

## EXECUTIVE SUMMARY

**Recommendation to approve the projected expenditures for the leasehold improvements to a railroad car at Naples Depot to house the Greater Naples Chamber of Commerce Visitor Information Center, approve necessary budget amendments, and make a finding that the construction expenditures promote tourism.**

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**OBJECTIVE:** Approve the projected construction costs to complete the leasehold improvements to a railroad car at the Naples Depot.

**CONSIDERATIONS:** The Greater Naples Chamber of Commerce desires to move their downtown Naples Visitor Information Center location to the Naples Depot property on 5<sup>th</sup> Avenue South in Naples. The Depot is a Collier County Museum with a railroad theme. Next to the Depot Building are three railroad cars. A former dining car is undergoing renovation to become a restaurant. The former baggage car sits across the parking lot from the dining car and is attached to a caboose. None of the cars have been used for some time. The Naples Chamber would like to occupy the baggage car for its new visitor information center.

The Chamber obtained preliminary drawings and elevations and remodeling costs for the interior of the baggage car including an ADA compliant entrance ramp, air conditioning, flooring and wall coverings. The County then engaged Amec Foster Wheeler Architects to complete the exterior and interior improvements. That firm has now provided detailed drawings and projected costs to complete the build out of the Visitor Information Center. The attached projected costs and schedule are where the project is currently. Staff is requesting the TDC review the projected costs and recommend that the project should proceed to BCC approval and the start of construction. These leasehold improvements are authorized tourist development tax expenditures.

The Naples Chamber will enter into a sub lease with the County through the Museum Division who in turn lease the Depot and baggage car from Southwest Heritage, Inc. Construction will not start and no construction expenses will be incurred until the sub-lease is approved by all the required parties. The Tourism Division will work with the County Museum, Facilities and Procurement Divisions to solicit for construction bids in compliance with County Purchasing Policy.

Once staff receives the construction bids for the leasehold improvements, this item will go to the BCC for final approval. In the event construction bids exceed the projected cost for this project, staff will return to the TDC and BCC to seek approval of the revised budget.

**FISCAL IMPACT:** Based on the architect's projections, staff is requesting up to \$325,000 for leasehold improvements to the baggage that will be paid for using Tourism Division Fund 184 budgeted funds and reserve funds, requiring a budget amendment and Board approval.

**GROWTH MANAGEMENT IMPACT:** There is no impact to the Growth Management Plan from this action.

**LEGAL CONSIDERATIONS:** This item is approved as to form and legality and requires majority vote for approval. – CMG

**RECOMMENDATION:** To approve the proposed expenditures for the leasehold improvements to a railroad car at Naples Depot to house the Greater Naples Chamber of Commerce Visitor Information

Center, approve necessary budget amendments, and make a finding that the construction expenditures promote tourism.

**SUBMITTED BY:** Jack Wert, Tourism Director

Attachments: Amec Foster Wheeler Architects drawings, projected costs and construction schedule.





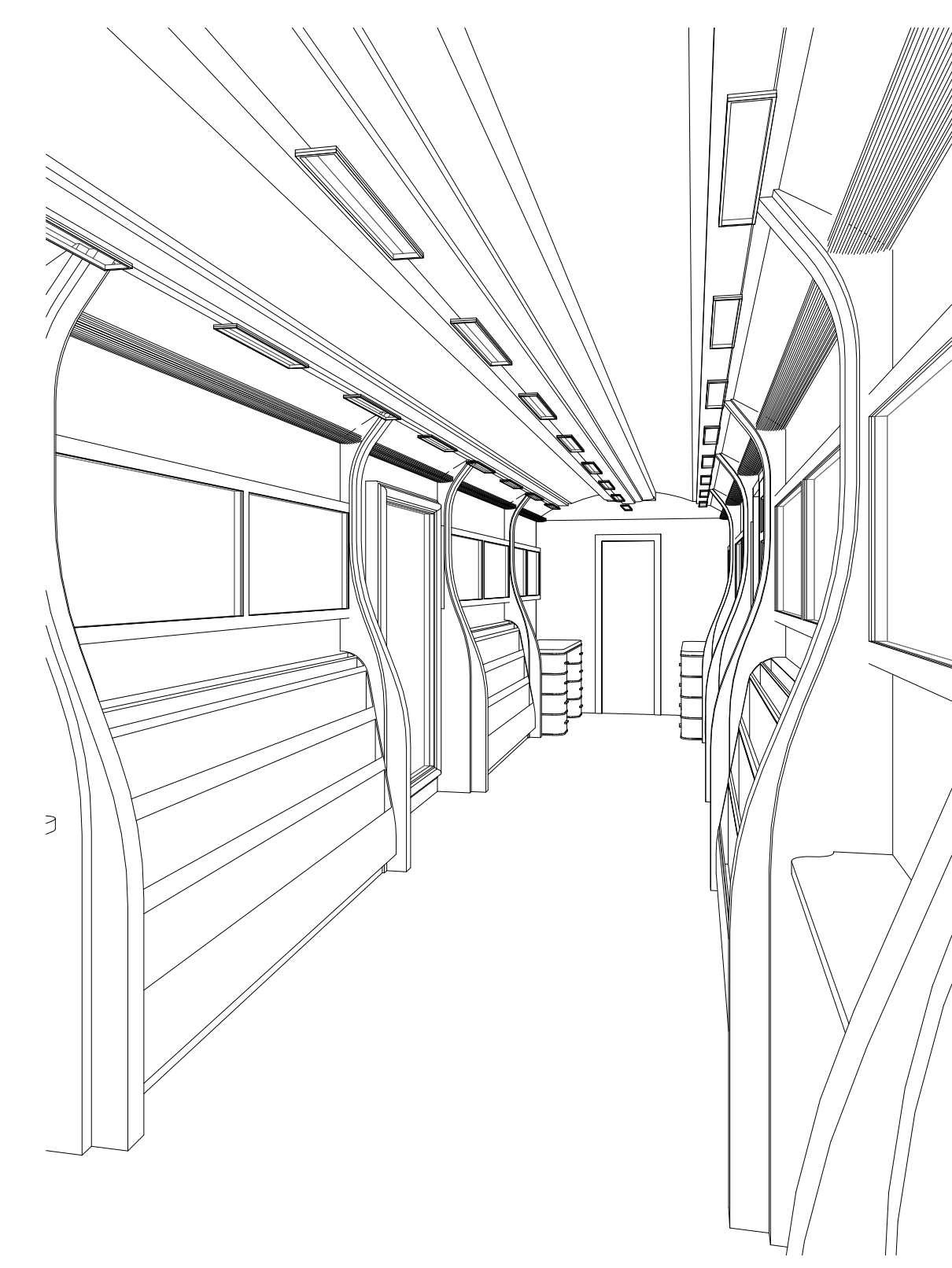




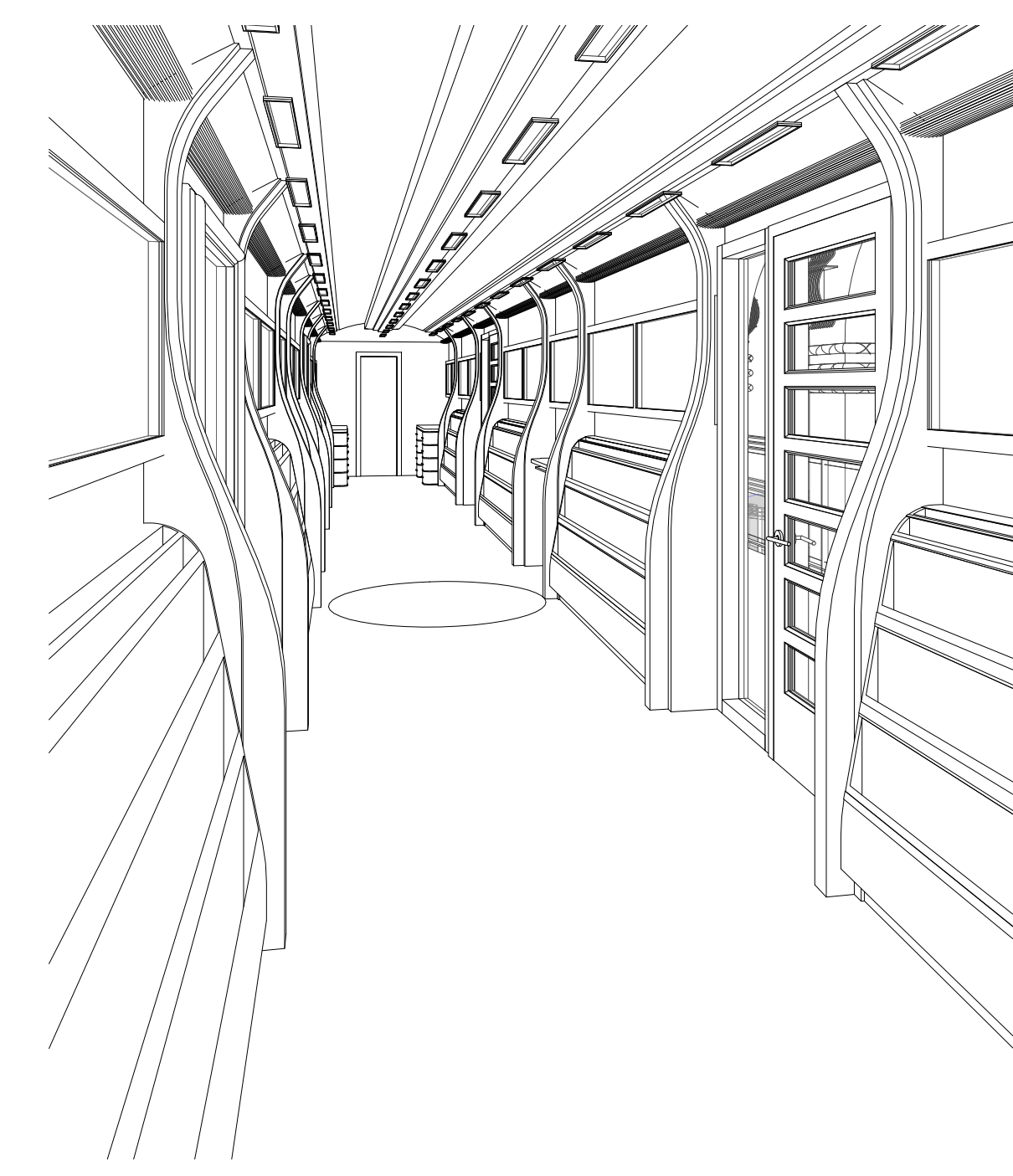
**ARCHITECT OF RECORD**

**REVISION SCHEDULE**

No.	DESCRIPTION	DATE



① INTERIOR PERSPECTIVE 1



② INTERIOR PERSPECTIVE 2



Santiago Jimenez  
AR-94369

**PROJECT TEAM**

**DESIGNER**

Designer

**BIM / DRAWINGS BY:**

Author

**CHECKED BY:**

Checker

**CITY OF NAPLES  
VISITOR'S CENTER  
6788-16-2886  
DD PACKAGE |  
03/02/2017**

PROJECT NUMBER | STATUS |  
ISSUE DATE

**PERSPECTIVE VIEWS**

SCALE:

**A201**  
**SHEET NUMBER**

**Naples Visitor Center**

1051 5th Ave. S.  
 Naples FL

**Probable Cost Estimate**

Quantity	LineNumber	Description	O&P	Ext. Total
1176	024113175010	Demolish, remove pavement & curb, remove bituminous pavement, up to, 3" thick, excludes hauling and disposal fees	\$	3,034.08
1148	321440101250	Stone pavers, flagging, bluestone, snapped random rectangular, 2" thick	\$	35,358.40
122	033053404525	Structural concrete, in place, handicap access ramp (4000 psi), railing both sides, 5' wide, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	\$	62,332.24
7	031505850130	Stair tread nosing insert, cast aluminum, abrasive surface, 3" wide x 5' long, pre-drilled, includes concrete screws	\$	727.65
7	055113500300	Stair, shop fabricated, steel, 4'-0" W, incl picket railing, stringers, metal pan treads, excl concrete for pan treads, per riser	\$	5,068.77
56	092423400100	Stucco, 3 coats, on masonry construction, 7/8" thick, no mesh included	\$	1,364.16
1512	099653100300	Paints & coatings, high build, water proof, one coat system, stucco, brush	\$	1,738.80
1.25	061323100240	Wood framing, heavy mill timber, beams, built from 3" lumber, multiple 3" x 12"	\$	2,466.19
630	061633100070	Board sheathing, roof, laid horizontal, 1" x 8"	\$	1,663.20
630	061636100305	Sheathing, plywood on roof, CDX, 3/4" thick, pneumatic nailed	\$	825.30
7	073213101140	Clay tile, barrel mission tile, terra cotta red, 166 pieces per square, 18", incl. accessories	\$	4,408.60
44	060523600120	Timber connectors, connector plates, steel, tee-strap, 14 gauge, 12" x 8" x 2", includes bolts	\$	2,006.40
176	060523601600	Timber connectors, joist & beam hangers, galvanized, 16 gauge, for 3" x 6" to 3" x 10" joist	\$	836.00
42	077123302200	Copper clad stainless steel gutters, K type, 6" wide	\$	577.92



36	077123107800	Stainless steel tubing downspouts, schedule 5, 2" x 3" or 3" diameter	\$ 1,408.68
81	312316130090	Excavating, trench or continuous footing, common earth, 1/2 C.Y. excavator, 4' to 6' deep, excludes sheeting or dewatering	\$ 515.97
200	057323500600	Railing, ornamental, composite metal and wood or glass, 3'-6" high, posts @ 6' O.C., hand assembled, plain	\$ 43,928.00
42	033053404500	Structural concrete, in place, free-standing wall (3000 psi), 15" thick x 18' high, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	\$ 15,258.18
30	033053403800	Structural concrete, in place, spread footing (3000 psi), under 1 C.Y., includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	\$ 10,278.00
8	265623550120	Exterior LED fixture, wall mounted, indoor/outdoor, 66 watt, incl lamps	\$ 6,246.72
500	096519237600	Flooring, vinyl tile, premium colors/patterns, 12" x 12"x 1/8"	\$ 4,110.00
1000	072113100120	Wall insulation, rigid, fiberglass, unfaced, 3" thick, R12.4, 1.5#/CF	\$ 1,070.00
1000	062526100130	Panel systems, standard, cherry veneer, 3/4" MDO	\$ 37,710.00
100	084313201200	Storefront systems, aluminum frame, monumental grade, clear 3/8" plate glass, 6' x 7' door with hardware, 400 SF max wall, wall height to 12' high	\$ 7,500.00
2	236213100050	Condensing unit, air cooled, compressor, 1.5 ton, includes standard controls	\$ 2,734.18
1	113013165600	Refrigerator, residential appliances, no frost, 10 to 12 C.F., maximum	\$ 690.87
25	265113552010	Interior LED fixtures, strip, surface mounted, 5000K, one light bar 4' long, incl lamps, mounting hardware and connections	\$ 7,964.00
500	Allowance	Custom Ceiling and Wall Trim	\$ 25,000.00
500	Allowance	Electrical	\$ 1,750.00
500	Allowance	Mechanical	\$ 1,900.00
100	Allowance	Custom Case Work	\$ 36,400.00

**Total** **\$ 326,872.31**

### Naples Visitor Information Center - Proposed Schedule

ID	Task Name	Duration	Start	Finish	2017															
					O	N	D	J	F	M	A	M	J	J	A	S	O	N		
1	NTP			Tue 11/1/16																
2	Task 1 Testing, Survey Task 2a Schematic	42 days	Wed 11/2/16	Tue 12/13/16																
3	FMD Review	35 days	Wed 12/14/16	Tue 1/17/17																
4	Task 2b Design Development	42 days	Wed 1/18/17	Tue 2/28/17																
5	FMD Review	7 days	Wed 3/1/17	Tue 3/7/17																
6	Task 2c 100% CD	42 days	Wed 3/8/17	Tue 4/18/17																
7	FMD Review	7 days	Wed 4/19/17	Tue 4/25/17																
8	Response to FMD Comments	7 days	Wed 4/26/17	Tue 5/2/17																
9	Dy Run Permit	60 days	Wed 5/3/17	Sat 7/1/17																
10	Bid and award	28 days	Sun 7/2/17	Sat 7/29/17																
11	Construction Phase	112 days	Sun 7/30/17	Sat 11/18/17																

<b>Date: Fri 1/20/17</b>	Task		Inactive Milestone		Manual Summary	
	Milestone		Inactive Summary		Start-only	
	Summary		Manual Task		Finish-only	
	Inactive Task		Duration-only		Progress	
	Inactive Task		Manual Summary Rollup			

