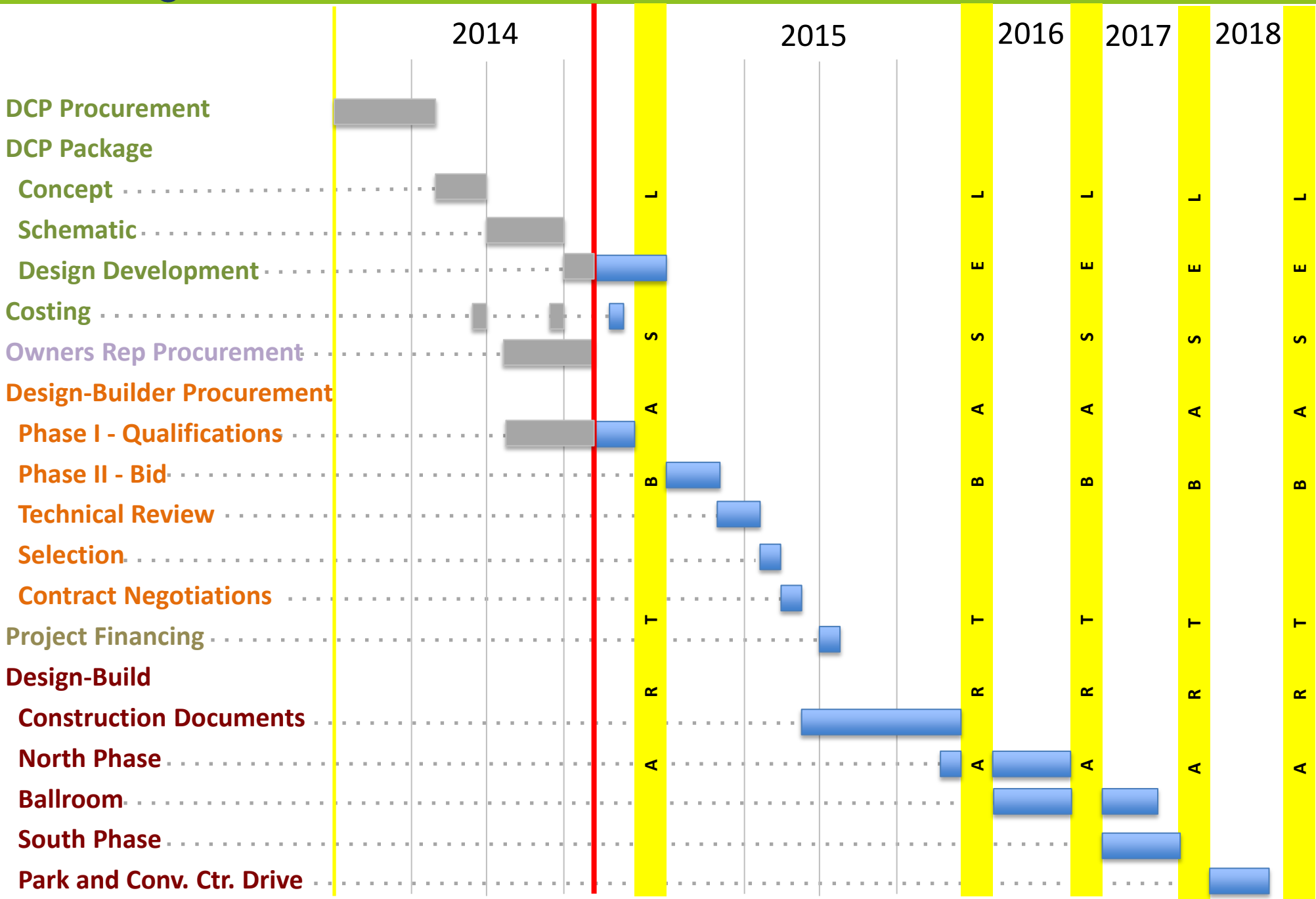
Hotel Developer Step 2

BUDGET

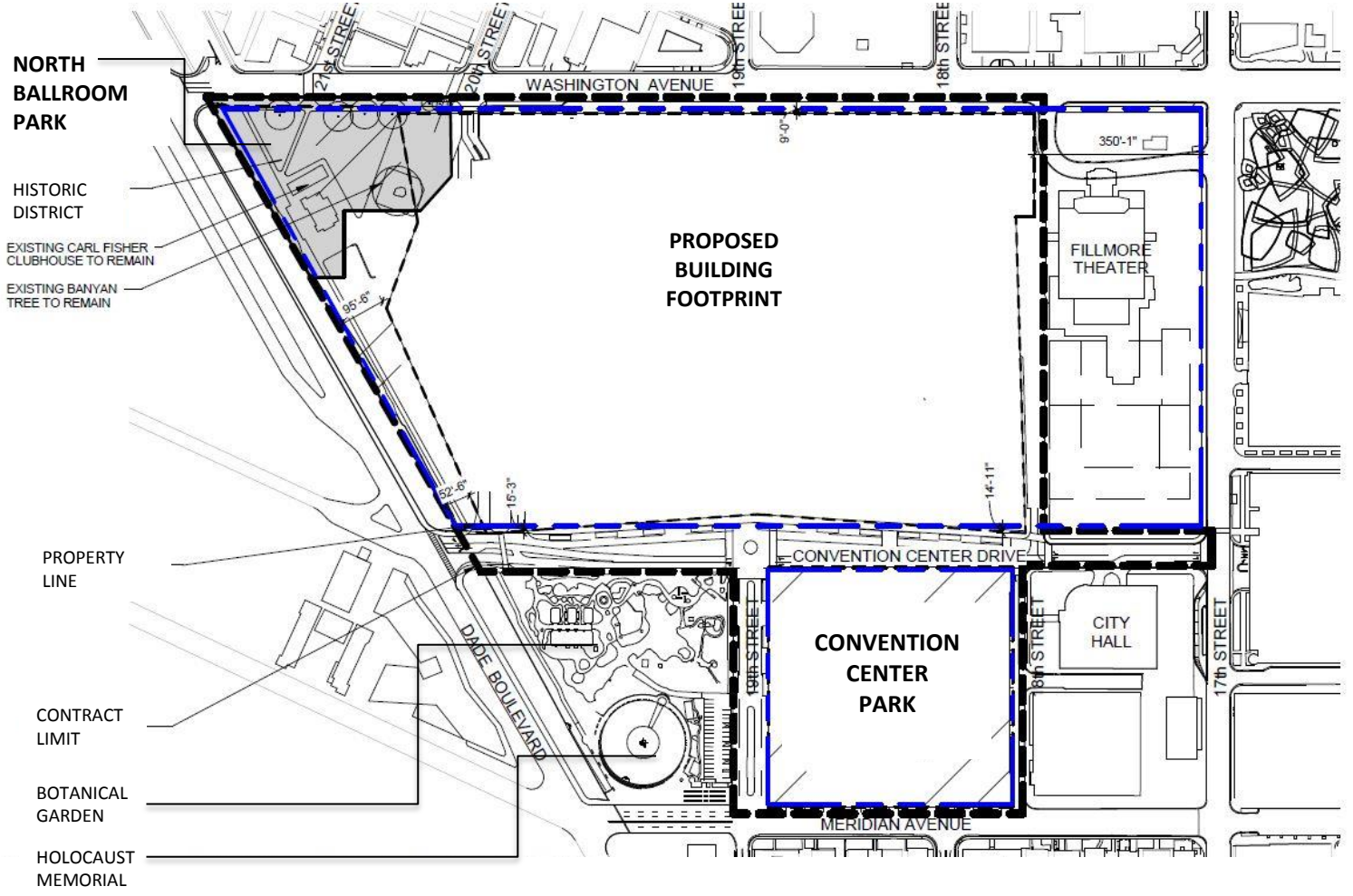
Design Builder:	
Hard Costs	$363.1
DB Costs/Fees	75.4
DB Contingencies/Escalation	73.3
Total Design Builder Costs	**511.8**
Owner Costs:	
Design	11.0
Oversight	6.1
Furniture, Fixtures & Equipment	6.8
Art in Public Places	6.5
Other	2.5
Subtotal	32.9
Owner's Contingency	47.3
Total Budget	**$592.0**

Amounts in millions.

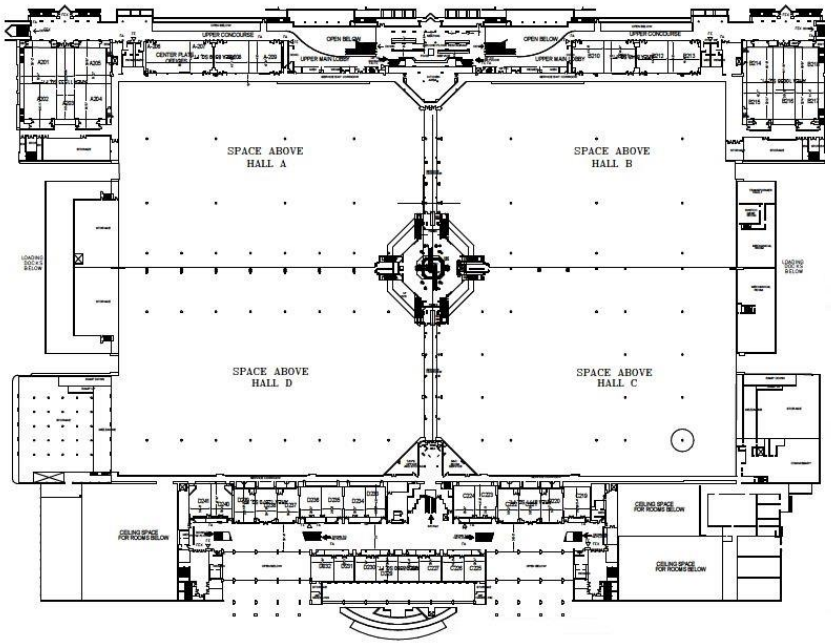
PROJECT SCHEDULE

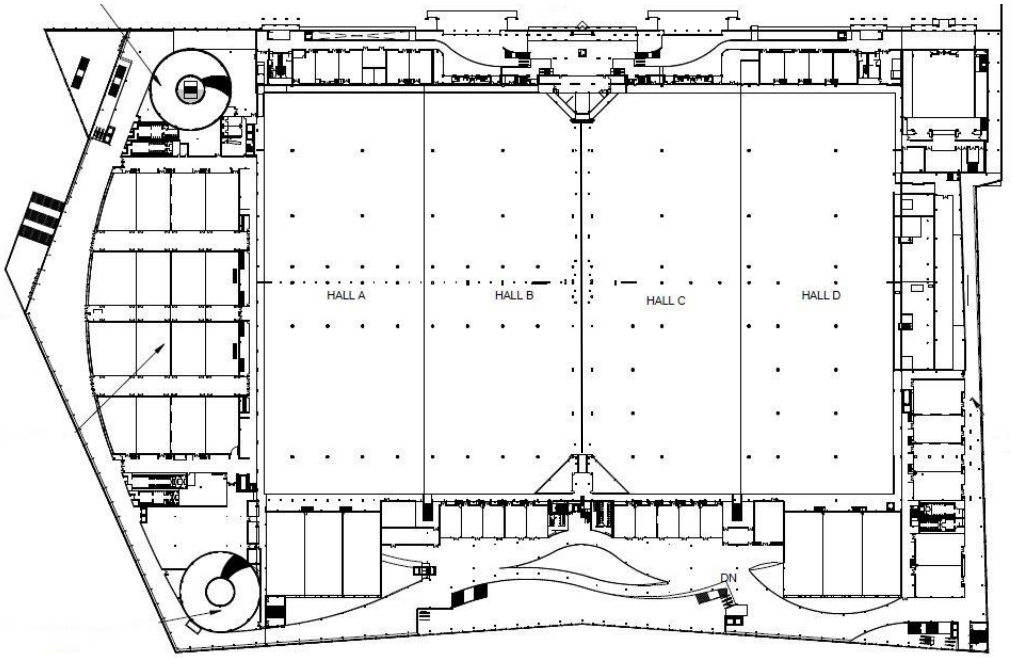


SITE PLAN


NORTH BALLROOM PARK
HISTORIC DISTRICT
EXISTING CARL FISHER CLUBHOUSE TO REMAIN
EXISTING BANYAN TREE TO REMAIN
PROPERTY LINE
CONTRACT LIMIT
BOTANICAL GARDEN
HOLOCAUST MEMORIAL
WASHINGTON AVENUE
PROPOSED BUILDING FOOTPRINT
FILLMORE THEATER
CONVENTION CENTER DRIVE
CONVENTION CENTER PARK
CITY HALL
MERIDIAN AVENUE
DADE BOULEVARD
N

FACILITY PROGRAM





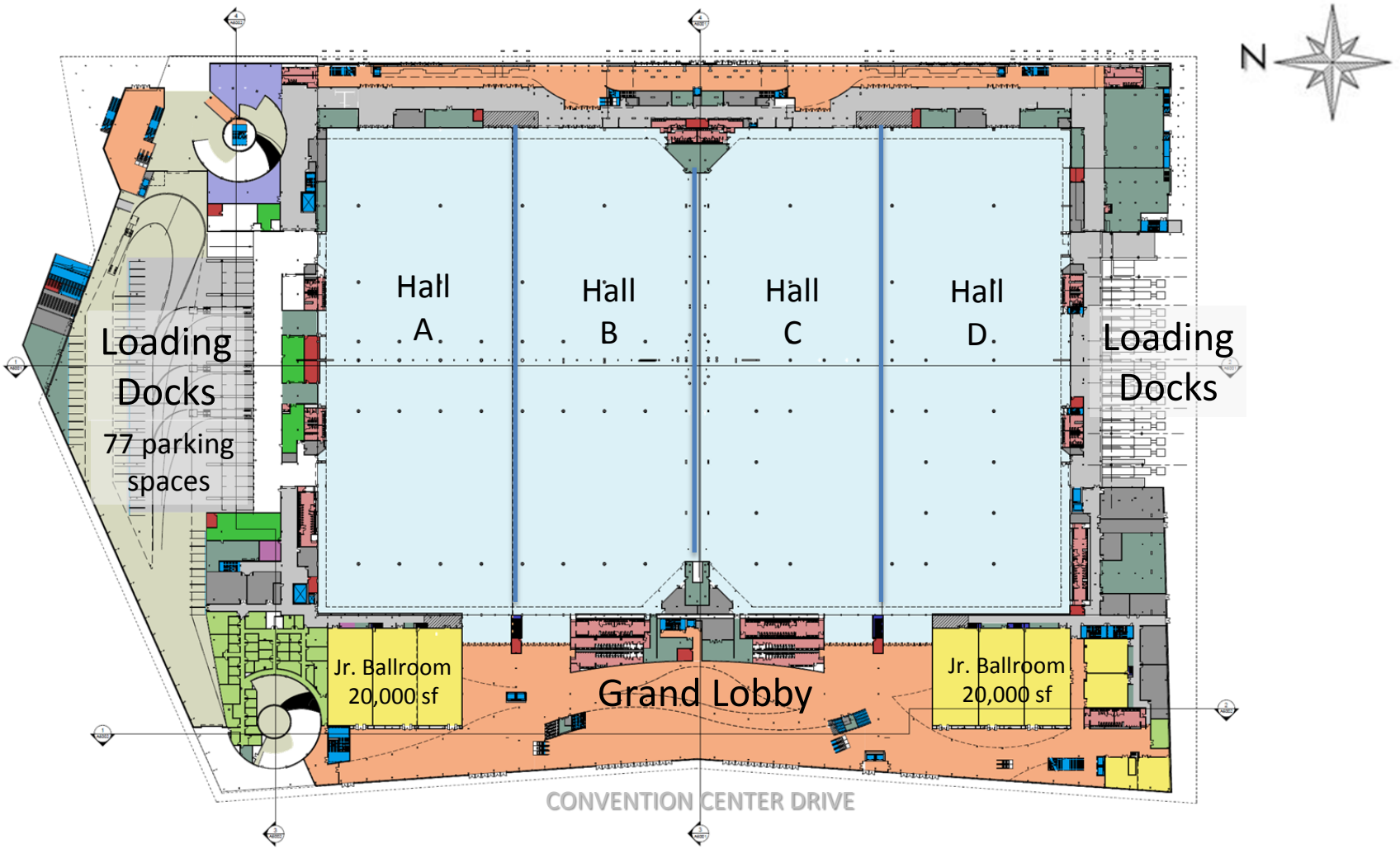
CURRENT

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

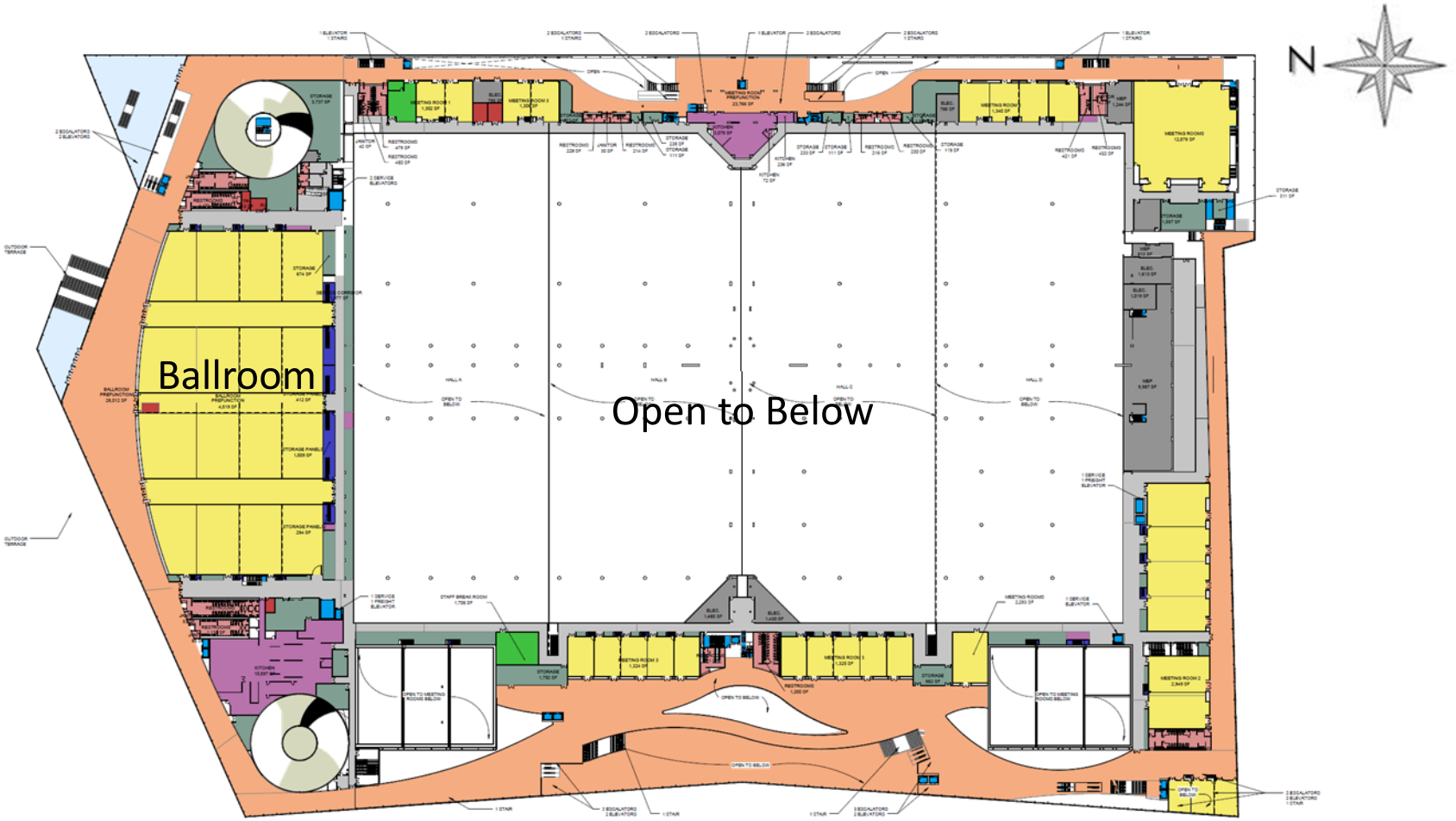
PROPOSED

Exhibit Space	500,000 SF
Ballrooms / Meeting Rooms	193,373 SF
Support Spaces	754,193 SF
TOTAL	1,447,556 SF
Parking	380,936 SF

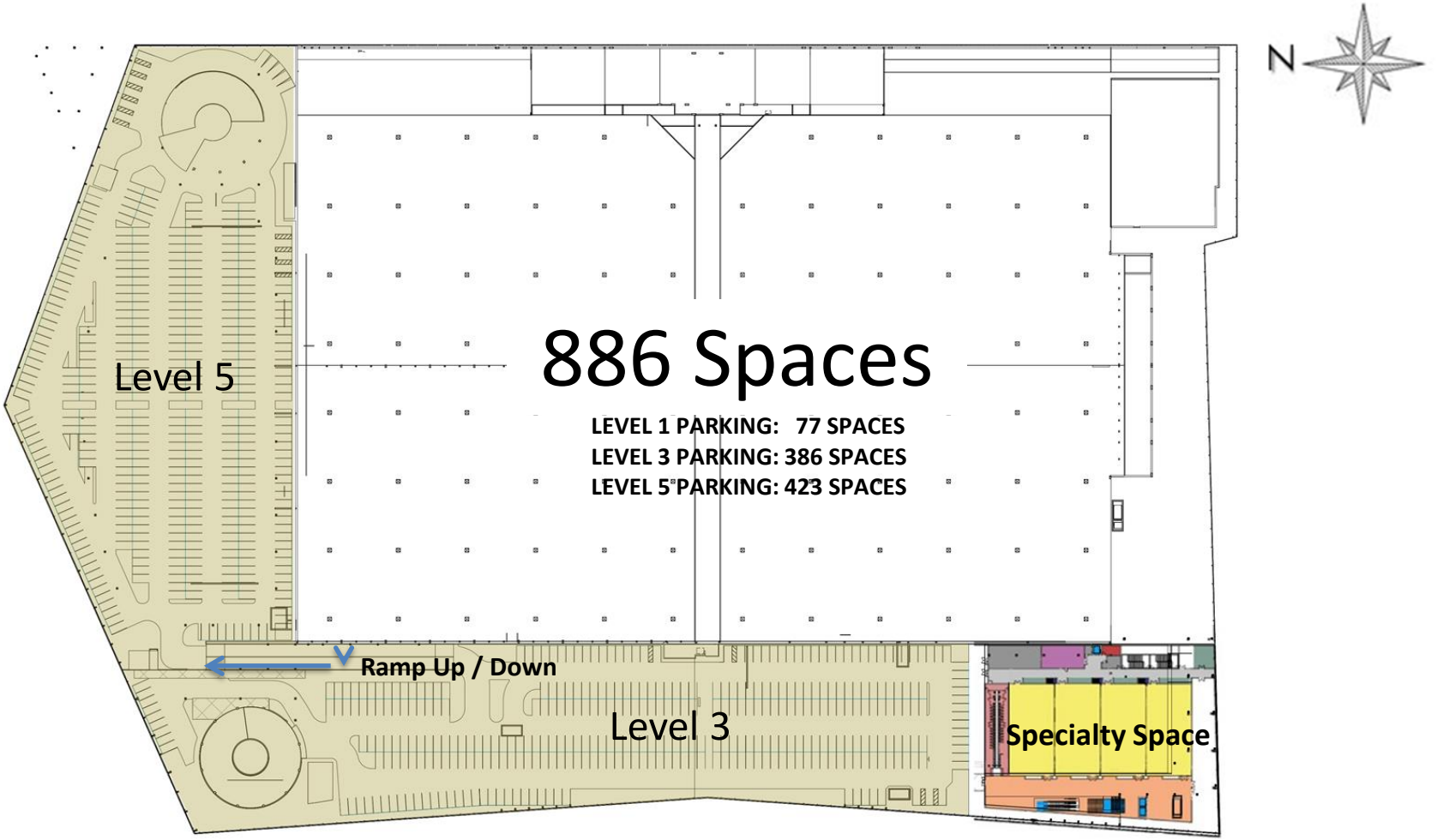
FACILITY PLAN – 1ST FLOOR



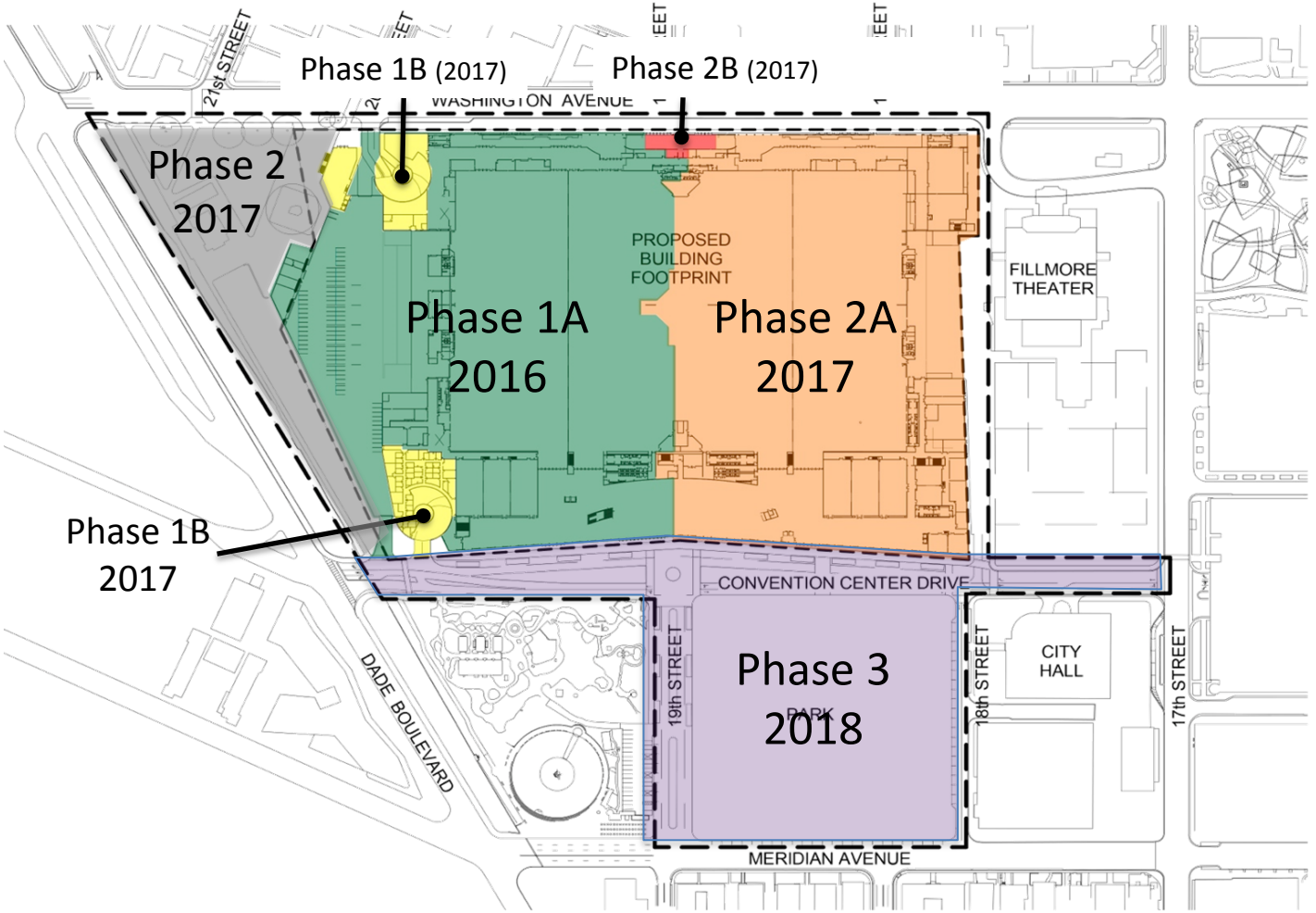
FACILITY PLAN – 2ND FLOOR



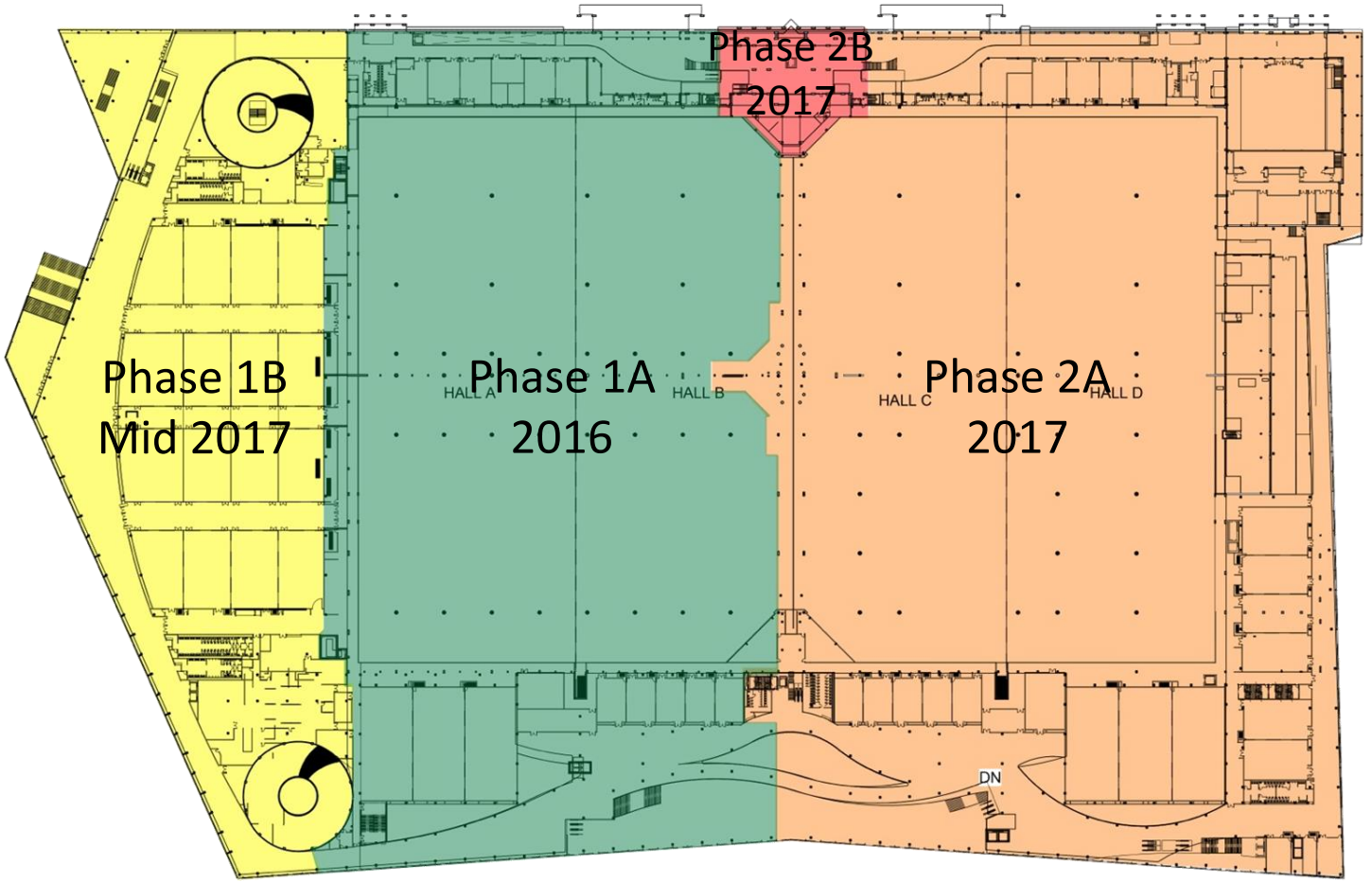
3RD FLOOR FACILITY AND PARKING PLAN



PHASING – 1ST FLOOR



PHASING – 2ND FLOOR



TRAFFIC PLAN – GUEST DROP OFF

TRAFFIC PLAN – TRUCKS (NO CHANGE)

SUSTAINABILITY PLAN

LEED SILVER ACHIEVABLE; GOLD LIKELY

Head Island Reduction

Indoor Water Use Reduction

Reduced Parking Footprint

Surrounding Density and Diverse Uses

Enhanced Indoor Air Quality Strategies

Low Emitting Materials

Acoustic Performance

Enhanced Refrigerant Management

Interior Lighting

Cooling Tower Water Use Strategies

Use LEED Accredited Professional

Enhanced Product & Material Lifecycle

Optimized Energy Performance

Open Space

Innovation - Education - Green Cleaning

Design & Controls

Advanced Energy Metering

Water Metering to Identify Problems

Green Vehicle Fueling

Thermal Comfort Design & Controls

Outdoor Water Use Reduction

Bicycle Facilities

Access to Quality Transit

Sensitive Land Protection

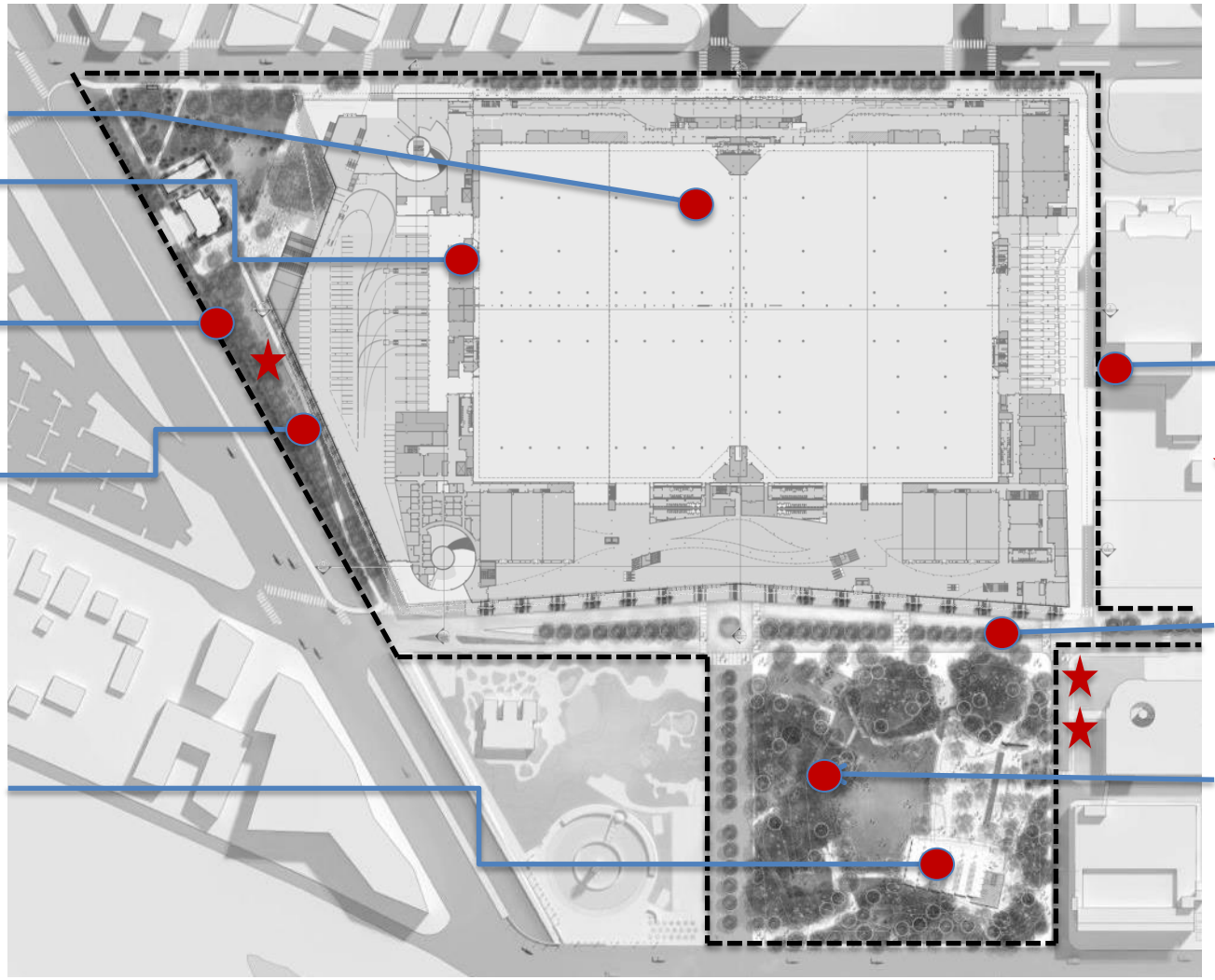
Renewable Energy Production

Outdoor Water Use Reduction

Construction IAQ Management Plan

SEA LEVEL RISE

FEMA BASE FLOOD ELEVATION (BFE): 6.4' NAVD



CURRENT FINISH FLOOR ELEVATION (TO REMAIN): 7.1' NAVD

CRITICAL BUILDING SYSTEMS RAISED (23.1' NAVD)

STABILIZATION OF EXISTING CANAL EDGE

SECONDARY FLOOD WALL AT 6.0' NAVD (ABOVE SEA LEVEL RISE ELEVATION CRITERIA OF 5.7' NAVD)

NEW PARK PAVILLION AT BFE +3FT (9.4 NAVD)

25YR 3 DAY STORM AS MAX. STAGE FOR SITE DRAINAGE RETENTION

UTILIZING A 2.7' NAVD WATER TABLE ELEVATION THAT ACCOUNTS FOR SEA LEVEL RISE

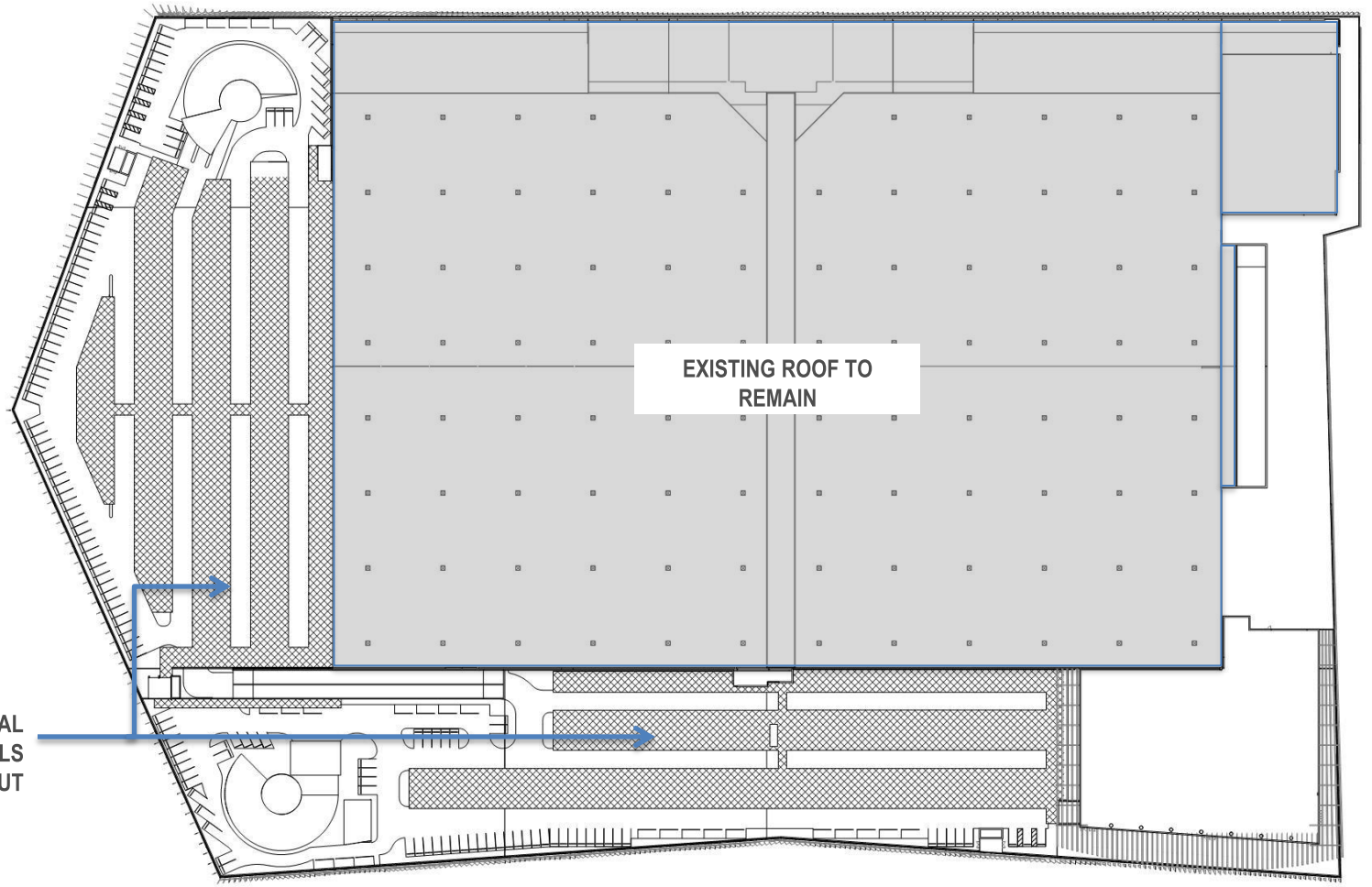
CAMPUS PERVIOUS AREA INCREASED BY 245%

3 PUMP STATIONS WITH VORTEX TREATMENT SYSTEMS FOR STORMWATER QUALITY

MODIFICATIONS TO ROAD ELEVATIONS (6.1' NAVD MAX. CROWN OF ROAD)

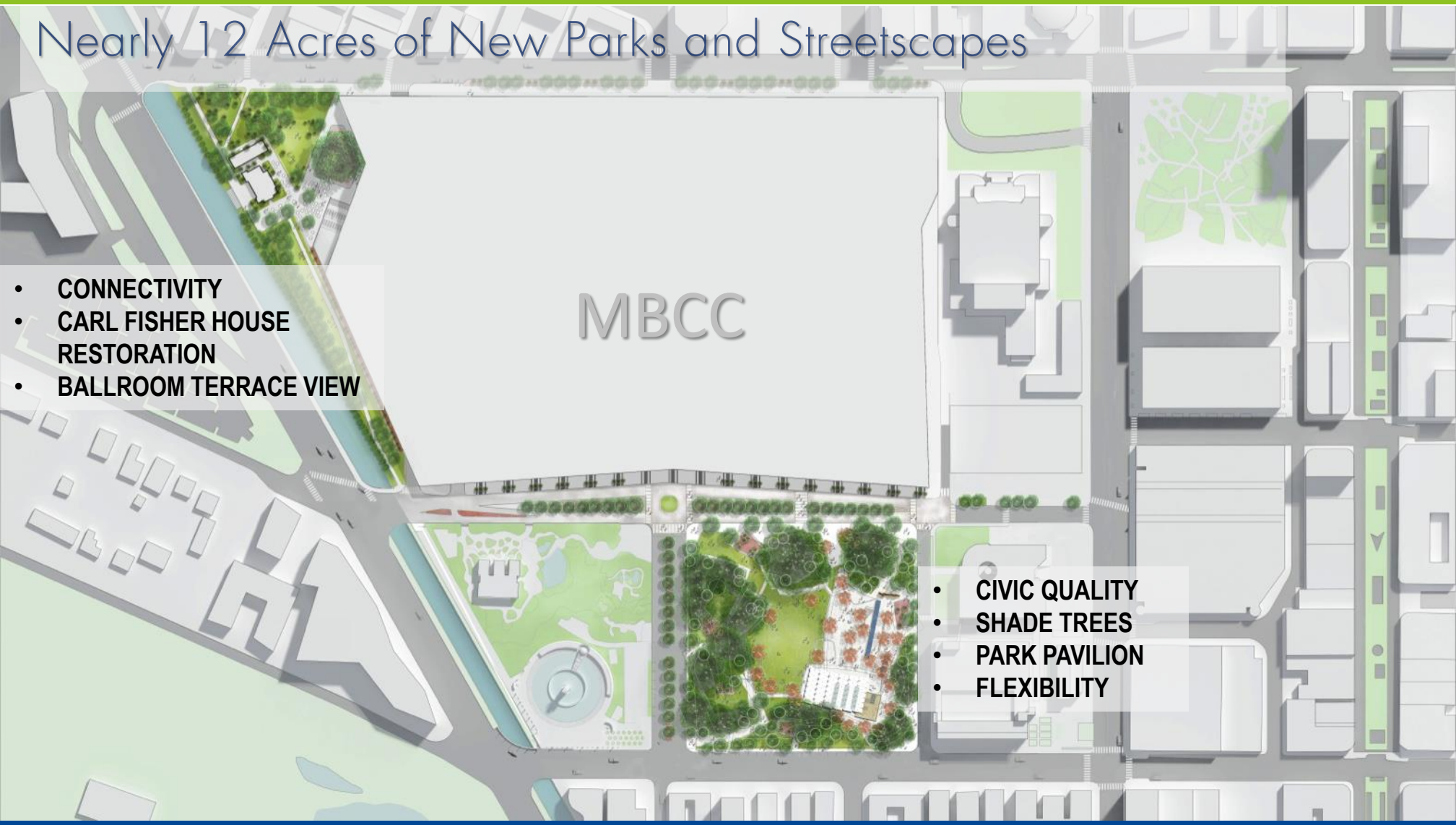
PARK ELEVATION ABOVE BFE (7.0 NAVD)

SOLAR



LANDSCAPE PLAN

Nearly 12 Acres of New Parks and Streetscapes



- CONNECTIVITY
- CARL FISHER HOUSE RESTORATION
- BALLROOM TERRACE VIEW

- CIVIC QUALITY
- SHADE TREES
- PARK PAVILION
- FLEXIBILITY

NATIVE AND ADAPTED PLANTS

Strangler Fig

Green Buttonwood

Silver Buttonwood

Thatch Palm

Royal Palm

Gumbo Limbo

Firebush

Saw Palmetto

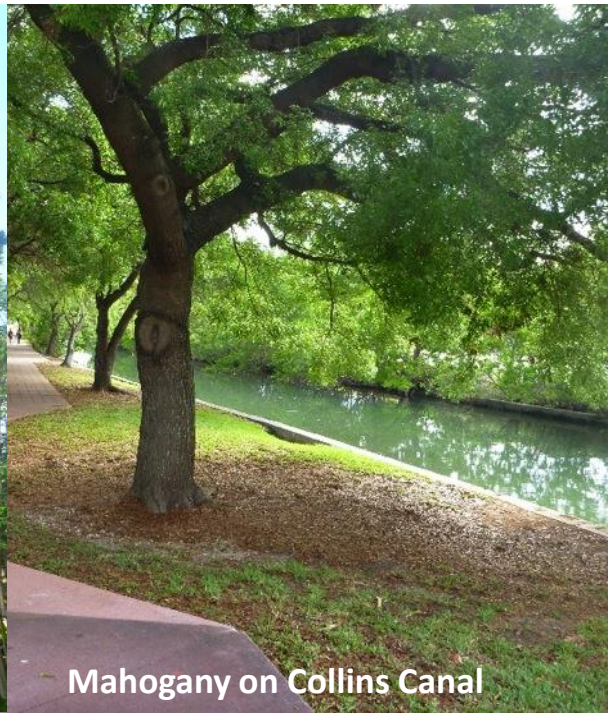
New trees: 355
Tree species types: 10
36% of open space is native & tropical plantings

Royal Poinciana

INTEGRATING EXISTING TREES

Mahogany on Washington Ave

Strangler Fig


Mahogany on Collins Canal

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

WASHINGTON AVENUE

CREATING A SHADE WALK

CONVENTION CENTER DRIVE

A BOULEVARD FEEL

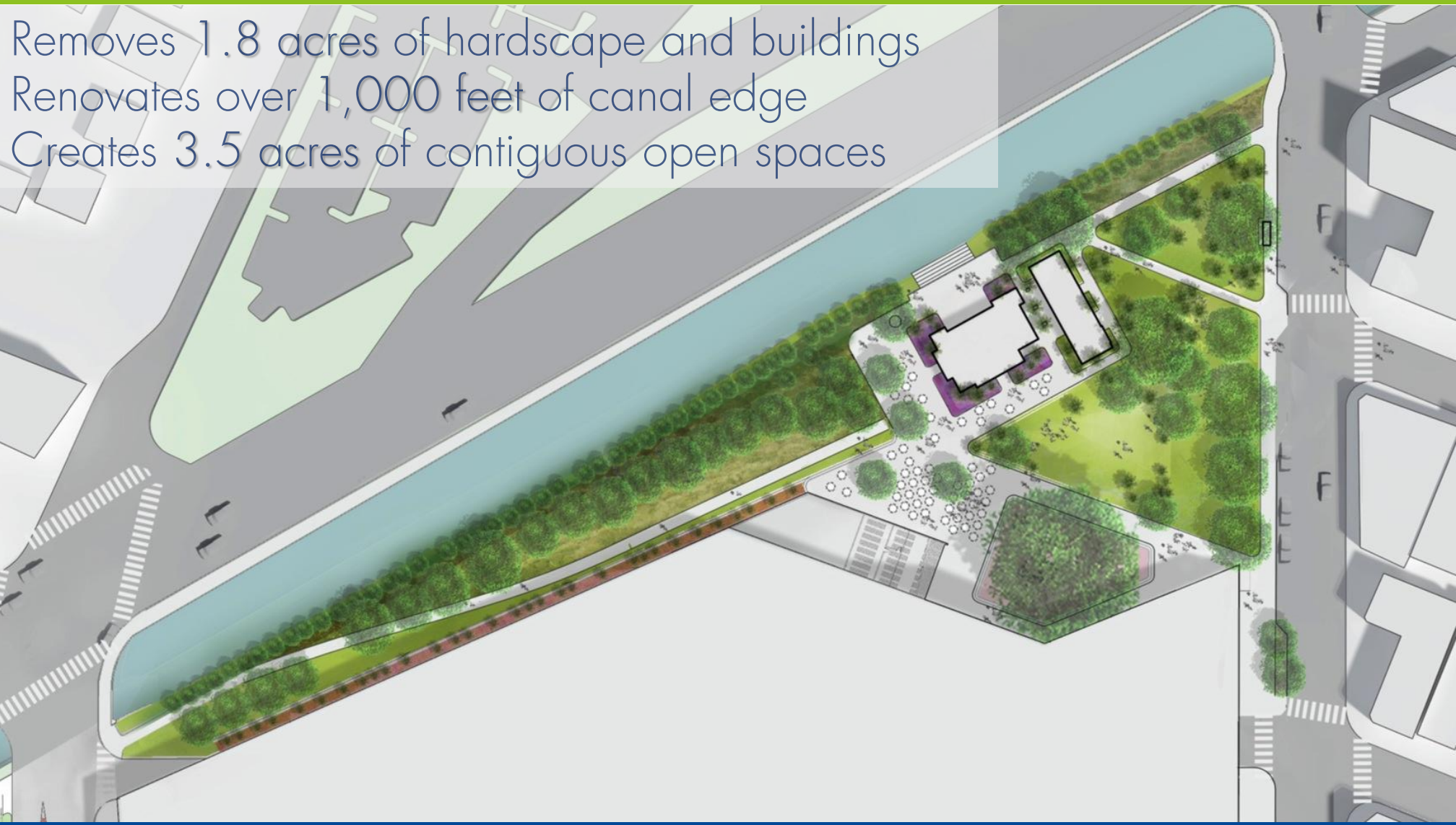
CONVENTION CENTER DRIVE

TODAY

CONVENTION CENTER DRIVE

NORTH BALLROOM PARK

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

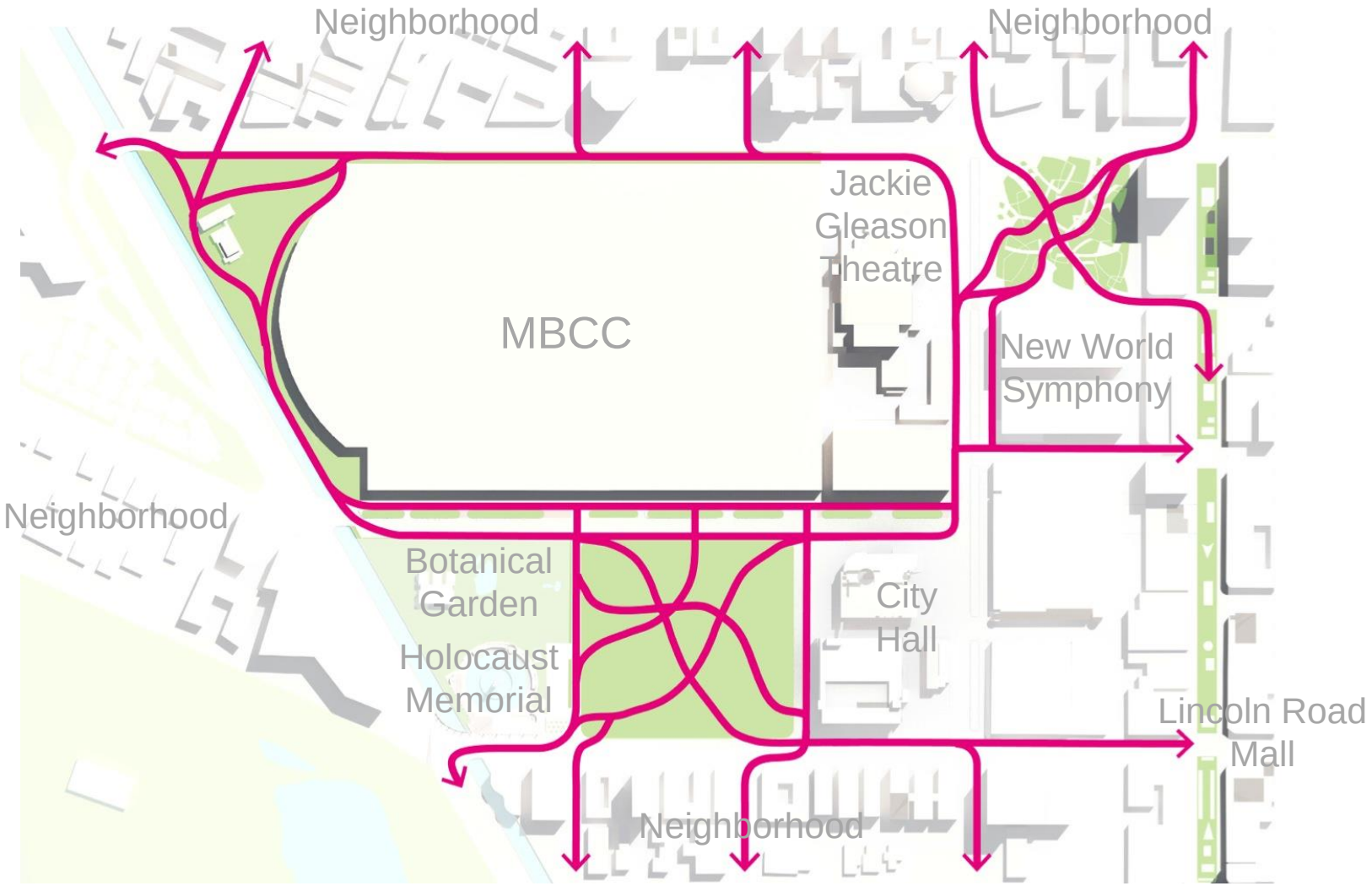


REVITALIZE THE CANAL

CARL FISHER HOUSE
TODAY

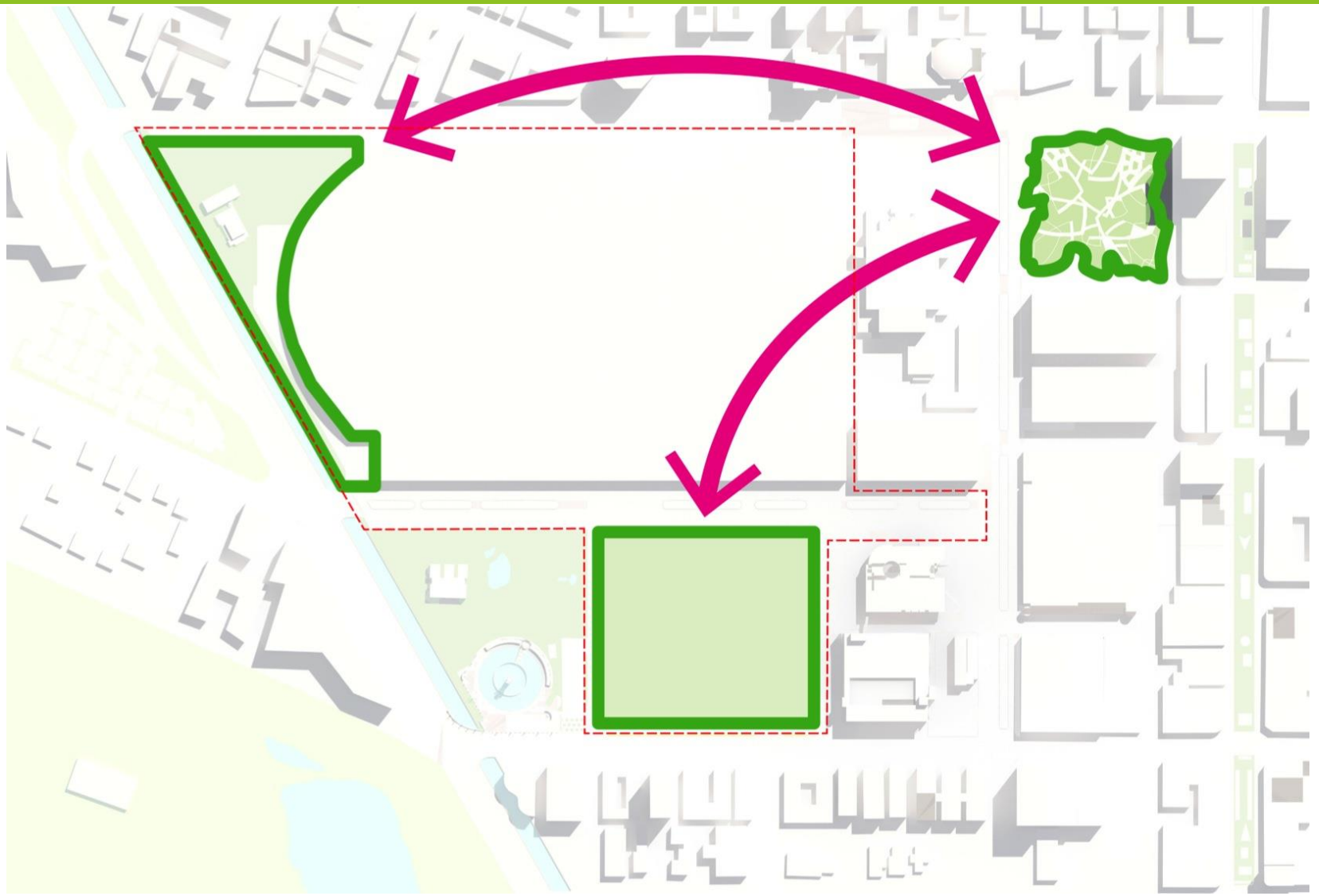
CARL FISHER HOUSE
HISTORIC PHOTOGRAPH (FROM CANAL)

CONVENTION CENTER PARK



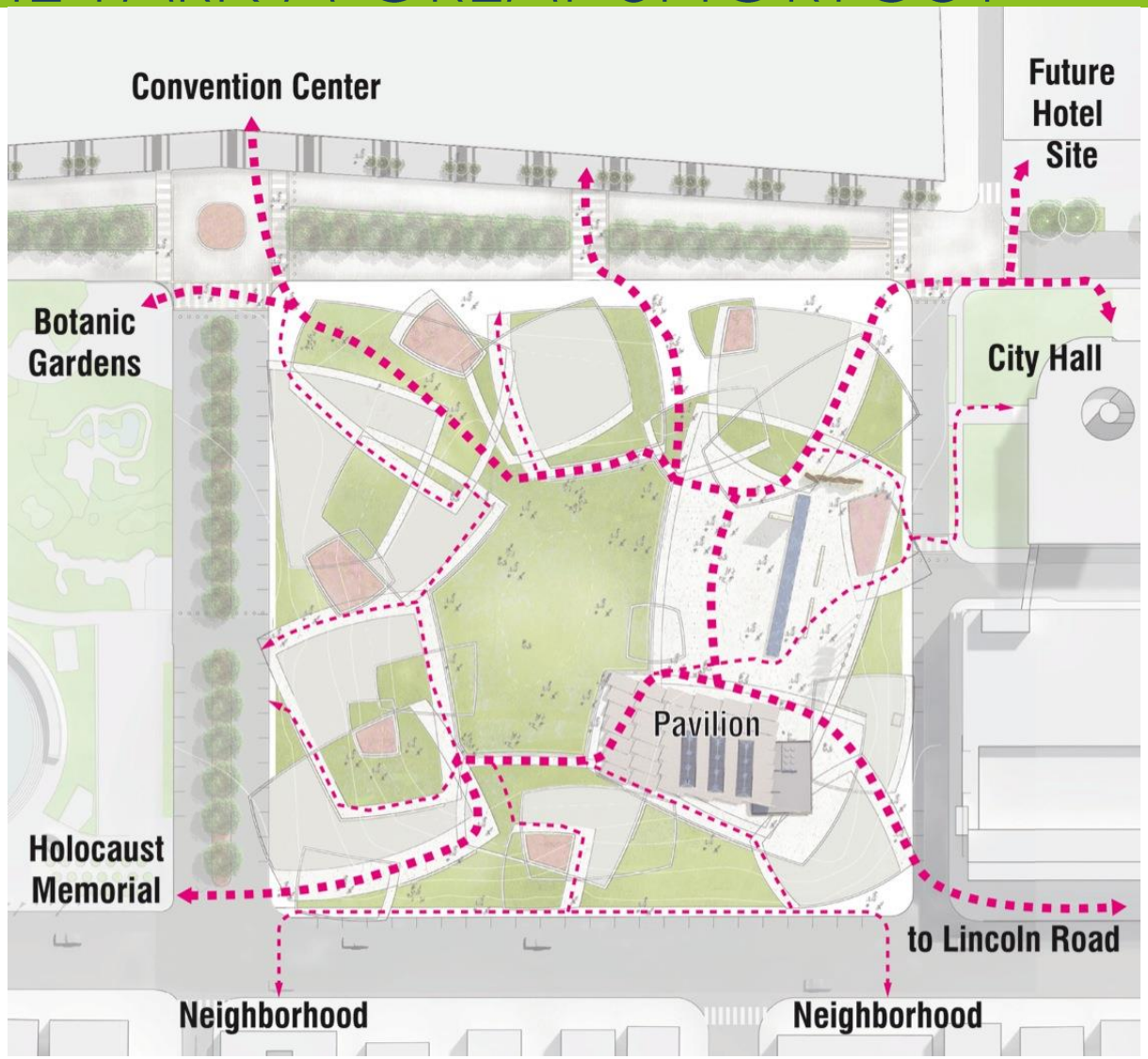
CONVENTION CENTER PARK

UNIQUE PROGRAMMING & DESIGN ELEMENTS THAT TIE IT TOGETHER



CONVENTION CENTER PARK

MAKE THE PARK A GREAT SHORTCUT



CONVENTION CENTER PARK
PRECEDENT RESEARCH

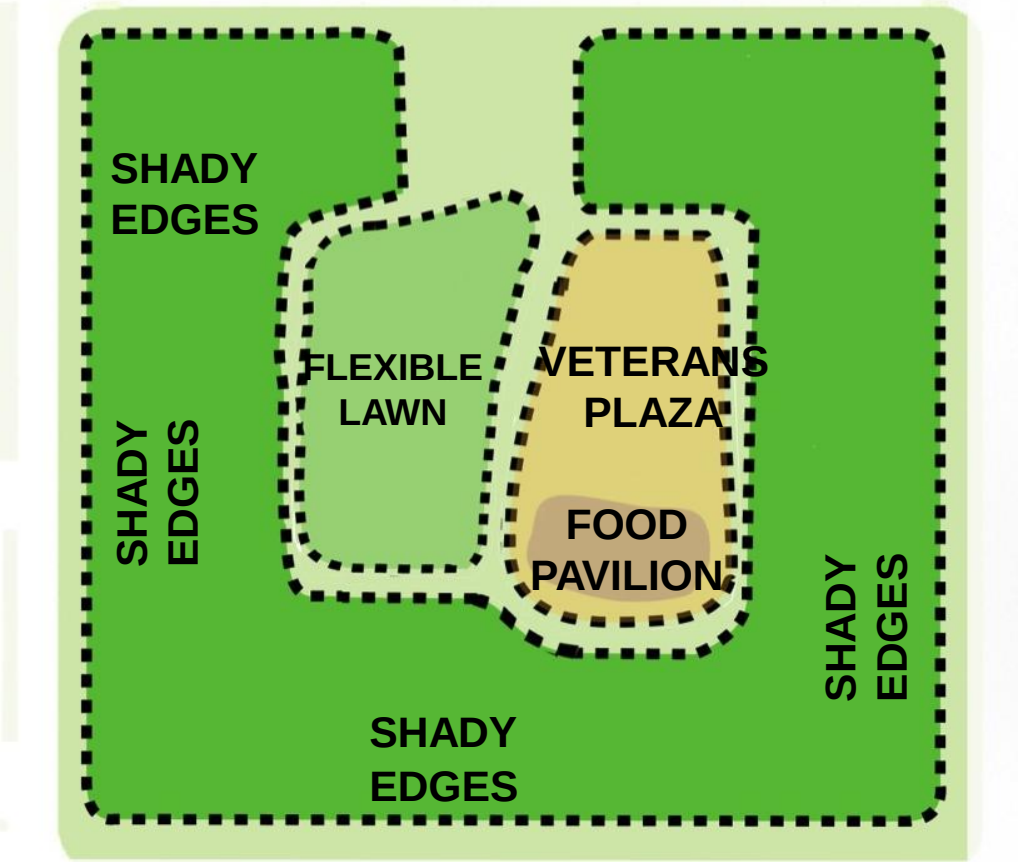
CONVENTION CENTER PARK

FLEXIBLE, BUT NOT AN EVENTS PARK

CONVENTION CENTER PARK

FRAMEWORK PLAN

5.83 acres of new open space
Four memorable & distinctive spaces



SHADY EDGE
(72.5%/4.13 ACRES)

FLEXIBLE LAWN
(12%/0.65 ACRES)

VETERANS PLAZA
(12.5%/0.75 ACRES)

PAVILION & SHADE STRUCTURE
(3%/0.3 ACRES)

CONVENTION CENTER PARK
TRANSFORMING THE NEIGHBORHOOD

175 NEW TREES – 100% SHADE TREES

FLEXIBLE LAWN

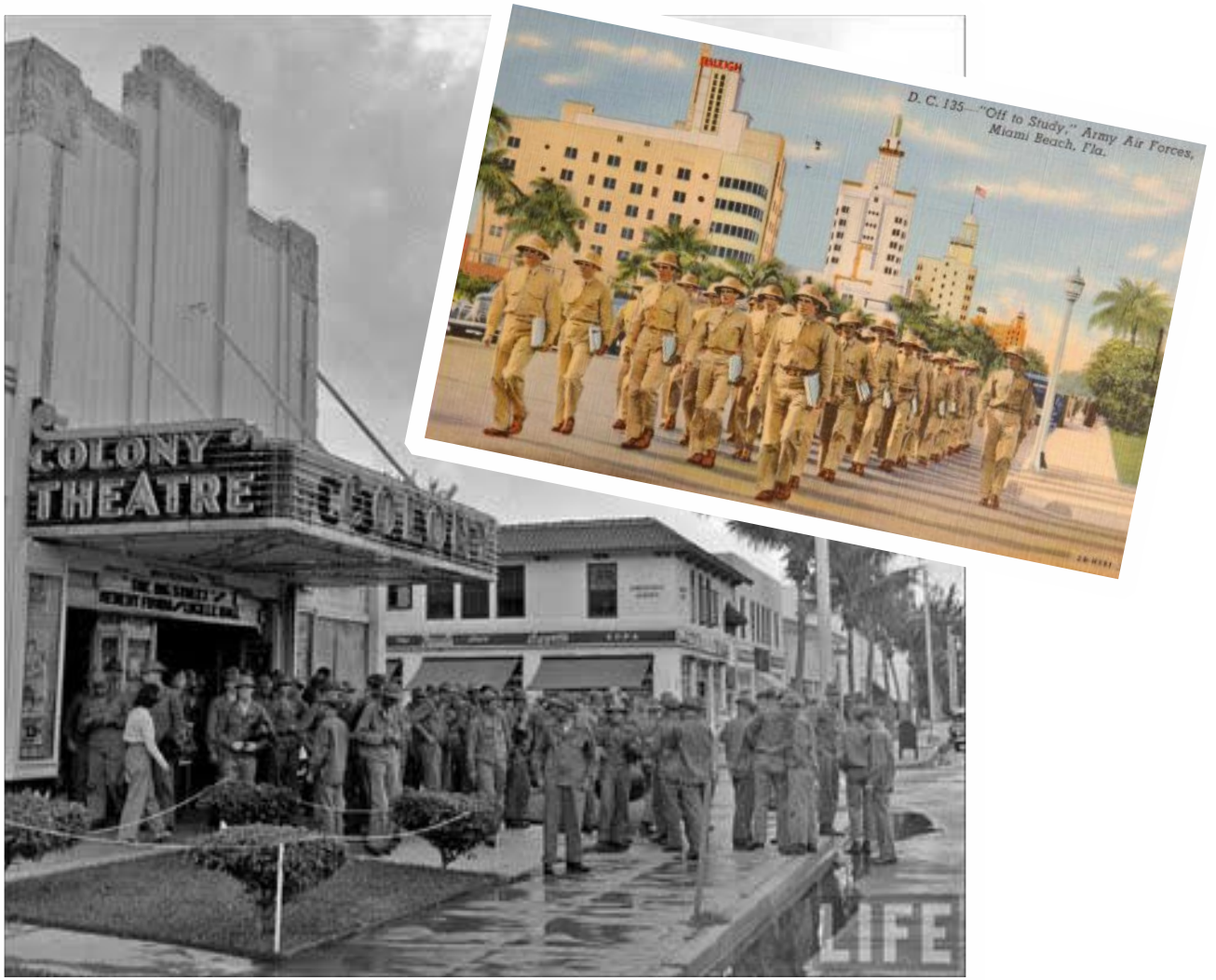
FLEXIBLE LAWN

A PLACE FOR RELAXATION AND GATHERING

VETERANS MEMORIAL PLAZA

A UNIQUE MIAMI BEACH STORY TOLD FOR THE FUTURE GENERATIONS

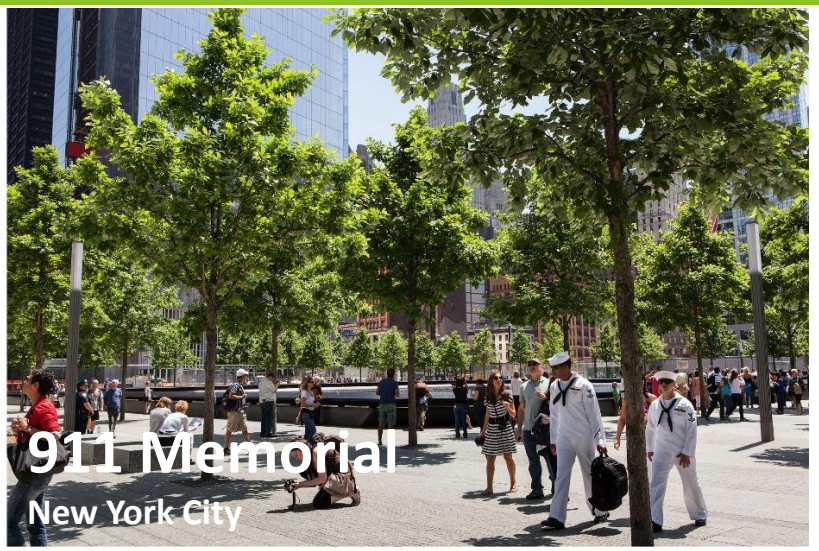
"MOST BEAUTIFUL BOOT CAMP IN AMERICA!"



PRECEDENT RESEARCH

CITIES RESPECTING THEIR VETERANS.
WOVEN INTO A PARK EXPERIENCE

VIETNAM MEMORIAL
Washington DC



911 Memorial
New York City

CANYON OF HEROS
New York City

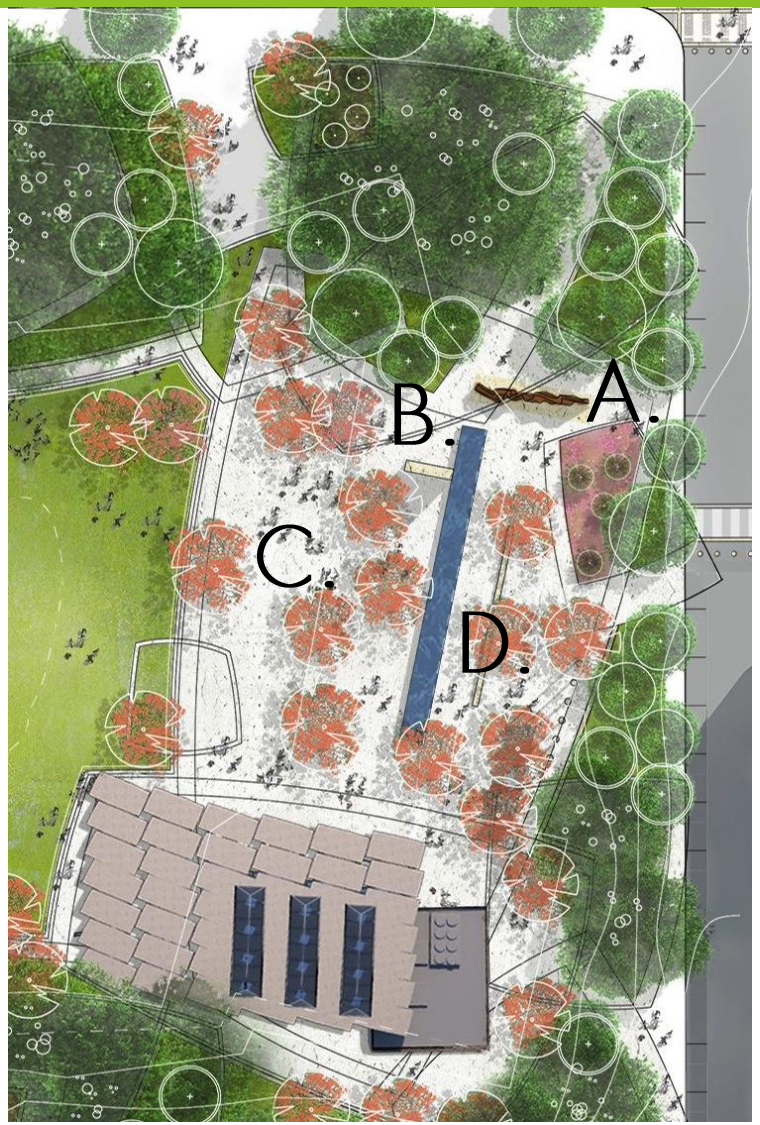
VETERANS MEMORIAL PLAZA

A. Bronze Flag Wall

B. Keystone Monument

C. Plaza Area

D. Zero-Depth Reflecting Water Feature



VETERANS MEMORIAL PLAZA

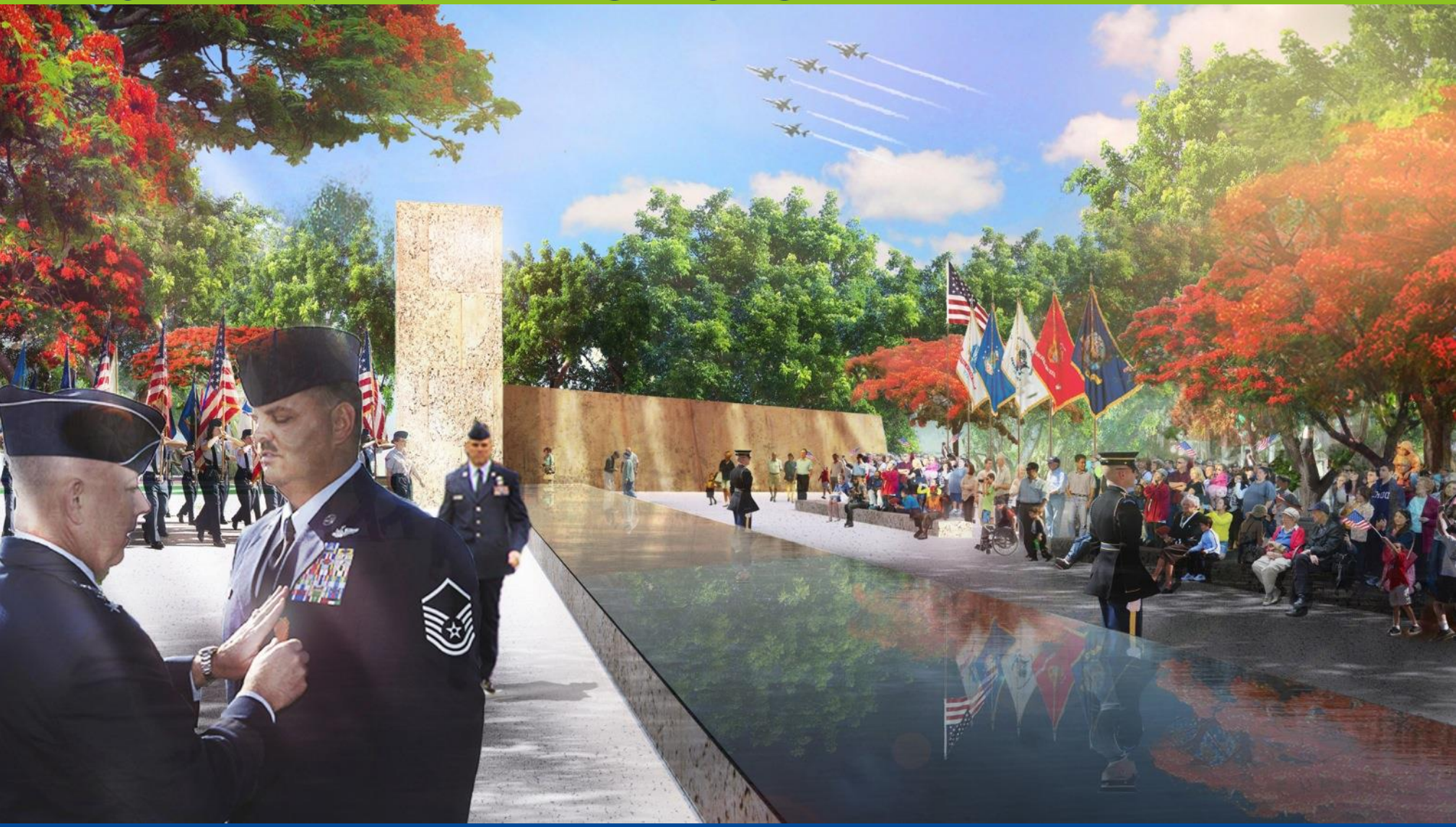
SIZED FOR PARK USE AND SPECIAL EVENTS

GATEWAY VIEW

VETERANS MEMORIAL PLAZA

SUPPORTS SPECIAL CEREMONIES

TELLS THE MIAMI BEACH STORY



VETERANS MEMORIAL

A UNIQUE MIAMI BEACH STORY TOLD FOR THE FUTURE GENERATIONS

PARK PAVILION PRECEDENTS

A SMALL CAFÉ WITH OUTDOOR AND INDOOR DINING

+

THE GROVE AT DISCOVERY GREEN

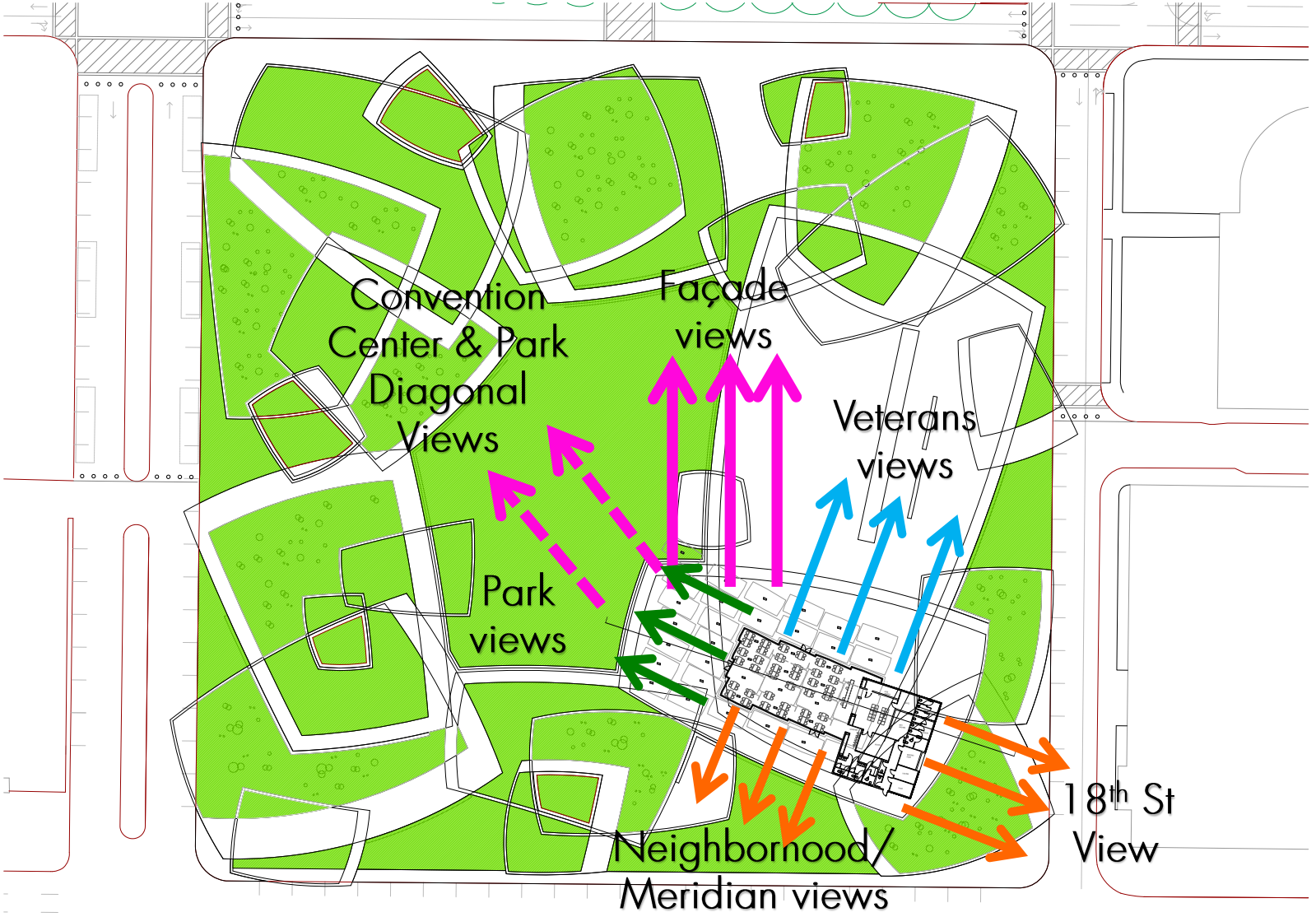
Houston, TX

LE JARDIN DE LUXEMBOURG

Paris, France

PARK PAVILION

EVERYTHING FEELS CONNECTED



PAVILION DESIGN

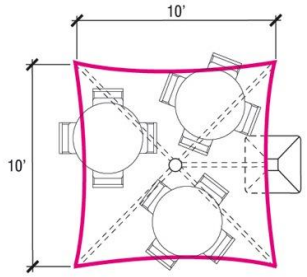
ACTIVATES THE PARK WITH NEIGHBORS AND CONVENTION GOERS

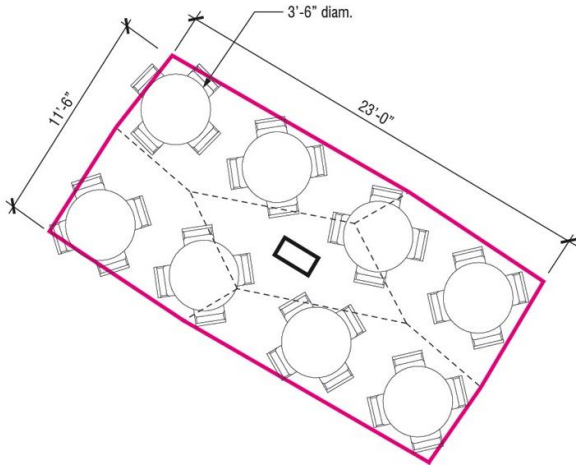
PAVILION INTERIOR

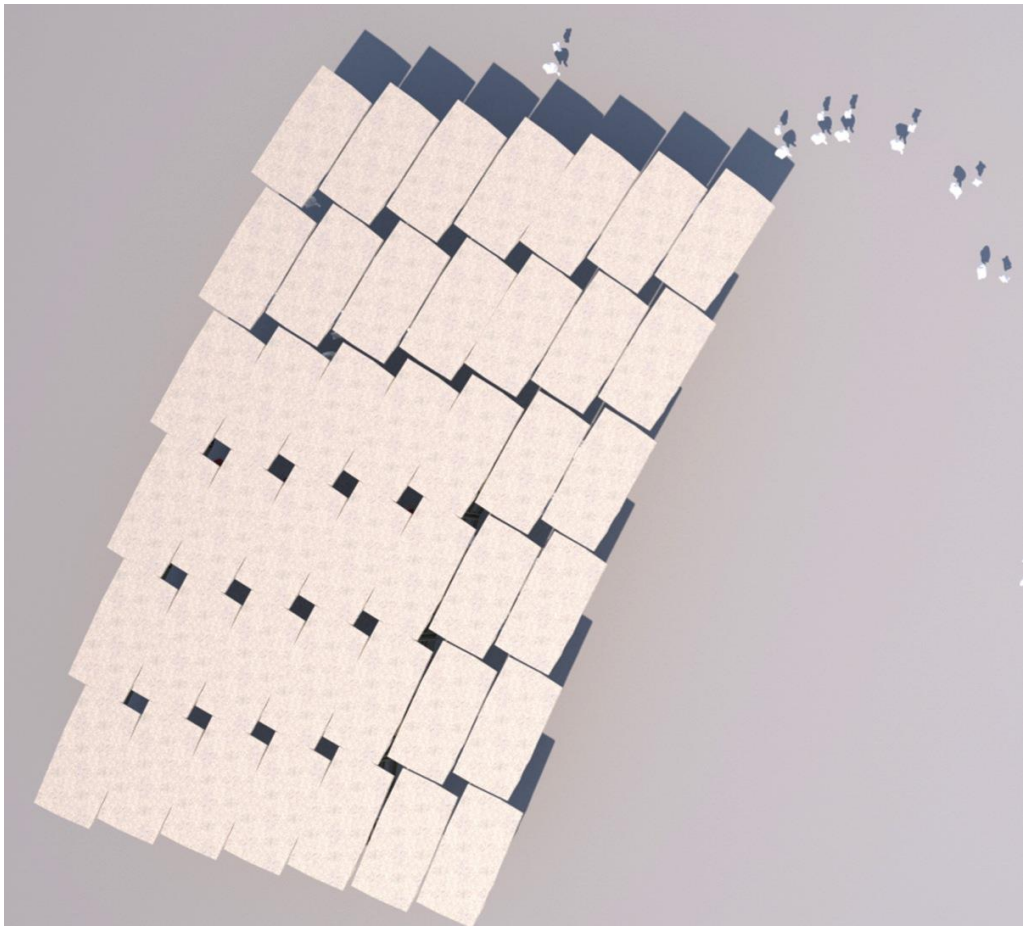
THE GROVE AT DISCOVERY GREEN

Houston, TX

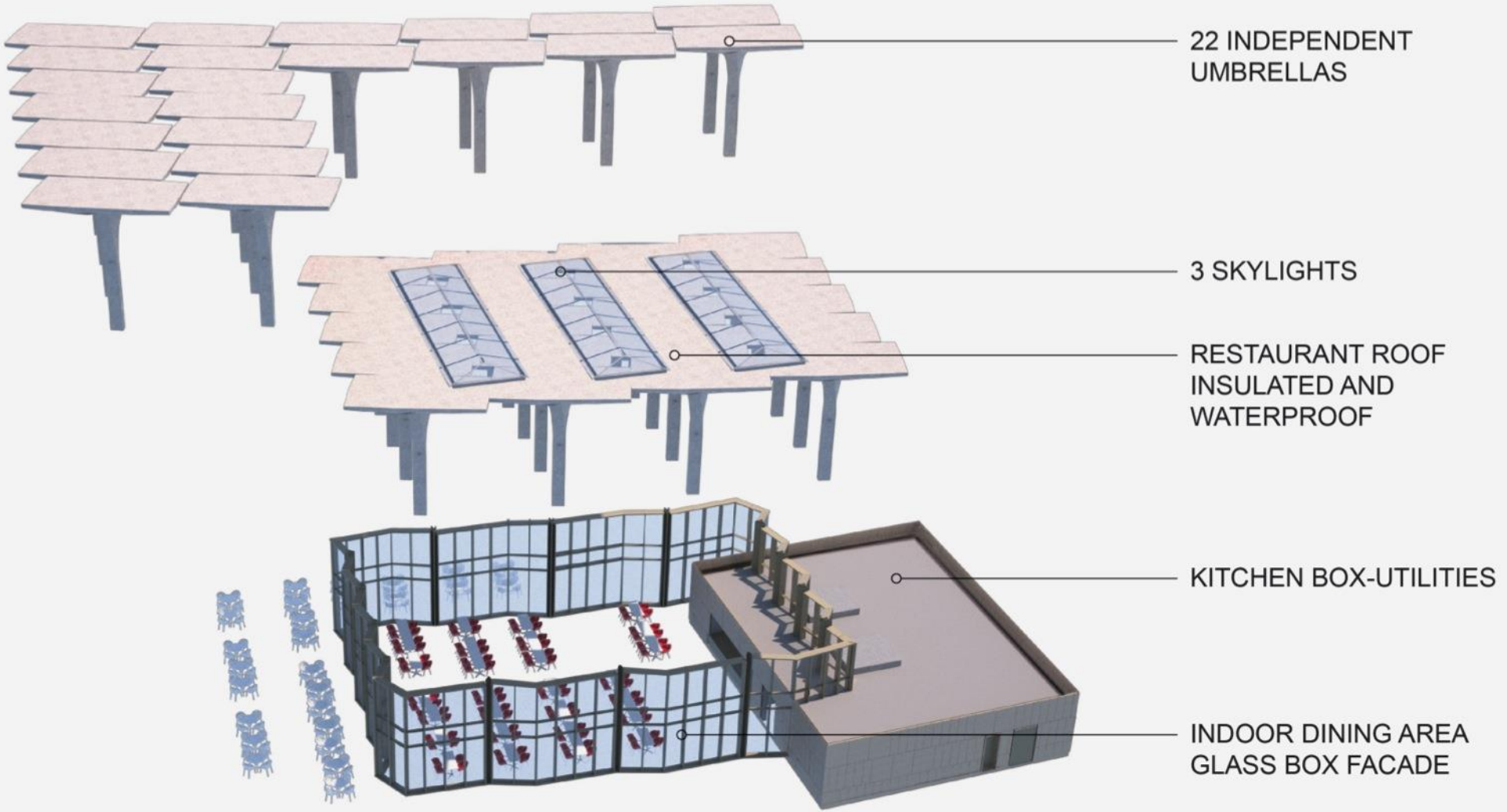
PAVILION DESIGN
UMBRELLAS STUDY







PAVILION DESIGN



PAVILION DESIGN

SOFT SHADE UNDER THE CANOPY

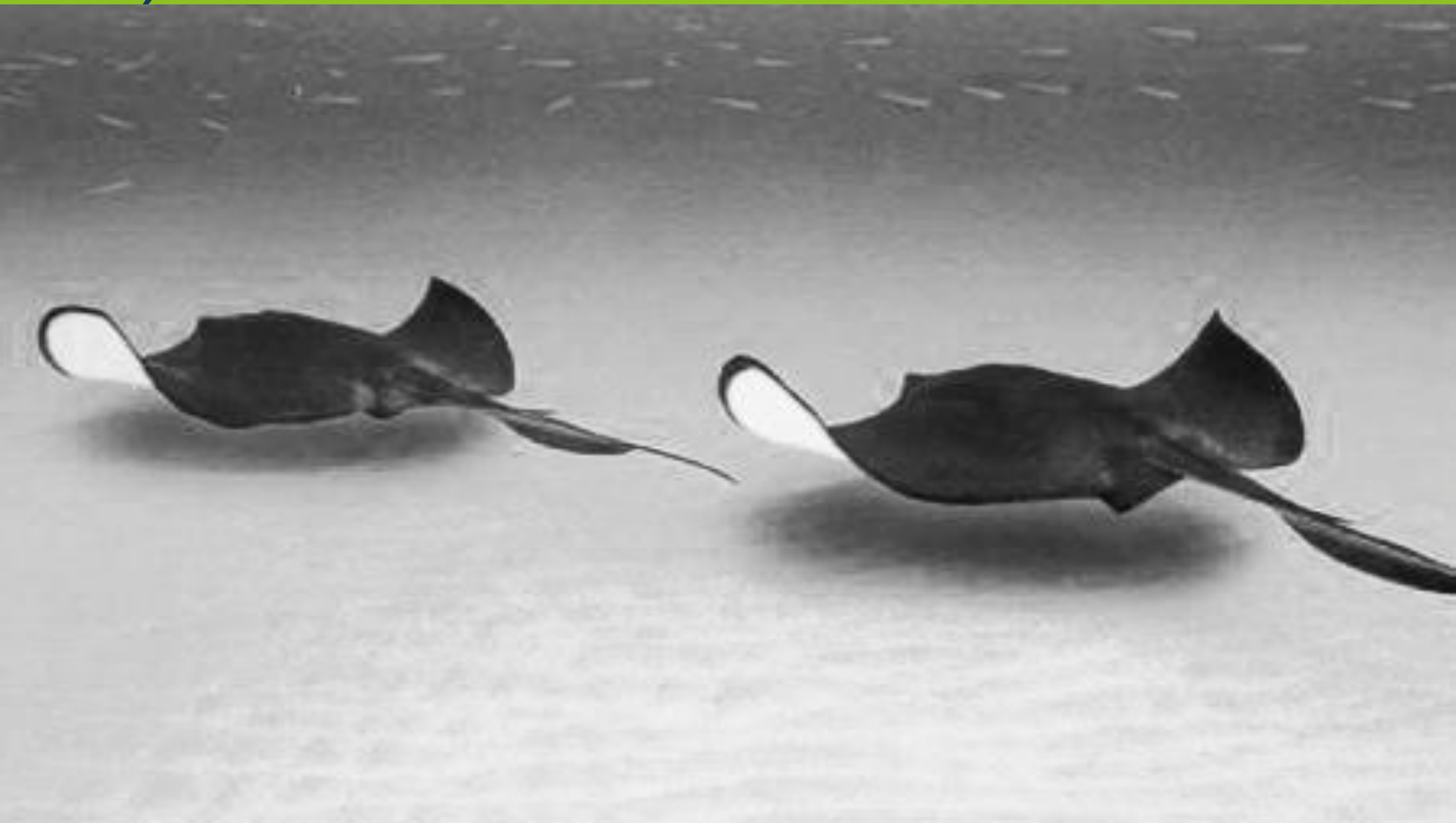
PARK PAVILION

PARK PAVILION – NIGHT VIEW

VIEW FROM 18TH STREET

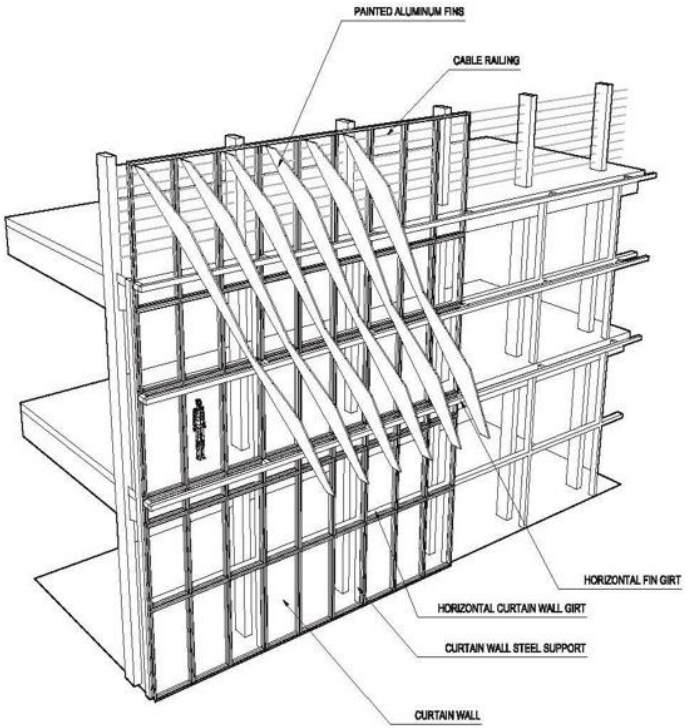
VIEW FROM MERIDIAN

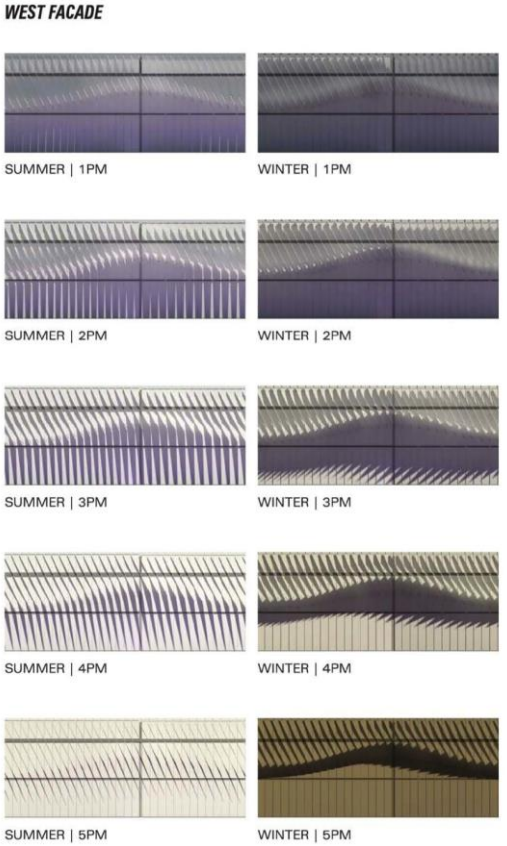
FAÇADE INSPIRATION

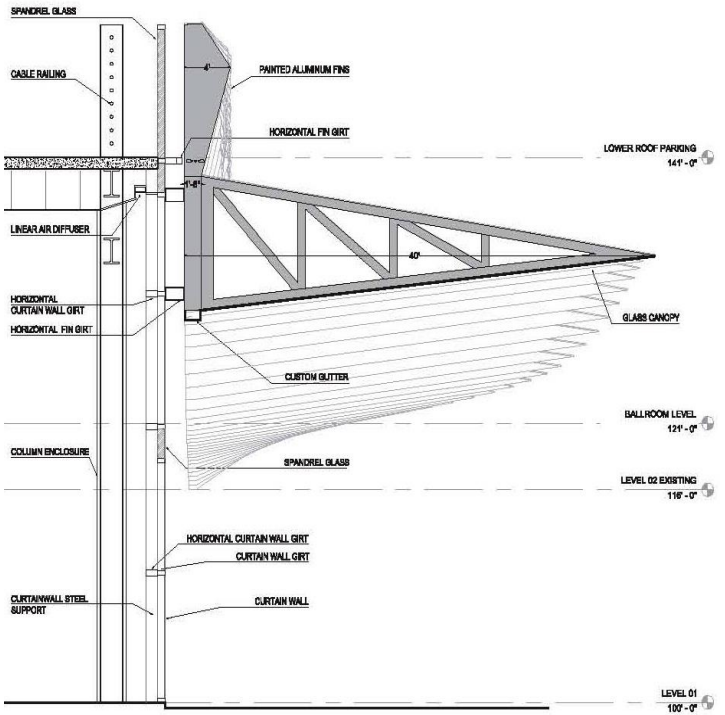


FAÇADE INSPIRATION

SHADING AND SHELTER







CONVENTION CENTER DRIVE
TODAY

CONVENTION CENTER DRIVE

A NEW FRONT DOOR

WASHINGTON AVENUE
TODAY

WASHINGTON AVENUE
RE-ENVISIONED

NORTHEAST CORNER

TODAY

WELCOMING BALLROOM

CONVENTION CENTER DRIVE
SOUTHWEST CORNER

2017

Thank you