



# AGENDA ITEM MEMORADUM

**Town Manager**

Department

**Connie Hoffmann** *CH*

Department Director

<b>COMMISSION MEETING DATE (*) - 7:00 PM</b>	<b>Deadline to Town Clerk</b>
<input checked="" type="checkbox"/> July 10, 2012	June 29
<input type="checkbox"/> July 24, 2012	July 13

**\*Subject to Change**

- |  |   |                                       |                                       |
|--|---|---------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Presentation | <input type="checkbox"/> Reports        | <input type="checkbox"/> Consent      | <input type="checkbox"/> Ordinance    |
| <input type="checkbox"/> Resolution              | <input type="checkbox"/> Quasi-Judicial | <input type="checkbox"/> Old Business | <input type="checkbox"/> New Business |

**FY2012 DESIGNATED HIGH PRIORITY ITEM - PRIORITY TOPIC: WEST COMMERCIAL BOULEVARD STREETScape PROJECT**

**SUBJECT TITLE: SCHEMATIC DESIGN – WESTERN TWO BLOCKS OF COMMERCIAL STREETScape & DRAINAGE PROJECT**

The Schematic Design

The lead designer of this project, Architectural Alliance, will come before the Commission Tuesday night to present the schematic plan for this project and seek Commission direction on that plan and preferences for lighting, street furniture, and paving materials. He will also seek your reaction to the proposed entryway feature.

The Schematic Design is presented in Exhibits 1-4 of this agenda item.

Since the Commission approved the conceptual plan, the designers met with the Florida DOT and received their reaction and feedback regarding the conceptual plan. FDOT provided positive feedback about the proposed mid-block crosswalk, with the caveat that they would need to see statistical traffic support for the crosswalk before they could approve it. We had some traffic counts done and Traffic Planner Molly Hughes is analyzing that data now.

On a negative note, FDOT said they will not approve the proposed multi-use path (the combined bike way/sidewalk) because they feel that cars entering and exiting the parking lots in front of the stores pose too much of a hazard to bicyclists. The designers had hoped FDOT would allow the multi-use path if the Town was successful in obtaining the TDLC (Transportation Designed for Livable Communities) designation, but FDOT was adamant in their position.

That forced the designers to keep the existing bike lane in the schematic design and reconfigure the angle of the parking in the plazas from 60 degrees to 45 degrees in order to keep from narrowing the depth of the promenade in front of the stores by 5'. The switch to 45 degree parking resulted in the loss of additional parking spots. The net loss of parking spaces in the schematic plan is 26 spaces in total (from 131 spaces to 105). A detail of the parking by block is provided in Exhibit 5.

Streetscape Elements

The design work authorization required the designers to present the Town with a number of options on the lighting, street furniture and paving materials. The options presented are contained in Exhibits 6-12.

The landscape species recommended for use in the project are illustrated in Exhibit 13. Architectural Alliance has done many projects for shopping centers and are acutely aware of the need to keep landscaping from blocking store signs and store visibility and have addressed that in their detailed landscape plan.



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### Town Entryway Feature & Plaza Identification Sculptures

The DOT will not allow a support for a an entryway feature that would span the entire roadway to be placed in the median so, given the width of Commercial Boulevard, the wind load requirements would make such a structure cost-prohibitive given the budget for the project. So the designers opted for the entryway feature to be located on the south side of Commercial about where the flagpole is today.

Laura Fisher-Huck is the artist on the design team. She prepared the drawings of the proposed entryway feature (option 1), as well as public art to identify each of the four shopping centers. She took her inspiration from the Town's coral reefs and featured sea life, colorful sea fans, sponges and coral in her proposed metal sculptures.

We had only budgeted for an entryway feature and a simple sign for each of the four shopping centers, but I think you will find Laura's more expansive designs for the four shopping centers attractive and distinctive.

Her designs are contained in Exhibits 14-17 .

### Project Costs

We had given the designers a construction budget of \$1.2 million, with the proviso that the Town might consider increasing the budget for a very distinctive entryway feature. The \$1.2 million estimate was based on the projections the University of Miami developed for the streetscape project in these two blocks last summer. Architectural Alliance's estimate for the streetscape as designed with a 10% contingency, including the entryway feature but not the four shopping center sculptures, is coming in just around \$1.2 million.

We have discussed the possibility of having the Town purchase the pavers, lighting and street furniture directly to avoid the contractor's markup costs. That would also provide for a smaller (ergo less disruptive) staging area during construction, and eliminate the construction delays often caused on large projects by delays in getting materials delivered. Those materials could be stored in the Town's warehouse and the contractor would pick it up as they need it. This option will be further explored and discussed with potential contractors.

The University of Miami's estimates did not make any provision for drainage in the Town's parking lots in front of the four shopping centers, something that is sorely needed. One center's parking lot has flooded twice (with water entering and damaging the interiors of stores) in the past nine months and ponding water is a problem in the other three parking lots. I have discussed with the Commission before the need to budget for drainage improvements to all four lots. The designers have estimated the cost of the drainage improvements to be \$236,000. That cost is in addition to the \$1.2 million for the streetscape.

**RECOMMENDATION:** Provide direction to the design team on the various elements of the schematic design, authorize final design and inclusion of the drainage improvements in the final design.

### **EXHIBITS: #1 Proposed Overall Plan**

- #2 Proposed Overall Plan with descriptions**
- #3 Enlarged Plan for Single Block**
- #4 Enlarged Street Plan and Section**
- #5 Parking Summary**
- #6 Site Furnishings Option 1**
- #7 Site Furnishings Option 2**
- #8 Lighting Option 1**



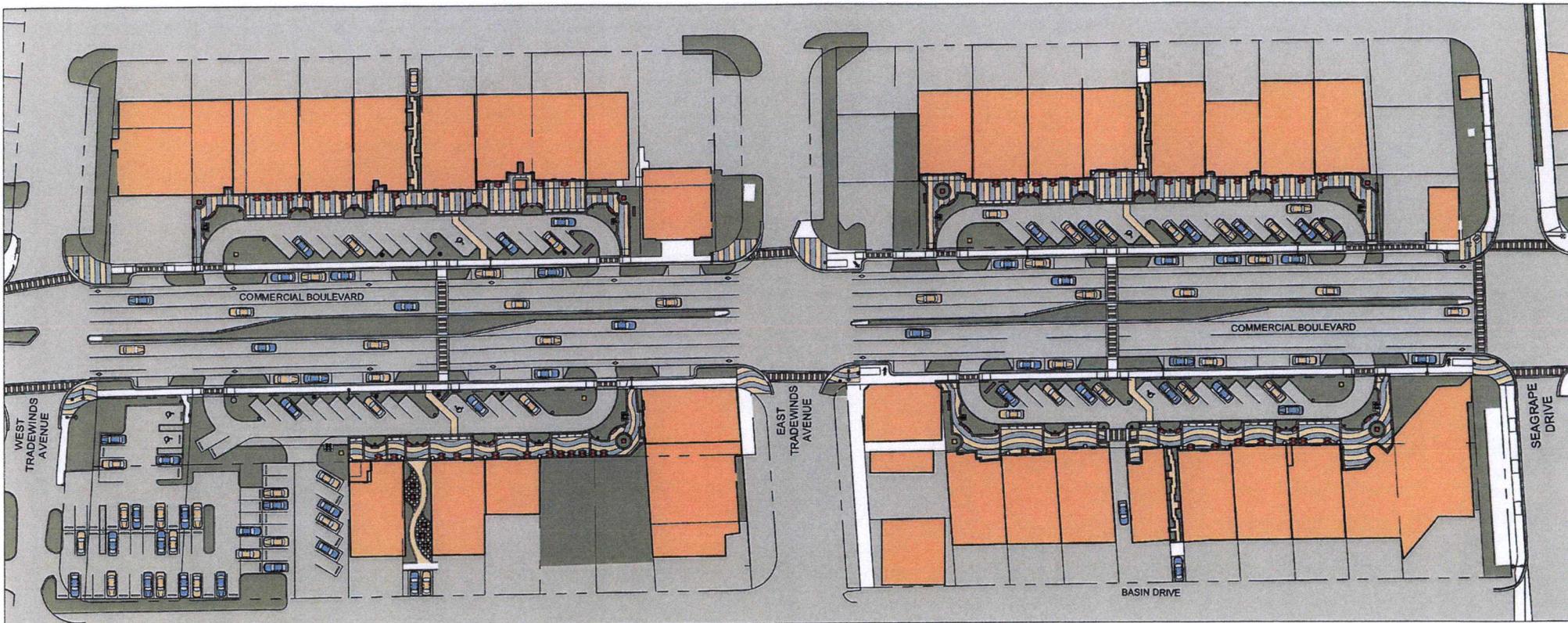
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- #9 Lighting Option 2**
  - #10 Lighting Option 3**
  - #11 Paving Materials Pattern Options**
  - #12 Street Crosswalk Paving Materials Options**
  - #13 Landscape Materials Pictures**
  - #14 Town Entryway Options 1 & 2**
  - #15 Town Entryway Options 3 & 4**
  - #16 First 2 Plaza Identification Sculptures**
  - #17 Second 2 Plaza Identification Sculptures**
  - #18 Cost Estimates**

Reviewed by Town Attorney  
 Yes  No

Town Manager Initials CA

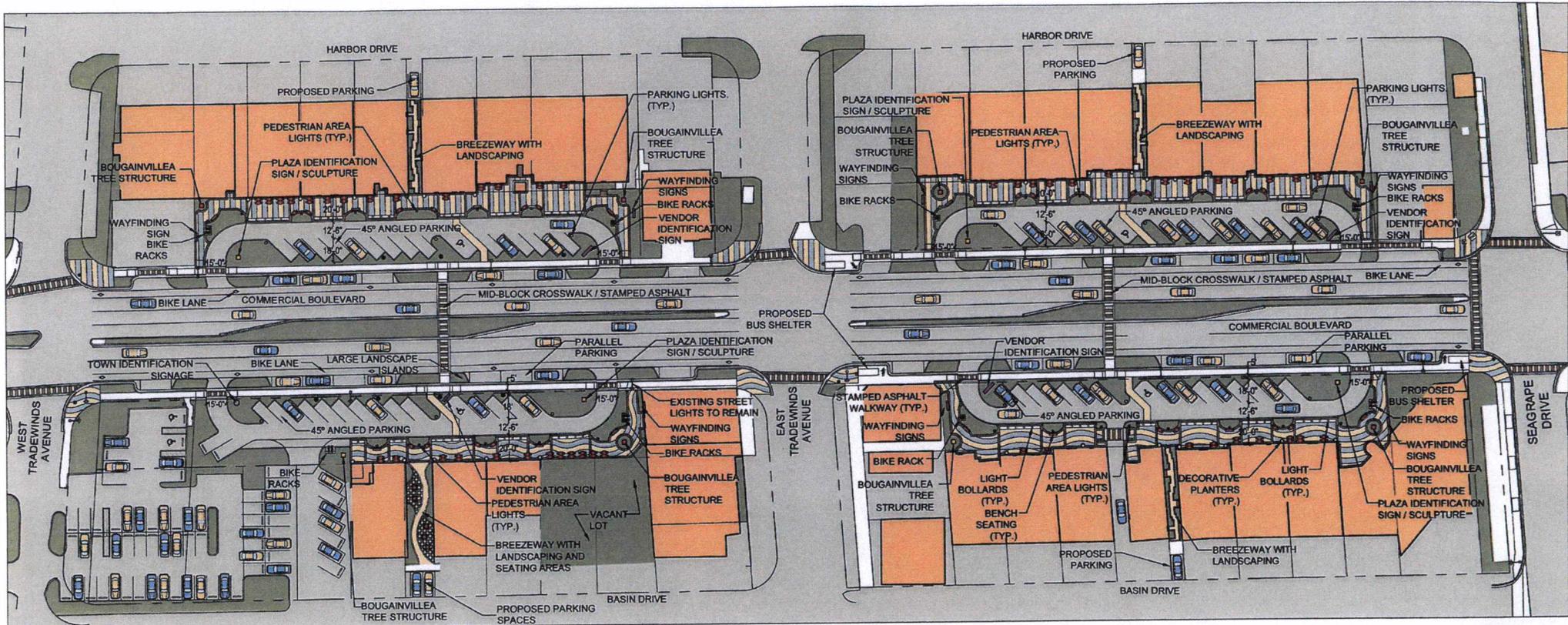
# PROPOSED OVERALL PLAN

EXHIBIT 1



# PROPOSED OVERALL PLAN

## EXHIBIT 2

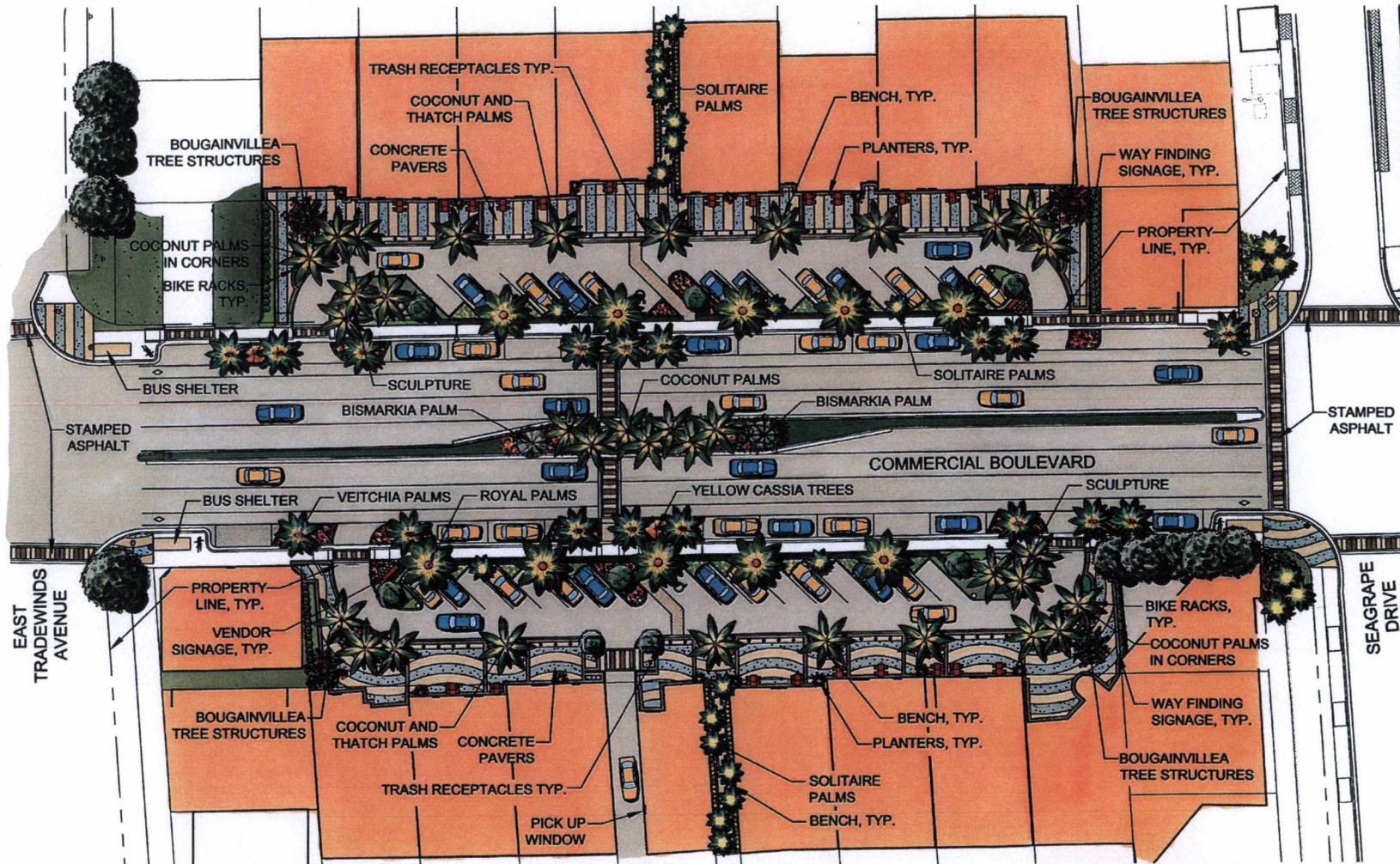


SCHEMATIC DESIGN



# ENLARGED PLAN

EXHIBIT 3



SCHEMATIC DESIGN



# ENLARGED STREET PLAN AND SECTION

EXHIBIT 4



PLAN



SECTION

# PARKING SUMMARY

**EXHIBIT 5**

	Block 6 North			Block 6 South			Block 5 North			Block 5 South			Total Study Area		
	Lot	Street	Total	Lot	Street	Total									
Existing	24	10	34	13	13	26	30	10	40	20	11	31	87	44	131
To Code	23	9	32	18	12	30	26	9	35	19	12	31	86	42	128
Standard Spaces	16+1	8	25	17+2	9	28	17+1	8	26	16+1	9	26	66	34	105
Compact Spaces	6			5			5			5			21	(20% of total proposed parking spaces)	

# SITE FURNISHINGS

EXHIBIT 6

## OPTION 1



CONCRETE BENCH



STEEL BENCH



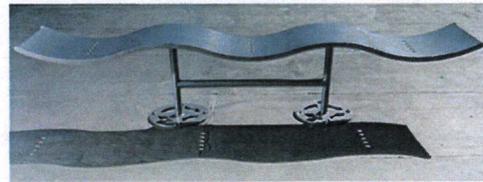
CONCRETE PLANTERS



BOUGAINVILLEA TRELLIS



BIKE RACK



WAVE BENCH



CONCRETE BENCH

# SITE FURNISHINGS

EXHIBIT 7

## OPTION 2



ROSA PLANTER



BOUGAINVILLEA TRELLIS



ADIRONDACK CHAIRS



BIKE RACK



LITTER RECEPTACLE



LAKESIDE BENCH

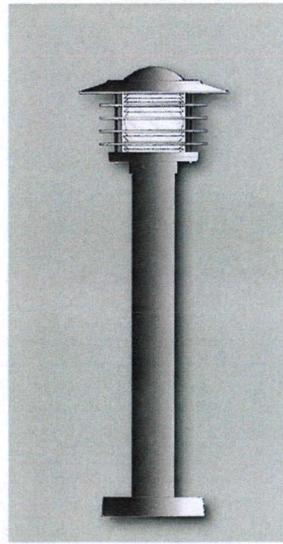
### OPTION 1



**PARKING LOT AREA LIGHTS**



**PEDESTRIAN AREA LIGHTS**



**BOLLARDS**



**LANDSCAPE DIRECTIONAL LIGHTS**

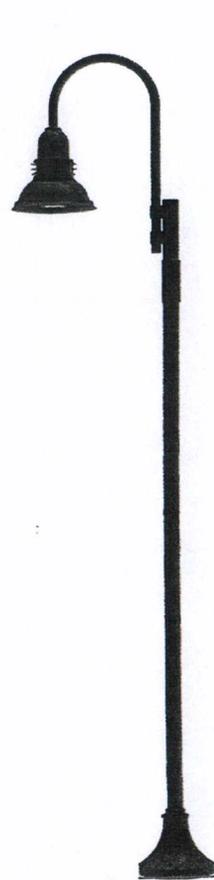
# LIGHTING MATERIALS

EXHIBIT 9

## OPTION 2



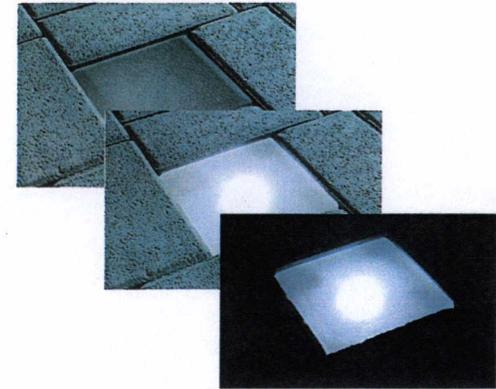
PARKING LOT AREA LIGHTS



PEDESTRIAN AREA LIGHTS



BOLLARDS



SURFACE CRYSTAL LIGHTS

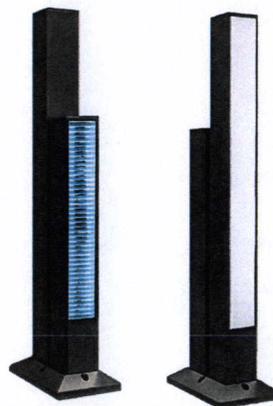
### OPTION 3



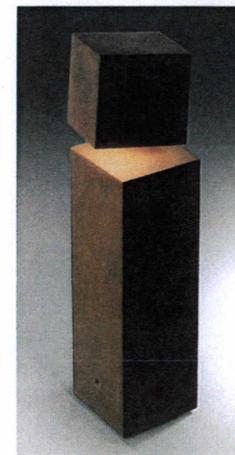
PARKING LOT AREA LIGHTS



PEDESTRIAN AREA LIGHTS



BOLLARD



BOLLARD

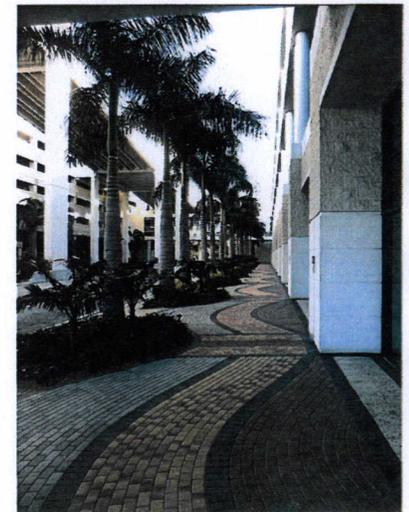
# PAVING MATERIALS BOARD

EXHIBIT 11

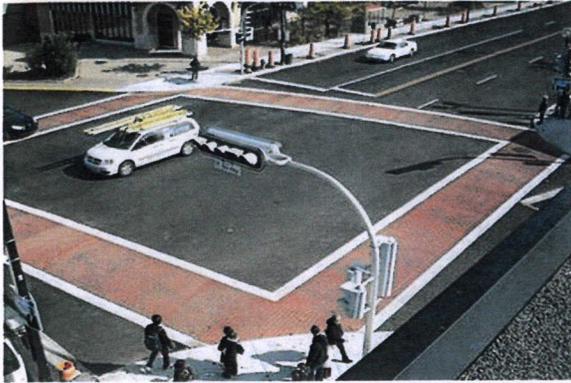
**BOARDWALK PAVERS**



**CONCRETE PAVERS**



### STAMPED ASPHALT



### STAMPED ASPHALT



### FLAT ASPHALT



# LANDSCAPE SAMPLE PLAN

EXHIBIT 13



COCONUT PALMS



BISMARKIA PALMS



THATCH PALMS



VEITCHIA PALMS



CASSIA TREES



BRAZILIAN BEAUTY  
LEAF TREE



SILVER BUTTONWOOD  
TREE



PIGEON PLUM



JATROPHA TREES



LIGUSTRUM TREES



BOUGAINVILLEA TRELLIS



DWARF CARISSA



SCHEFFLERA TRINETTE



FALSE AGAVE



PODOCARPUS



ORANGE BIRD  
OF PARADISE



FOXTAIL FERN



CROWN OF THORNS



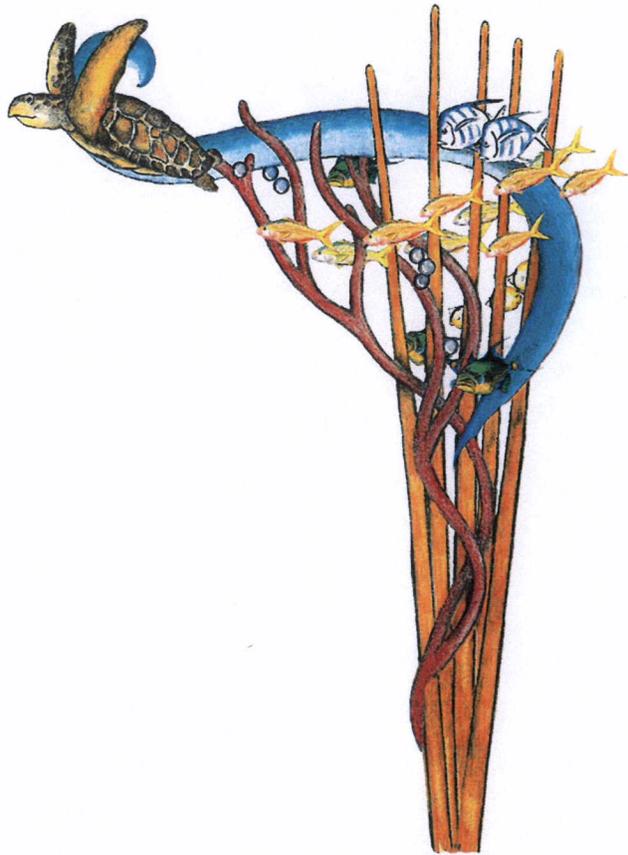
FOUNTAIN  
GRASS



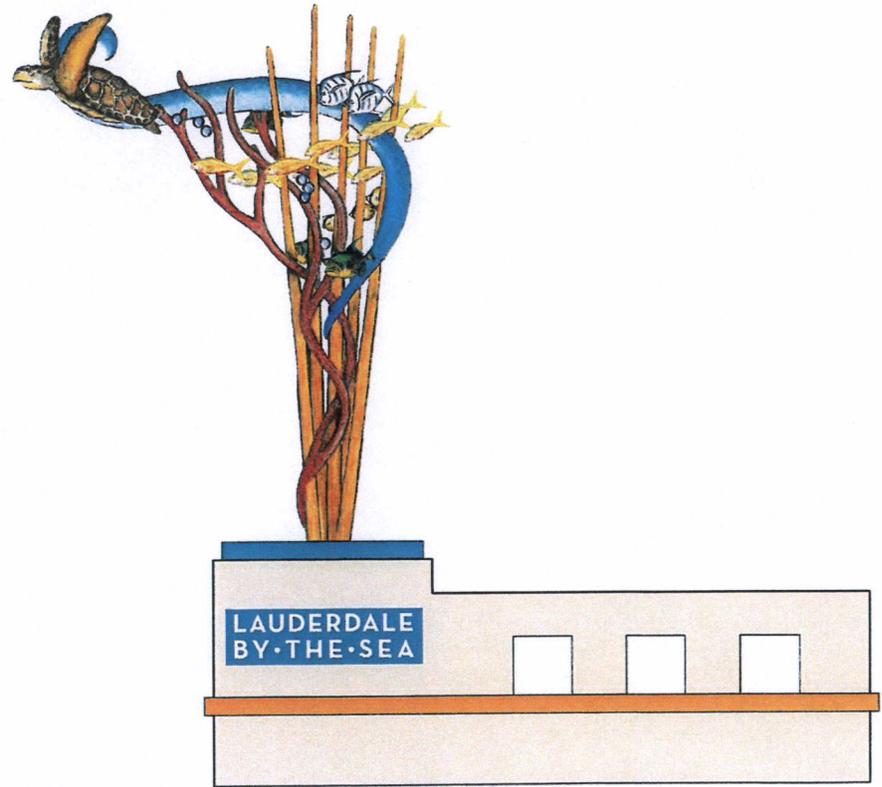
ASSORTED  
BROMELIADS



GREEN ISLAND FICUS



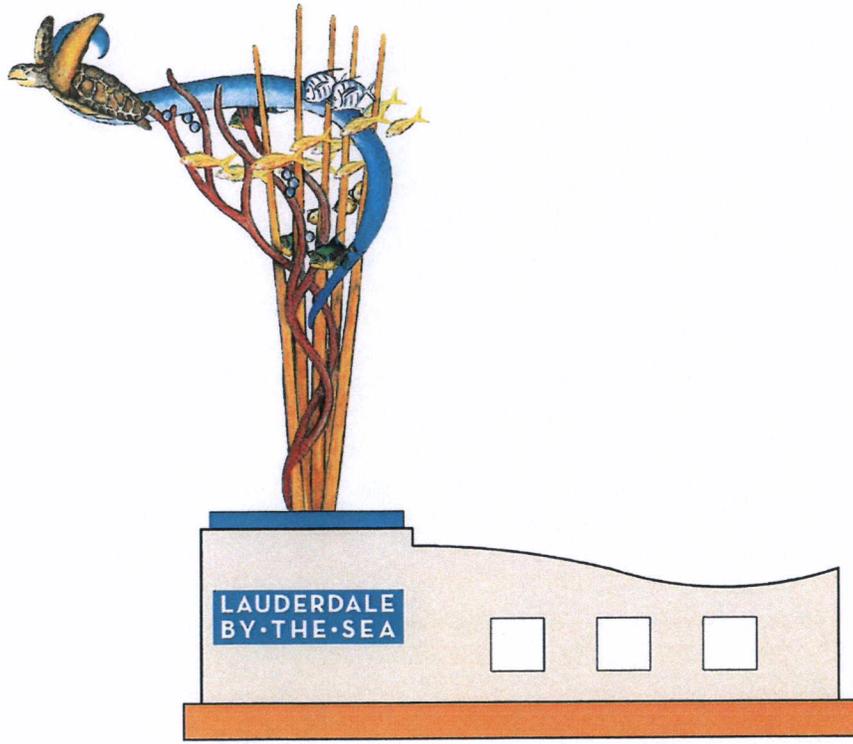
OPTION 1



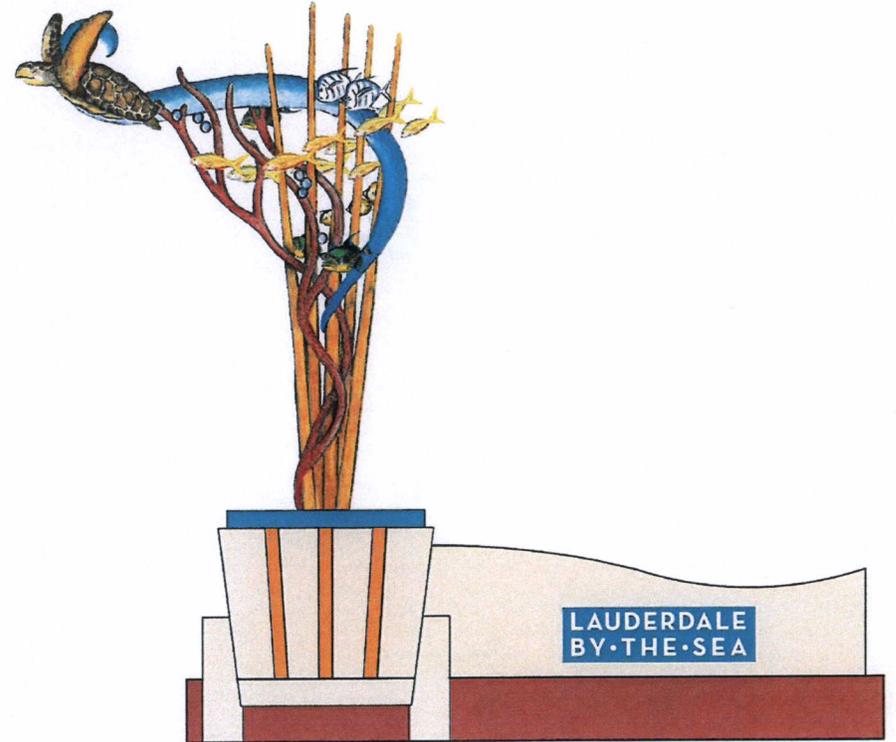
OPTION 2

# ENTRY SIGNAGE

EXHIBIT 15



OPTION 3



OPTION 4

# PLAZA IDENTIFICATION / SCULPTURE

EXHIBIT 16

## PLAZA SCULPTURES



### **Squid Row**

Caribbean reef squid (*Sepioteuthis sepioidea*) and a purple sea fan (*Gorgonia ventalina*)  
The caribbean squid uses rainbow displays of color to camouflage themselves and communicate with each other. They can achieve very intense, shimmering hues sometimes communicating one message to the right and another to the left. Their enormous blue eyes represent the largest eye-to-body ratio of any animal on Earth. All in all, quite a looker!



### **Queen Parrotfish Promenade**

Queen parrotfish (*Scarus betula*), squirrelfish (*Holocentrus adseconsionis*), and four-eyed butterflyfish (*Chaetodon capistratus*) on elkhorn coral (*Acropora palmata*)  
The colorful queen parrotfish a sharp beak made up of fused teeth powerful enough to scrape algae from the surface of the coral reef. Here he is seen with the nocturnal squirrelfish, frequently seen hiding in coral crevices, and the cleverly disguised four-eye butterflyfish. The elkhorn coral is considered to be one of the more important reef-building corals because it grows quickly and creates many habitats.

# PLAZA IDENTIFICATION / SCULPTURE

EXHIBIT 17

## PLAZA SCULPTURES



### **Stingray Way**

Yellow stingray (*Urobatis jamaicensis*) and two types of marine algae, *Caulerpa mexicana* and *chaetomorpha linum*.

The spread of non-native seaweed can be a grave danger to reefs and seagrass feeding grounds. People are reminded to refrain from emptying their aquarium plants into the ocean. The invasive nature of a caulerpa, similar to the mexicans species can spread and prevent the growth of native species of plants as well as animals



### **Turtle & Tang Lane**

Green turtle (*Chelonia mydas*) and Atlantic blue tang (*Acanthurus coeruleus*) on porous sea rod (*Pseudoplexaura prorsa*)

The endangered green sea turtle, once very common along the Florida coast is now classified as endangered. It is illegal to collect, harm, or kill them, and their nesting areas are protected. The green turtle has a symbiotic relationship with the Atlantic blue tang who eat by cleaning algae from the entire body of the turtle at "cleaning stations" throughout the reef.

## EXHIBIT 18

<b>Lauderdale by the Sea - W. Commercial Blvd. Streetscape Cost Estimates</b>					
<b>SITE FURNISHINGS</b>	Description	Unit	Quantity	Unit Price	Total Price
	Benches	ea.	22	\$1,220.00	\$26,840.00
	Litter Receptacles	ea.	12	\$710.00	\$8,520.00
	Planters	ea.	26	\$500.00	\$13,000.00
	Bike Racks	ea.	12	\$235.00	\$2,820.00
	Bougainvillea Trellis	ea.	8	\$2,000.00	\$16,000.00
	Adirondack Chairs	ea.	12	\$200.00	\$2,400.00
<b>SITE FURNISHINGS TOTAL</b>					<b>\$69,580.00</b>

<b>PAVING MATERIALS</b>	Description	Unit	Quantity	Unit Price	Total Price
<b>PROMENADE PAVING</b>	Concrete Pavers	s.f.	33,890	\$4.00	\$135,560.00

### STREET PAVING

Option 1	Street Print Stamped Asphalt Crosswalk (can only be applied with new asphalt)	s.f.	2,306	\$6.50	\$14,989.00
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<b>OPTION 1 TOTAL</b>	Concrete Pavers & Omni-Grip				<b>\$150,549.00</b>
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Option 2	Friction Pave Crosswalks (can be applied to existing asphalt)	s.f.	2,306	\$13.00	\$29,978.00
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<b>OPTION 2 TOTAL</b>	Concrete Pavers & Friction Pave				<b>\$165,538.00</b>
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Option 3	Omni-Grip Bonded Aggregate Crosswalk (can be applied to existing asphalt)	s.f.	2,306	\$8.50	\$19,601.00
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<b>OPTION 3 TOTAL</b>	Concrete Pavers & Street Print				<b>\$155,161.00</b>
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<b>LANDSCAPING</b>	Description	Total Price
	Trees, Palms, Shrubs & Groundcover	<b>\$203,930.00</b>

<b>IRRIGATION</b>	Total Price
	<b>\$71,238.00</b>

<b>LIGHTING</b>	Description	Unit	Quantity	Unit Price	Total Price
	Parking Lot Lighting	ea.	12	\$3,000.00	\$36,000.00
	Pedestrian Lighting	ea.	16	\$1,000.00	\$16,000.00
	Bollards	ea.	71	\$500.00	\$35,500.00
	Landscape Lighting (up-lighting)	ea.	36	\$200.00	\$7,200.00
	Path Lighting (in alleys)	ea.	20	\$200.00	\$4,000.00
	Sculpture Lighting (2 per sculpture)	ea.	8	\$200.00	\$1,600.00
	Lighting Installation				\$75,000.00
<b>LIGHTING TOTAL</b>					<b>\$175,300.00</b>

<b>SIGNAGE PACKAGE</b>	Description	Unit	Quantity	Unit Price	Total Price		
	Retail wayfinding signs				<b>\$25,000.00</b>		
<b>PROMENADE IDENTIFICATION / ART / TOWN IDENTIFICATION</b>					<b>Quantity</b>	<b>Unit Price</b>	<b>Total Price</b>
						<b>\$96,000.00</b>	
<b>SUB-TOTAL</b>						<b>\$791,597.00</b>	
<b>10% Contigency</b>						<b>\$79,159.70</b>	
<b>TOTAL</b>						<b>\$870,756.70</b>	
<b>SITWORK TOTAL</b>					See Separate Flynn Worksheet	<b>\$329,230.00</b>	
<b>GRAND TOTAL</b>						<b>\$1,199,986.70</b>	

**FLYNN ENGINEERING SERVICES, P.A.**  
**241 Commercial Boulevard**  
**Lauderdale-By-The-Sea, FL 33308**

**SCHEMATIC SITEWORK COST ESTIMATE - W.COMMERCIAL BLVD.**

Project : **COMMERCIAL BOULEVARD**

Project Number : 12-1007.00

Date : 06/11/12

Location :

Estimate For : Town of Lauderdale-By-The-Sea

Quantities By : DRS

Client : Town of Lauderdale-By-The-Sea

No.	Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
<b>DEMOLITION</b>						
1	Asphalt Pavement removal	1700	SY	\$2.50	\$4,250.00	
2	Concrete Curb removal	600	LF	\$5.00	\$3,000.00	
3	Concrete Sidewalk removal	800	SY	\$9.00	\$7,200.00	
	SubTotal Paving					\$14,450.00
<b>PAVING / EARTHWORK</b>						
7	Asphalt Pavement	1,000	SY	\$25.00	\$25,000.00	
8	*Includes Subbase, Limerock & Asphalt)					
9	Tactile Warning Surface (3' depth)	510	SF	\$12.50	\$6,375.00	
10	Concrete Curbing	700	LF	\$15.00	\$10,500.00	
10	Concrete Curb and Gutter		LF	\$25.00	\$0.00	
11	Concrete Sidewalk		SF	\$5.00	\$0.00	
12	Curb Ramps w/ Tactile Warning	9	EA	\$1,500.00	\$13,500.00	
13	Striping/Signage	1	LS	\$5,000.00	\$5,000.00	
	SubTotal Paving					\$60,375.00
<b>SUB-TOTAL</b>						<b>\$74,825.00</b>
<b>10% CONTINGENCY (Mobilization, Testing, Survey, MOT, Etc.)</b>						<b>\$7,482.50</b>
<b>ITEMIZED COST FOR NE QUADRANT</b>						<b>\$82,307.50</b>
<b>PROJECTED COST FOR REMAINING 3 QUADS</b>						<b>\$246,922.50</b>
<b>TOTAL ESTIMATED COST</b>					<b>\$329,230.00</b>	