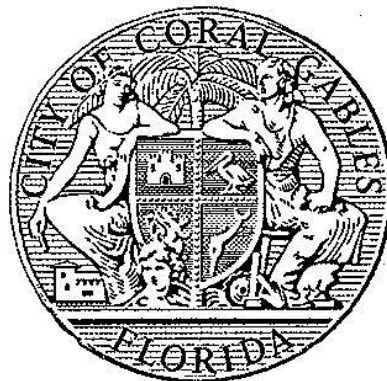




WAR MEMORIAL YOUTH CENTER: SITE AND BUILDING REPAIRS

CITY OF CORAL GABLES



Presented By:
MC Harry & Associates

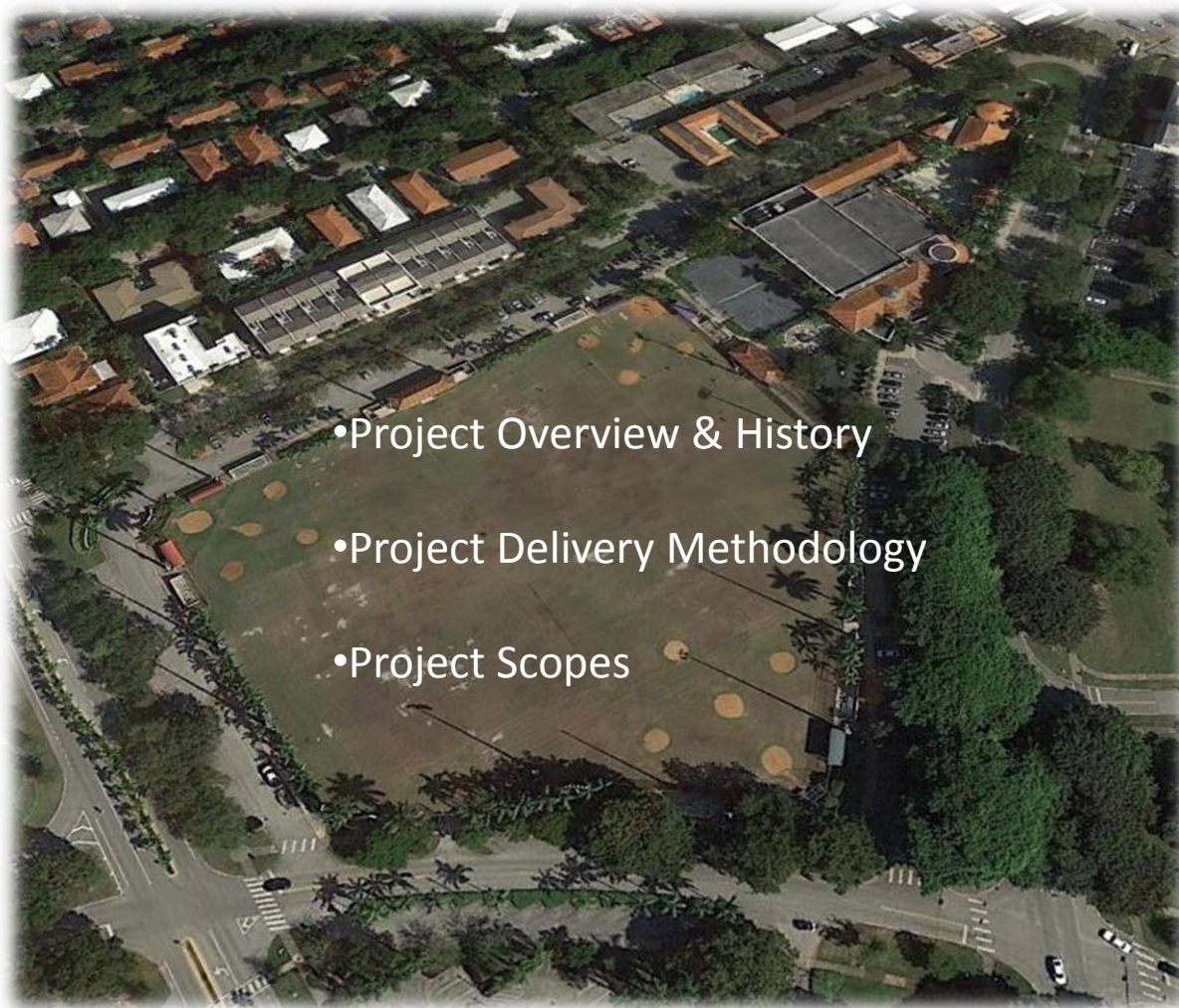


APRIL 12, 2016



War Memorial Youth Center Repairs & Improvements

INTRODUCTION



- Project Overview & History
- Project Delivery Methodology
- Project Scopes



War Memorial Youth Center Repairs & Improvements

	PROJECT	COST ESTIMATE	STATUS	TIMELINE	FUNDING
1	SITE & BUILDING REPAIRS (DODEC)	\$686,417	Permit Ready	April – July*	NRP
2	PLAYFIELD IMPROVEMENTS	\$472,000	Permitting	May-Aug.*	Gen. Cap. Imp.
3	PLAYGROUNDS Indoor/Outdoor	\$350,000	Drawings in Development Waiting for Public Input	Fall 2016	Gen. Cap. Imp.
4	BUILDING & COURTYARD REPAIRS	\$417,000	Permitting	July-Dec.	Gen. Cap. Imp.
5	RE-ROOF (Flat Roofs)	\$448,000	Permit Ready	May-July*	Gen. Cap. Imp.
6	ROOF REPAIRS (Clay Tile Roofs)	\$125,000	Drawing Development	Fall 2016	Gen. Cap. Imp.
Total		\$2,498,417			
7	Artificial Turf In Courtyard	Add \$140,000			
8	Sprigging in lieu of Sod	Deduct \$169,000			
9	Renovate Ball Park Restrooms + Re-Roof	Add \$25,000			
10	Re-roof Concession + Storage buildings	Add \$18,000			

* Duration with 'piggy-back' contract



Cost Estimate: \$686,417 **Status:** Plans approved & submitted for permit

Next Steps: DODEC Inc. to perform work with a July Completion date

Scope:

Replacement of 8' and 12' high chain link fence mesh around basketball courts and playfields including batting cages.

Surface repair of two outdoor basketball courts, restripe, and install new backboards, rims, and netting.

Repair and refinish galv. steel ornamental metal fencing at entrance features, dugouts and bleachers.

Remove and Replace all alum. bleacher seating, remove step lights, repair concrete steps, and replace storage doors.

Repair delaminating stucco and repaint walls at all entrance features, dugouts, and bleachers.

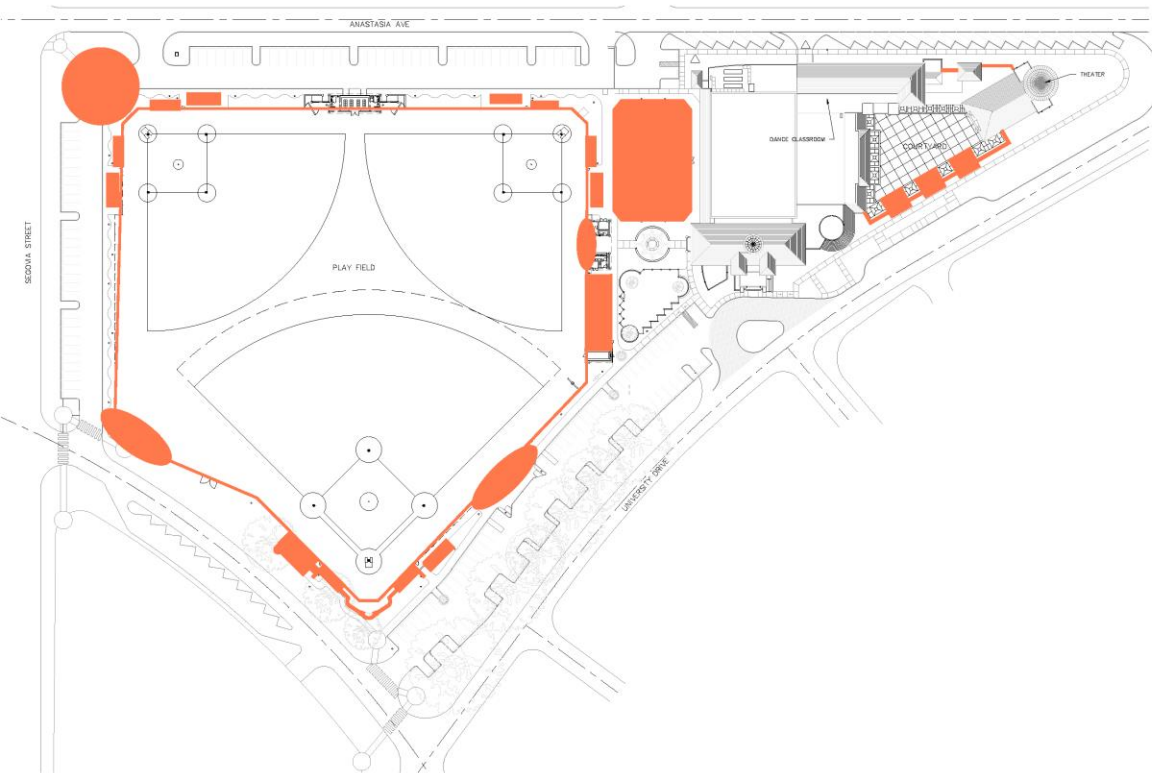
Replace curved metal roofs at all dugouts and courtyard shelters

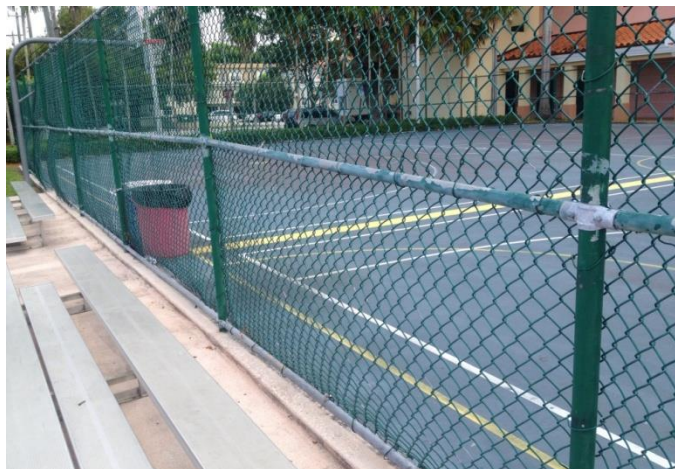
Replace lightning protection system at shelters

Replace all deteriorated metal wall grilles with new alum. grilles within playground and courtyard perimeter.

Install joint sealants at select open expansion joint locations .

Pressure wash and paint all surfaces.





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Cost Estimate: \$472,000 **Status:** Permit Review

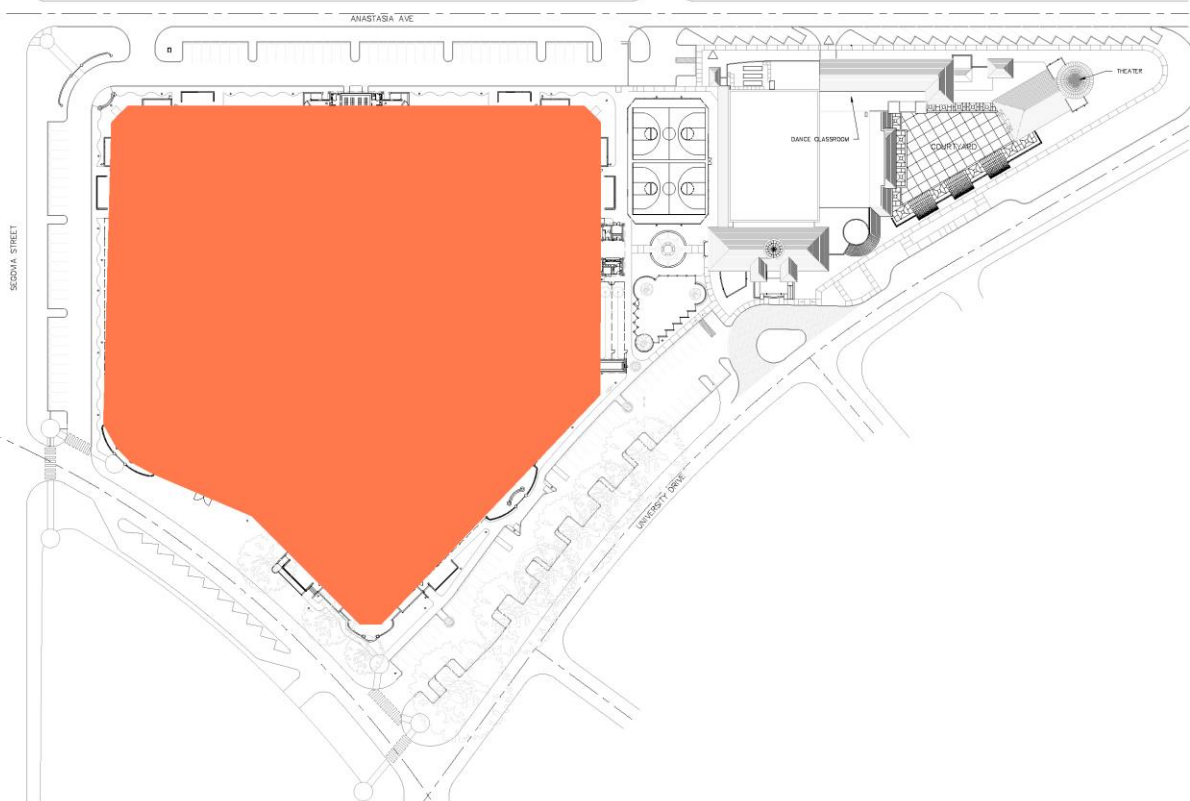
Next Steps: Project to be awarded to landscape/irrigation contractor in time for August completion.



Scope:

Re-grade and re-sodding of sports playing fields with Bermuda Celebration, including fill, sand/soil mix, and baseball field equipment (Home plates, bases, pitching mound).

Provide new playfield irrigation system and connect to existing municipal water meter. Water pump to remain.





Perimeter Drain

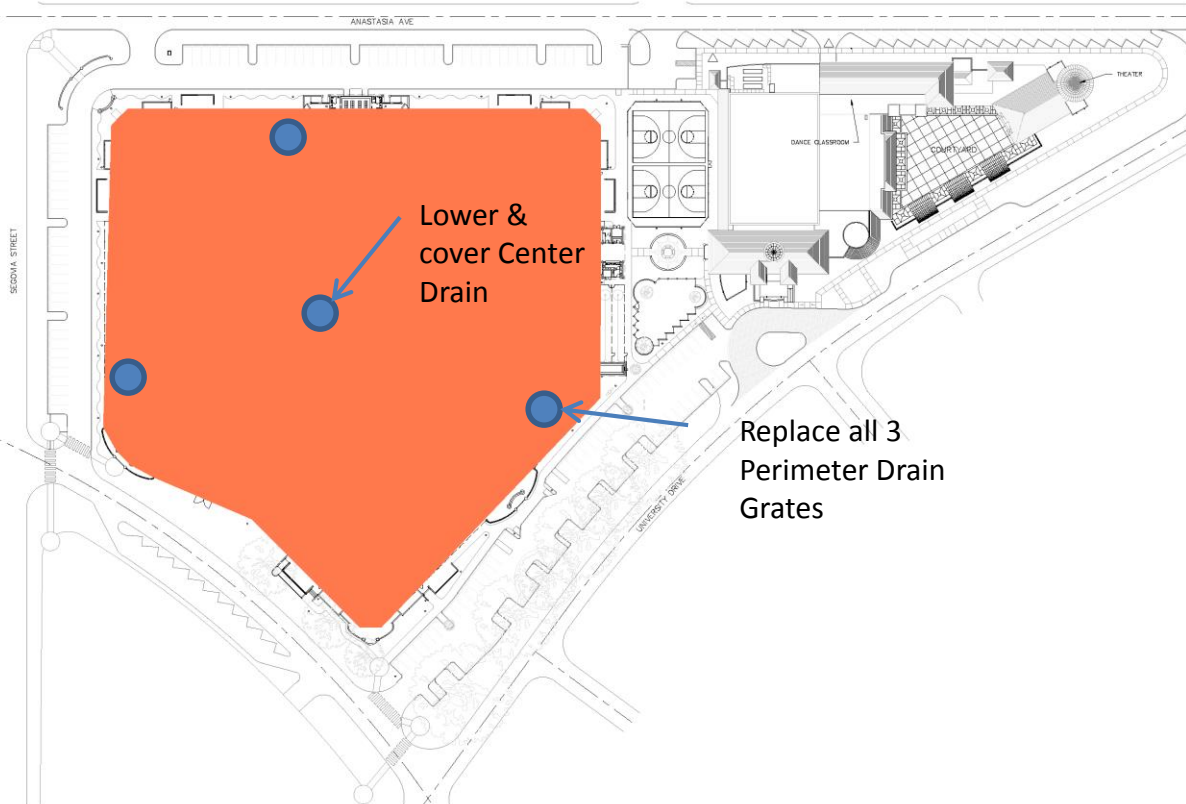


Center Drain

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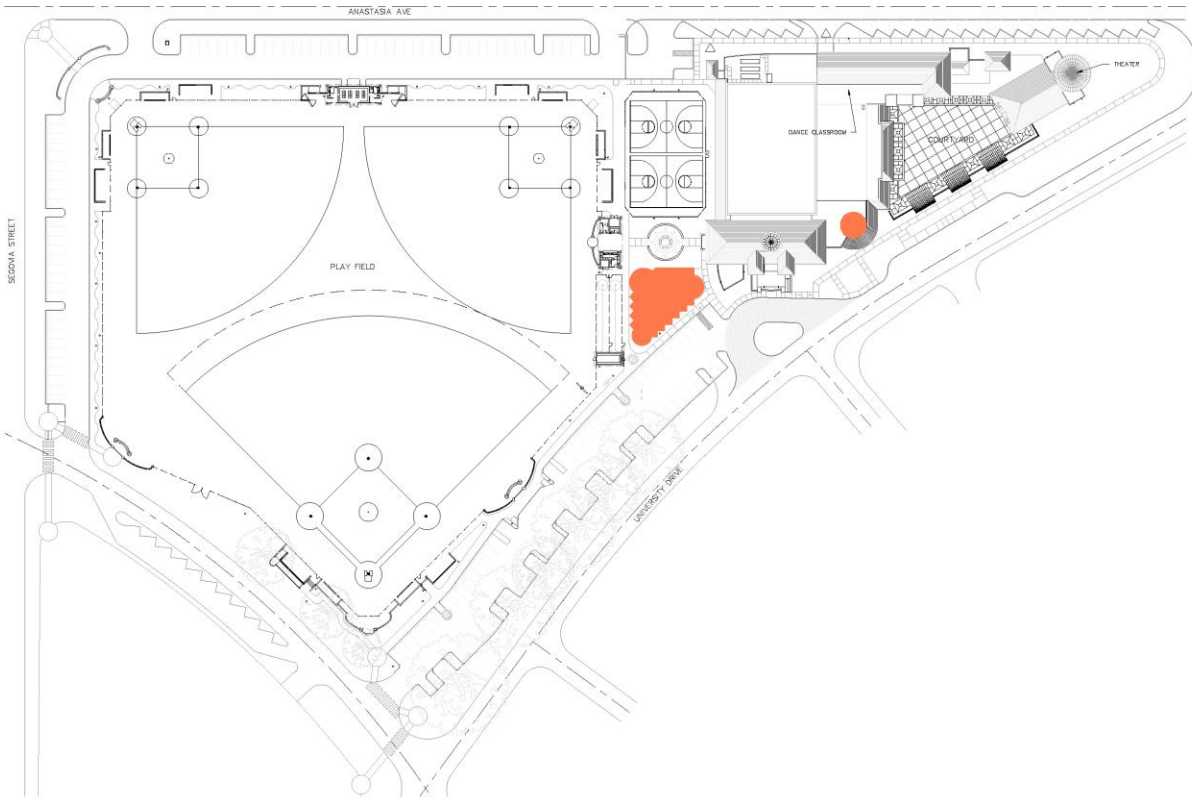
Provide new playfield irrigation system and connect to existing municipal water meter. Water pump to remain.





Cost Estimate: \$350,000 **Status:** Drawing Development

Next Steps: 2nd Community input meeting to be scheduled



Scope:

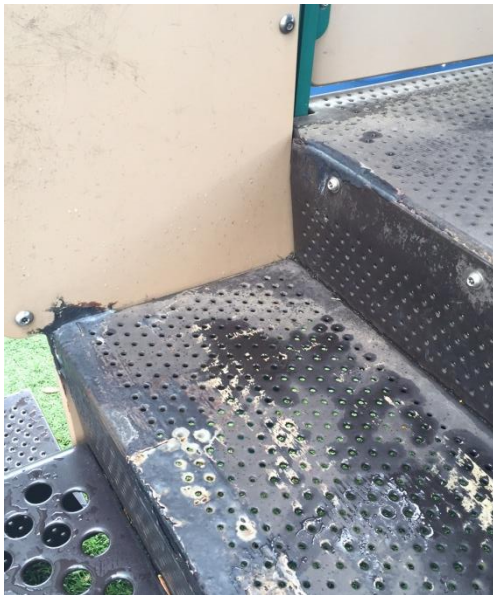
Remove and replace existing outdoor playground equipment with new playground equipment

Remove artificial turf and rubberized sub base and replace with new artificial turf system with min. 2" safety pad

Remove and replace existing sun shade fabric with new "Sail" polyethylene sun shades.

Protect existing Oak Trees and prune roots. Place new planting soil and Structural soil; top with bonded rubberized mulch and restore existing irrigation system

Remove and replace indoor "soft contained" playground equipment and rubberized floor surfacing system with new



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PLAYGROUND (Exterior Concept 1)





PLAYGROUND (Exterior Concept 1)





PLAYGROUND (Exterior Concept 2)





PLAYGROUND (Exterior Concept 2)





INDOOR PLAYGROUND (Soft Contained Concept)





Cost Estimate: \$417,000 **Status:** Permit Review

Next Steps: Project will be awarded and construction to begin in July.

Scope:

Courtyard

Remove 18 large Royal Palms and replace with Cabbage Palms and other plantings & repair irrigation.

Install trench drain in front of entrance door to gym and yard drain near auditorium in order to correct flooding issues. Connect new drainage system to existing stormwater area drainage and replace catch basin.

Remove and replace cracked concrete floor slabs on grade with pavers and landscaped areas. (Discussion on artificial turf option*)

Auditorium

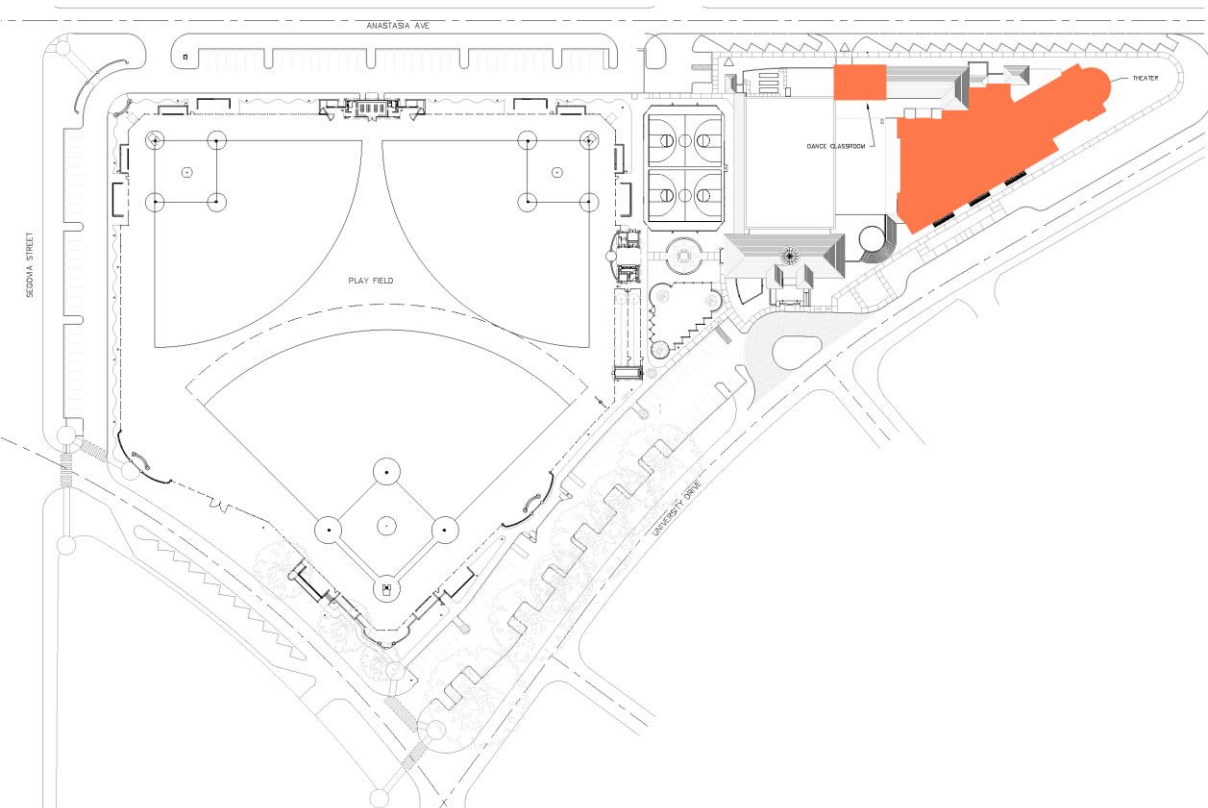
Replace T&G wood flooring at stage

Replace carpet flooring in auditorium and support areas behind stage.

Update all AV equipment within theater building and install a new control/projection booth.

Dance Classroom

Clean and prepare wood flooring at the Dance Classroom on second floor to receive a new vinyl floor covering system specifically designed for dancing.





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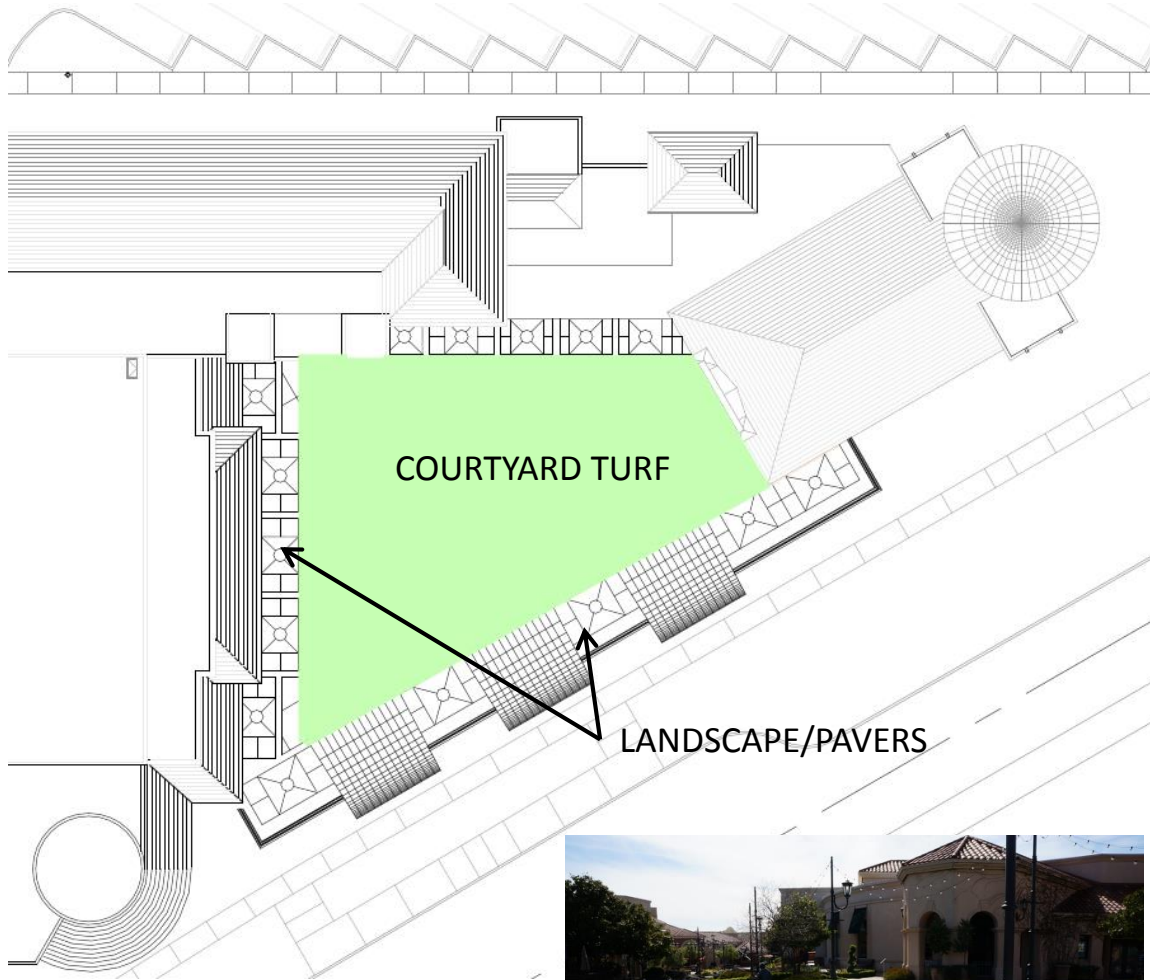
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SAMPLE PLAZA W/ TURF

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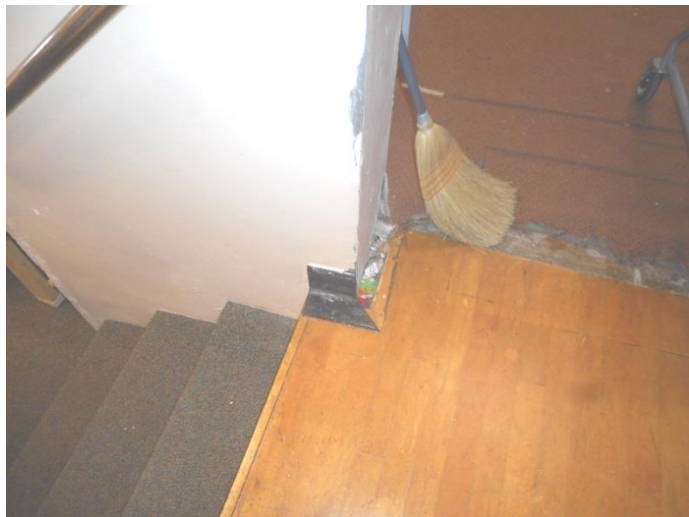
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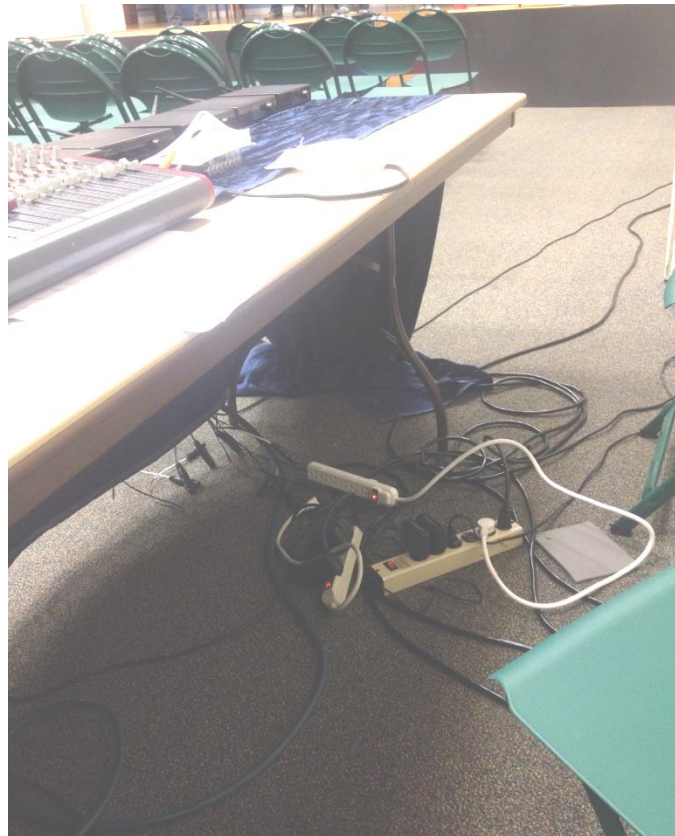
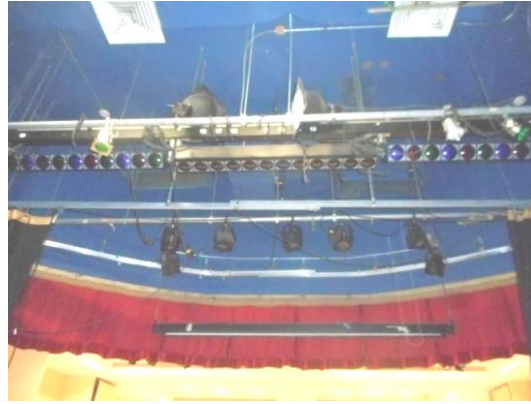
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Update all AV equipment and stage lighting within theater building and install a new control/projection booth.

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Cost Estimate: \$448,00

Status: Permit Review Completed

Next Steps: Procure contract for July completion.

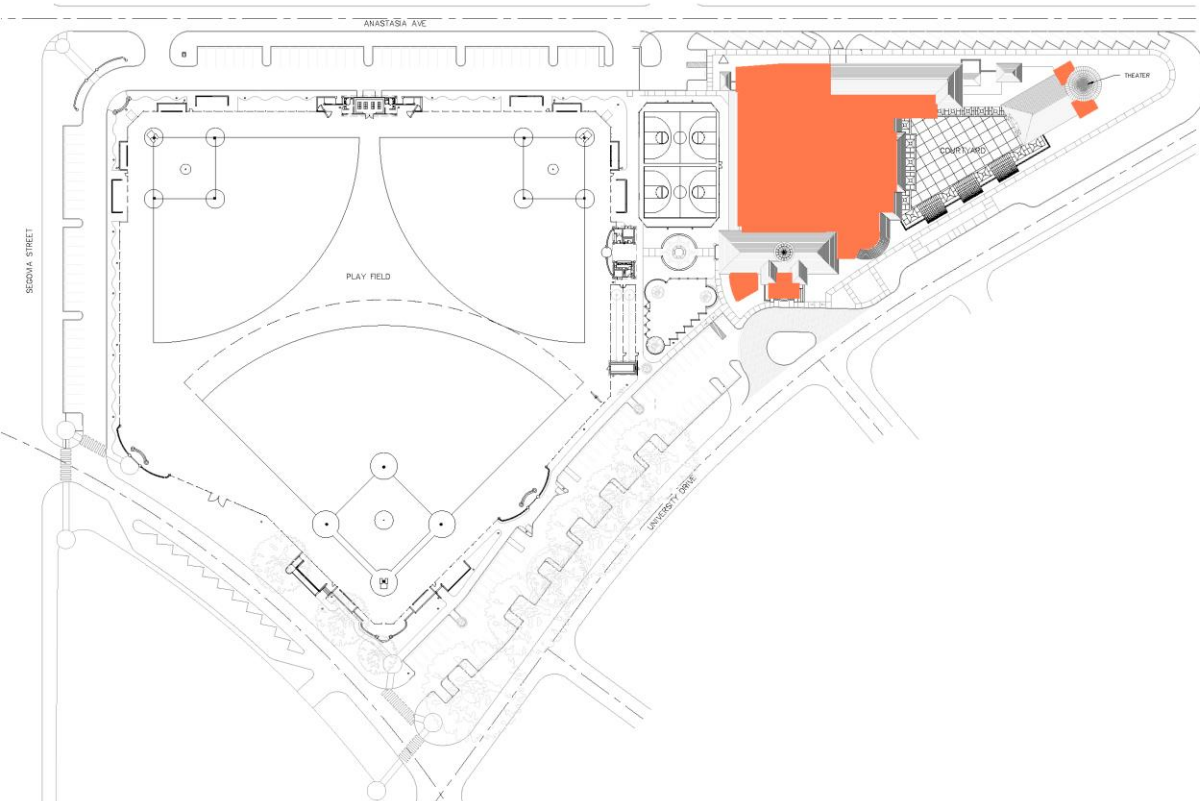
Scope:

Remove and replace all flashings and flat built-up roofing system with new TPO, BUR & coating systems.

Remove and replace all Polystyrene cornice moldings (a.k.a. EIFS) with new precast architectural concrete stone trims. Profile and color to match existing.

Patch, repair, and repaint all delaminating, cracked, or damaged stucco.

Remove and replace lightning protection system. Connect to existing grounding wire.





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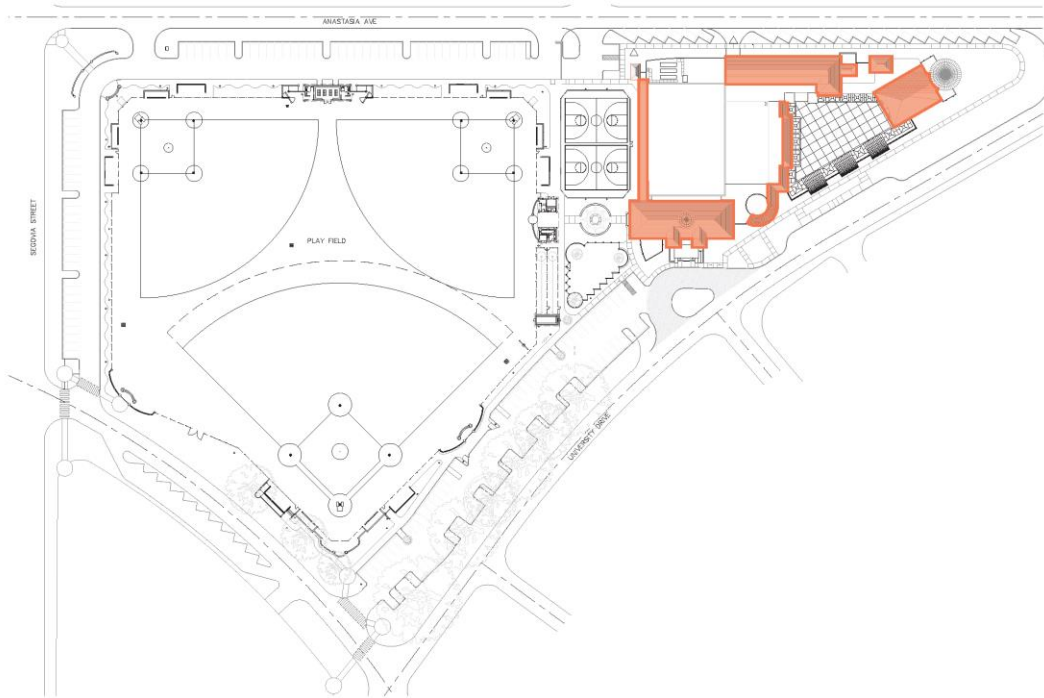
Cost Estimate: \$125,000

Status: Drawing Development

Next Steps: Submit for permit review, procure contract for Fall 2016 completion.

Scope:

Repair all flashings and clay tile roofs on the main Youth Center Building.





Scope:

Repair all flashings and clay tile roofs on the main Youth Center Building.



Cost Estimate: \$25,000

Status: Project for Consideration

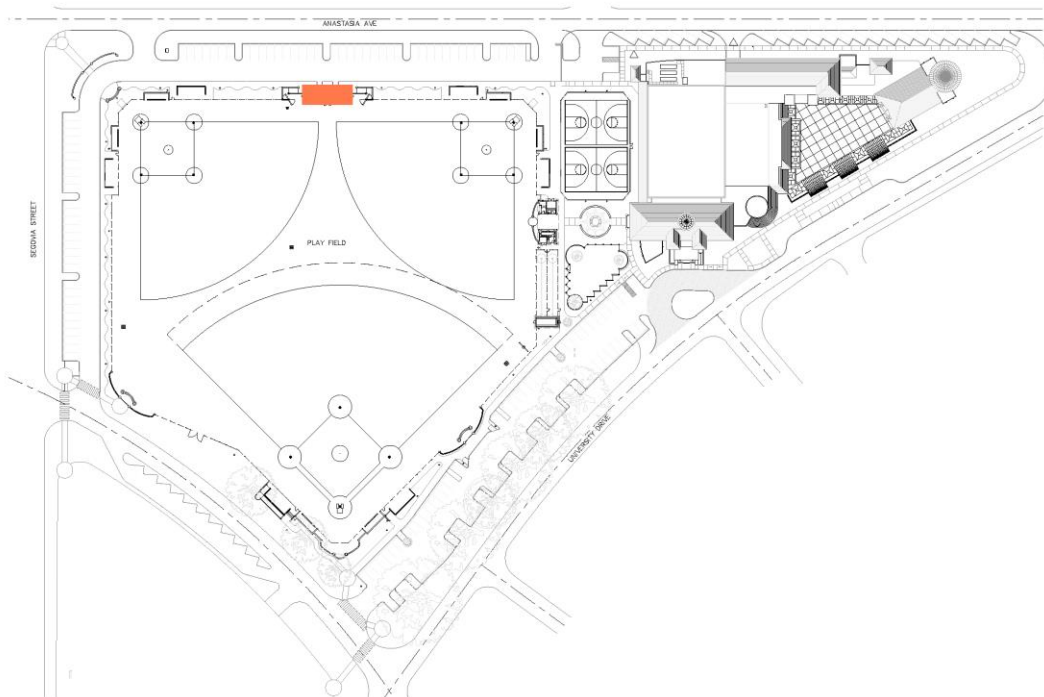
Scope for Consideration:

Replace Toilet Accessories, Faucets, Countertops.

Clean tile, reseal, paint walls and ceilings.

Provide means to close building from the elements (e.g. replace roll-down grilles with solid, weatherproof roll down doors).

Re-roof clay tile roof





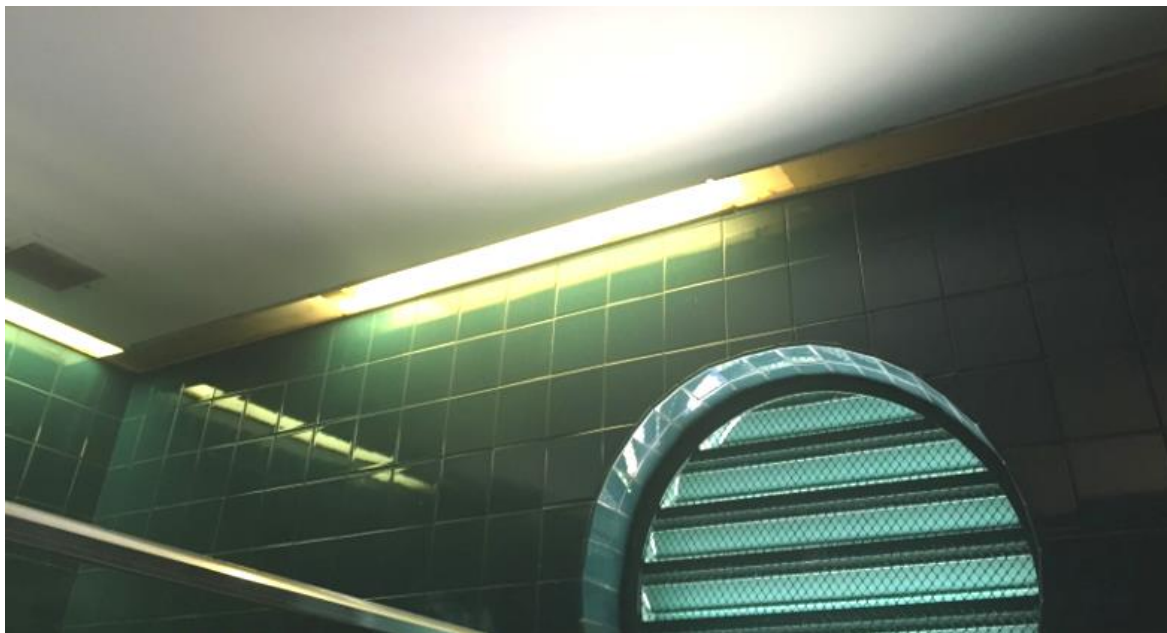
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Repair all flashings and clay tile roofs on all structures adjacent to playfields.





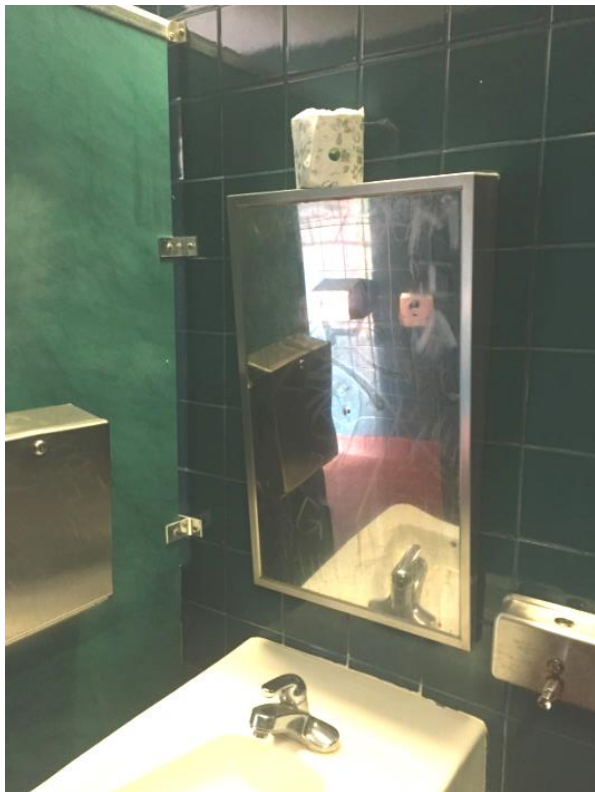
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Re-roof clay tile roof



Cost Estimate: \$18,000

Status: Project for Consideration

Scope for Consideration

Re-roof clay tile roofs

Replace existing rotted wood fascia and exterior soffits with new

Repaint exterior of buildings

