

# DESIGN AND CONSTRUCTION MANAGEMENT

# HOLLYWOOD ON THE GO

**YOUR BOND DOLLARS AT WORK!**

[www.hollywoodfl.org/OnTheGo](http://www.hollywoodfl.org/OnTheGo)

## General Obligation Bond

# HOLLYWOOD POLICE HEADQUARTERS

General Public Meeting #2 6/1/2021 6:00pm-7:30 pm

**This meeting is being recorded; a copy of the recording will be made available on the City's website after the meeting.**



# Virtual Public Meeting for the New Police Headquarters Project

**Meeting Date:** Tuesday, June 1, 2021

6:00 pm – 7:30 pm via Webex

## Goals of the Meeting:

- To update the public on the Concept Design for the project, the design process.
- To solicit feedback from the public as to what they envision for the project through live polling and the chat feature.
- To answer questions the public has regarding the project.
- **Please answer our practice poll question to familiarize yourself with the polling feature. This will be utilized throughout the meeting to solicit feedback. You may also submit typed questions or comments to “All Panelists” through the chat feature at any time.**



## INTRODUCTIONS

- City Staff
- Design & Construction Team

## PROJECT PROGRESS

- Schedule Update
- Site Location
- Concept Design

## PUBLIC FEEDBACK

- Questions and Comments



# Your City Project Team



Jose Cortes  
*Director, Design & Construction  
Management*



Zindy Agredo, Architect  
*ESS Manager, Design & Construction  
Management*



Nicole Heran  
*Deputy Director, Design & Construction  
Management*



Heather Guenot, P.E  
*Sr. Project Manager, Design &  
Construction Management*

## Architect of Record



O'Donnell Dannwolf & Partners, Inc.



**Ed O'Donnell**  
Vice President



**Carlos Echeverria**  
Project Manager

## Design Architects



Hellmuth, Obata & Kassabaum Group, Inc.



**Robert Karamitsos**  
Principal,  
Lead Designer



**Yuntaek Hyun**  
Principal,  
Project Designer



**Xingye Pan**  
Associate,  
Landscape Architect

## Construction Manager at Risk



Moss and Associates, LLC

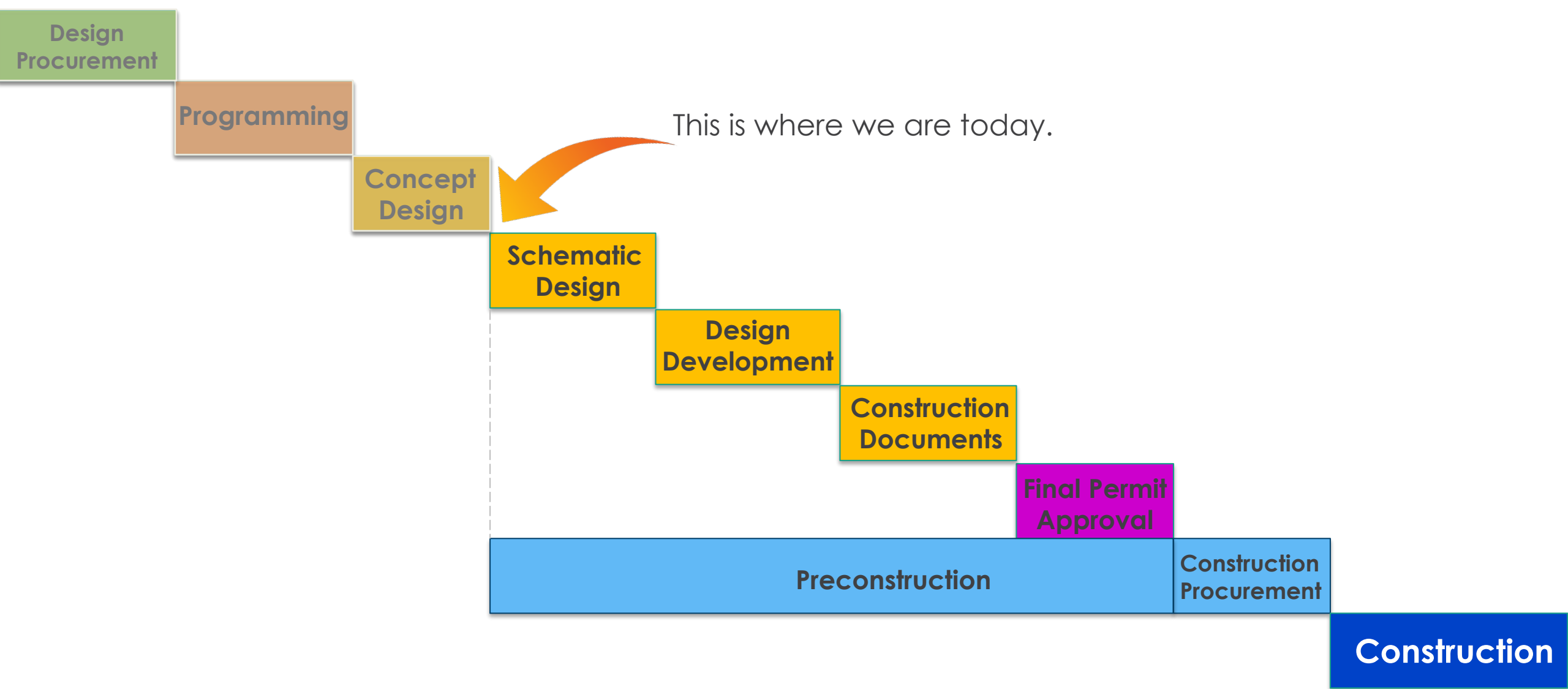


**Geoff Bunnell**  
Director of  
Operations

# Project Schedule



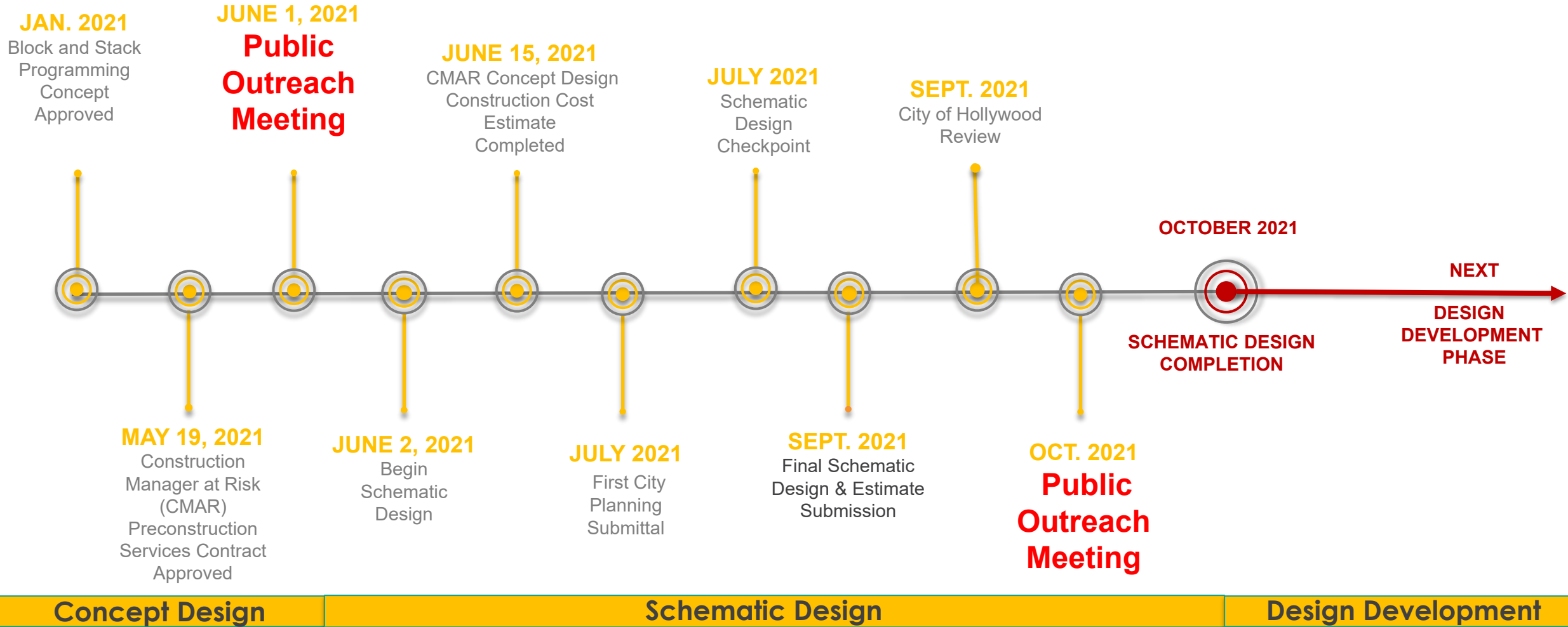
# PROJECT DESIGN PROCESS OVERVIEW



This is where we are today.

# PROJECT SCHEDULE

## SCHEMATIC DESIGN PHASE - 16 WEEKS







# City's Vision for the New Police Headquarters

In March of 2019, the voters approved a General Obligation Bond, which included funding for a New Police Headquarters.

- New facility will be built south of existing facility, on land currently being used for the Orangebrook Golf & Country Club driving range.
- The current facility will remain in use during construction.
- The New Police Headquarters is envisioned to be approximately 130,000 SF in size, with a secure parking structure for the Police Department staff.
- The facility will house all necessary Police functions.
- The facility will be designed to accommodate the changing needs of the Police Department for many years to come.

# New Police Headquarters Project Introduction:

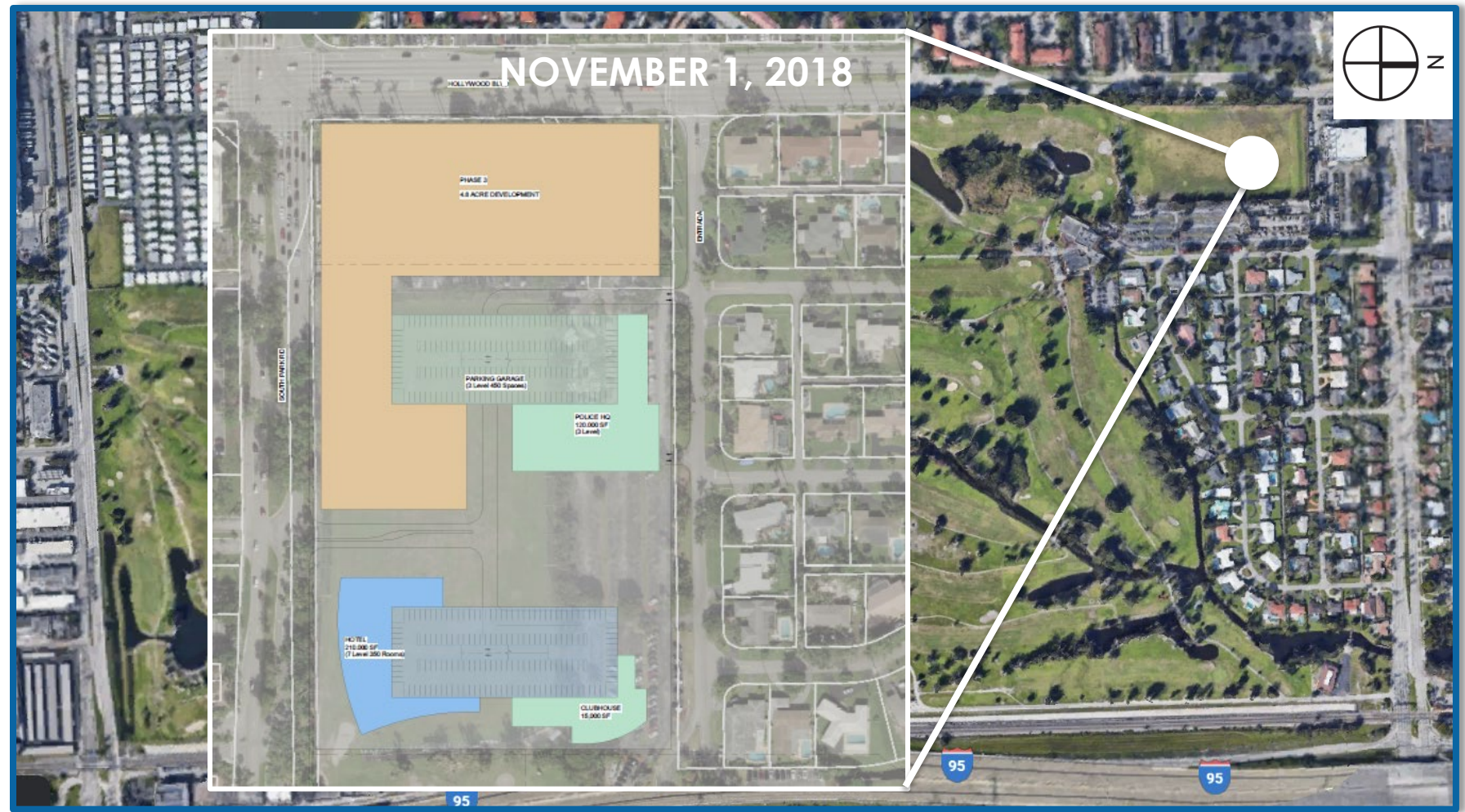


**Chief O'Brien**  
City of Hollywood  
Chief of Police



# GO BOND VISION

- New State-of-the-Art Police Headquarters
- Re-Imagined Golf Course Destination
- New Club House
- Hotel Opportunity
- Commercial Development



# FACTORS WEIGHED IN POLICE HEADQUARTERS SITE LOCATION

## New Police Headquarters



- QUALITY OF LIFE
- PUBLIC SAFETY
- STATE OF THE ART POLICE HEADQUARTERS
- SEAMLESS SITE INTEGRATION
- OPTIMAL GOLF COURSE EXPERIENCE

**Orangebrook  
Golf Course  
Revitalization**

**Commercial  
Development**

# FACTORS WEIGHED IN POLICE HEADQUARTERS SITE LOCATION



# Site Condition Drainage & Elevations

## Key Considerations

- Public Safety – stormwater management
- During concept design site elevation and stormwater retention was evaluated
- In any future development configuration, the clouded portion of the map will most likely contain stormwater management areas developed in conjunction with the Orangebrook project



# Police Operations

## Key Considerations

- Site size requirement
- Police building security set back to all unsecured approaches
- Dedicated secure entrance for police staff
- 3 Points of access to two different roads
- Project Budget
- Ground floor access required for operational efficiency



# PLANNING FOR ECONOMIC VITALITY

## Key Considerations

- Commercially viable site for mixed use development
- Seamless integration of uses
- Relationship with Police Headquarters Operations / Public safety
- Align with Orangebrook revitalization as championship golf course

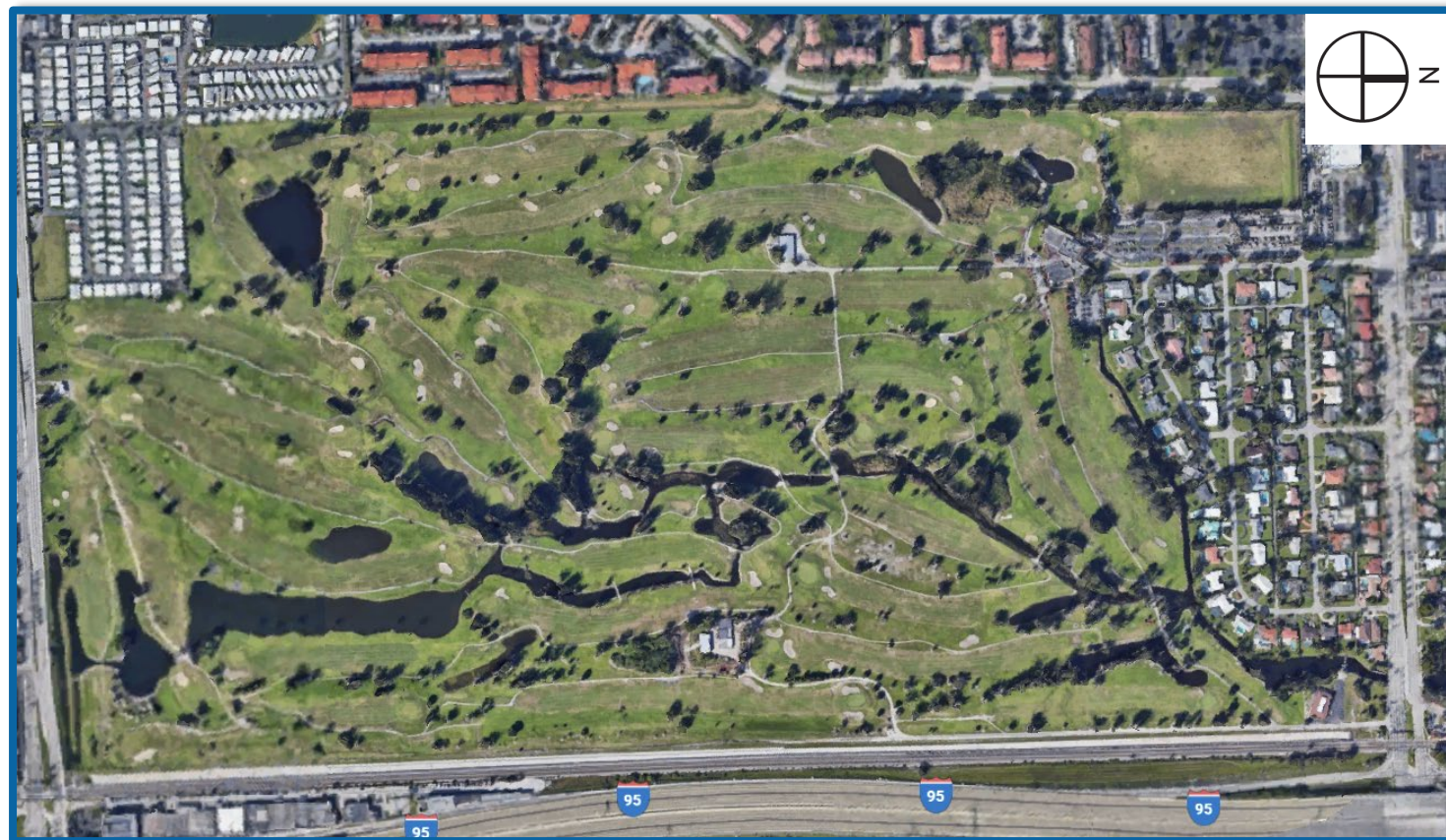




# ORANGEBROOK GOLF COURSE REVITALIZATION

## Key Considerations

- City has issued a solicitation for P3 proposals for Orangebrook golf course revitalization
- Proposers are developing a variety of concepts including relocation of club house
- Proposed location of club house, potential hotel, and course layout may be reimagined in many ways
- Proximity to the clubhouse will be valuable for hotel operation
- Primary course access could be reconfigured to enhance golf experience and destination
- Community input on course revitalization is part of P3 process

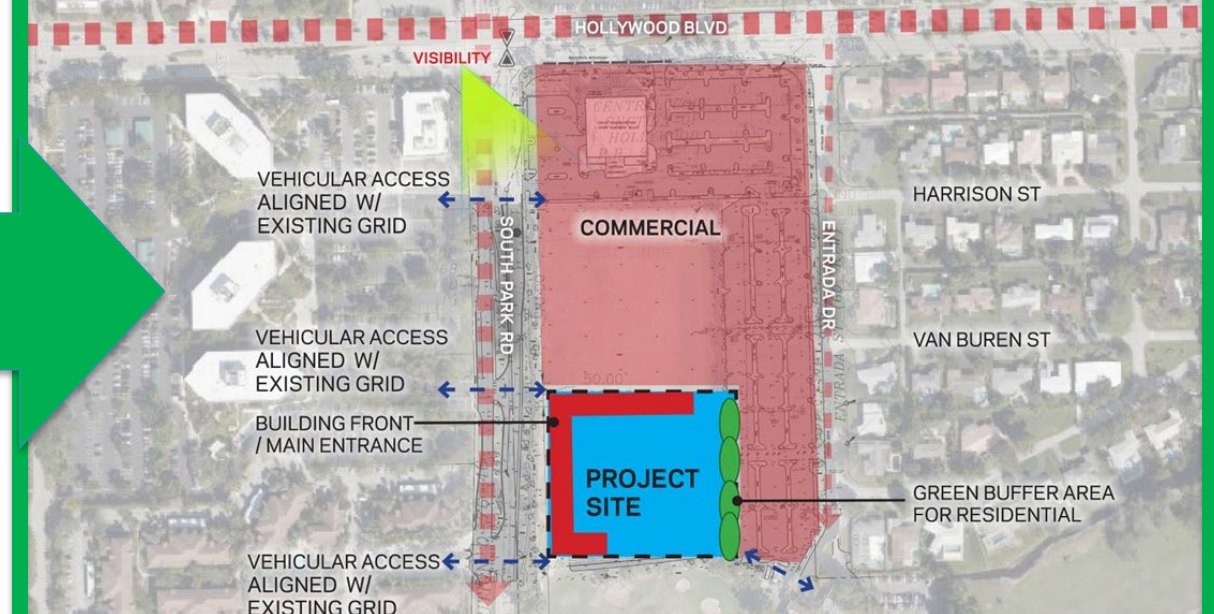


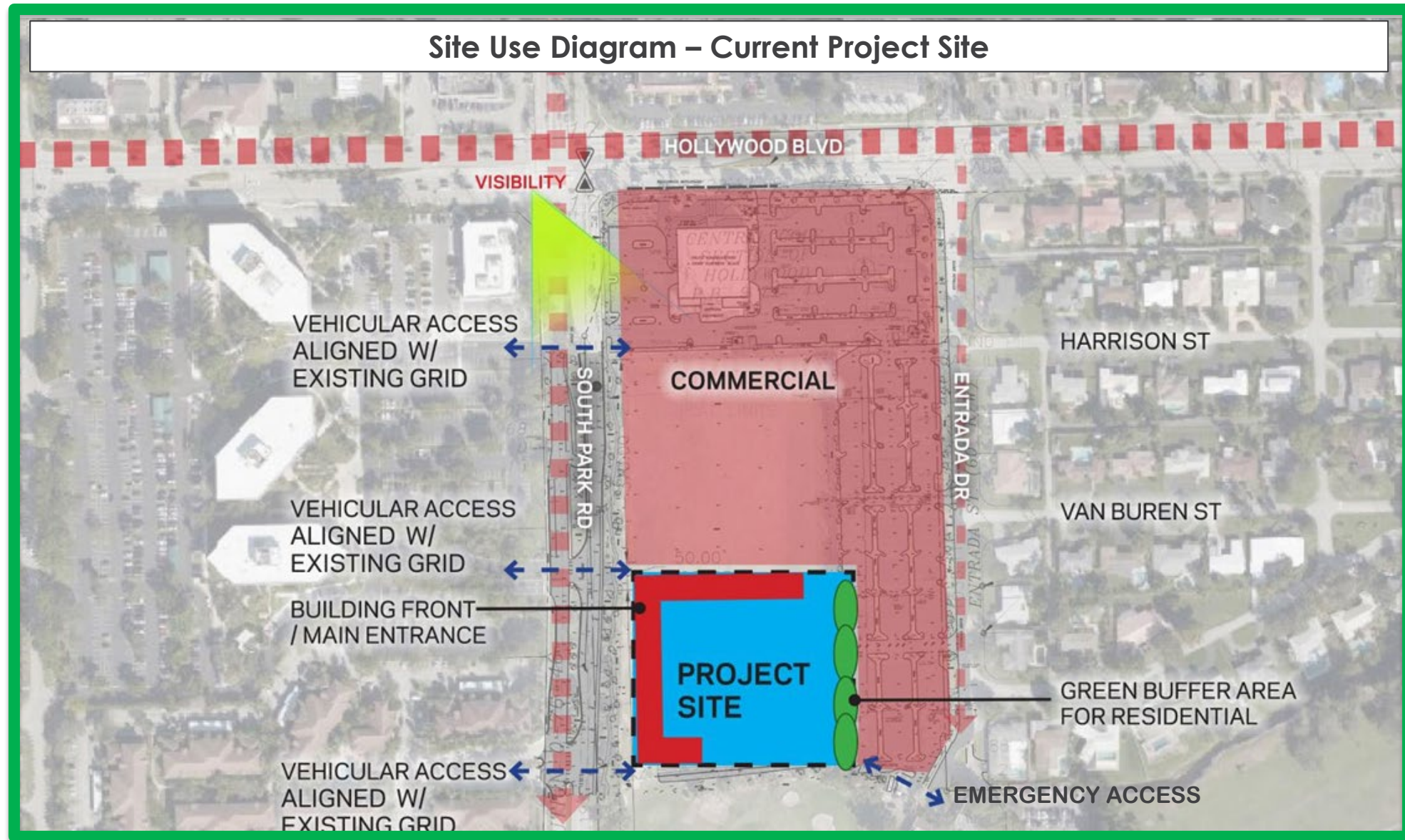
# SITE LOCATION

## Site Use Diagram – Initial Project Site



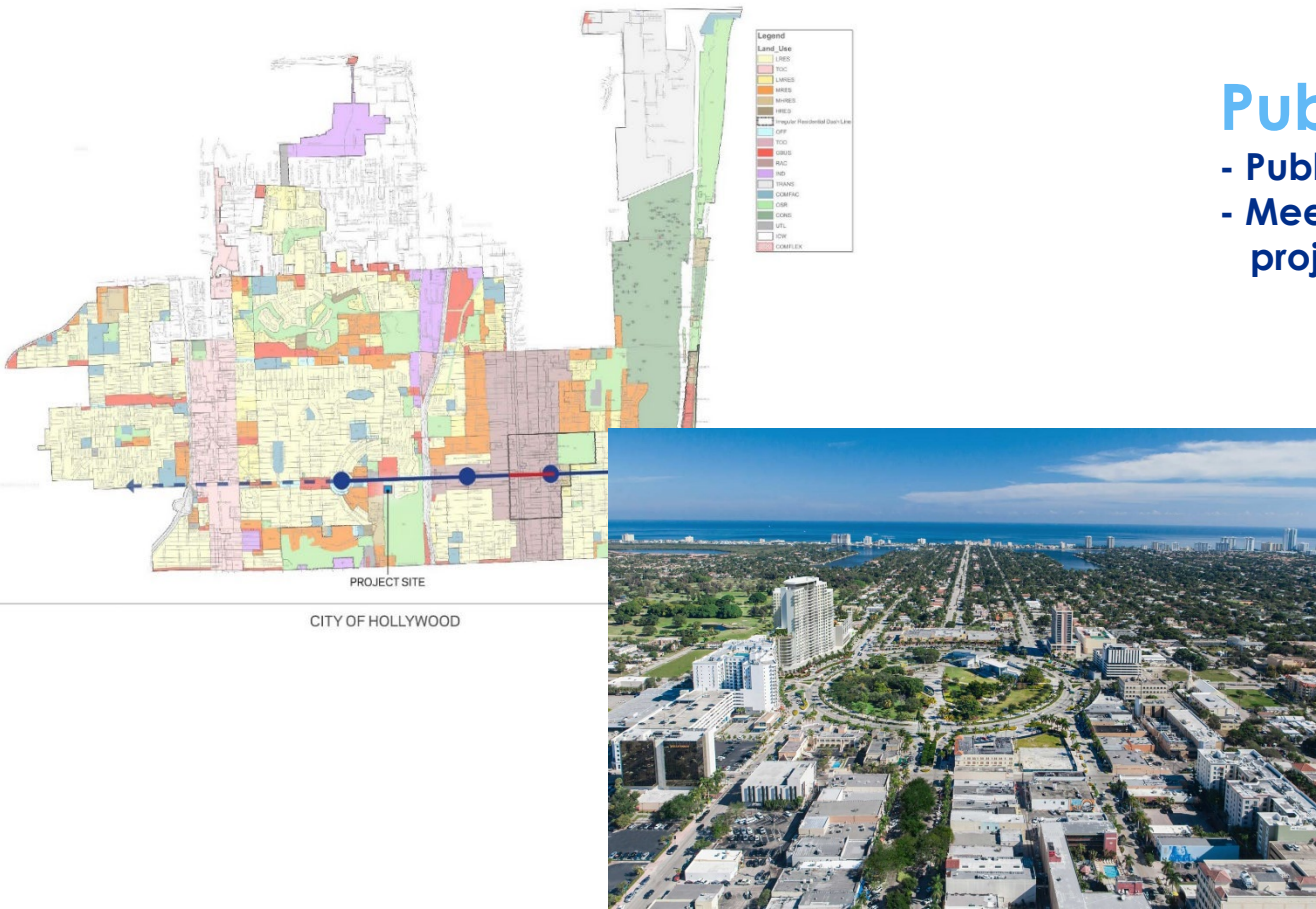
## Site Use Diagram – Current Project Site





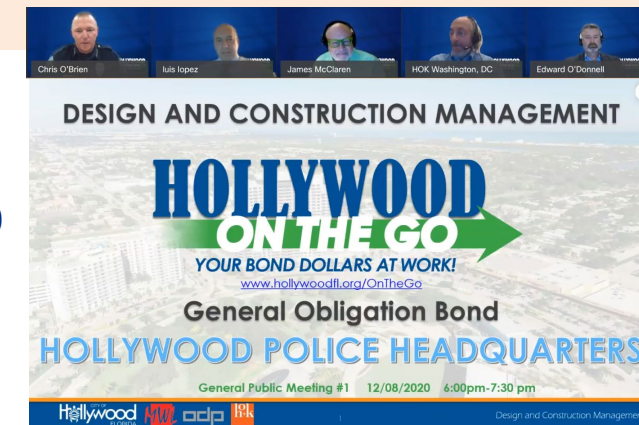
# Questions or Comments?





## Public Input:

- Public Meeting was held 12/8/2020
- Meetings will be held at each project Milestone



## GOBAC Input:

- Provided update 6/29/2020
- Provided update 8/31/2020
- Provided update 3/10/2021
- Provided update 5/25/2021
- We will continue to seek GOBAC input regularly during the design process.

## Stakeholder Input:

- Visioning Session
  - Police Department
  - City Stakeholders
  - City Officials

## Design Influences in Hollywood

# Community Connection



- Outreach
- Amenities

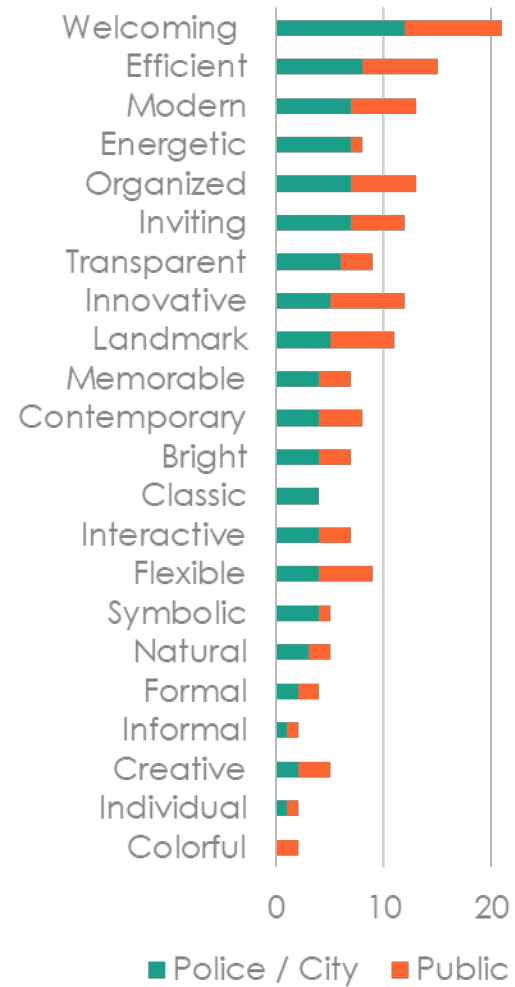
## Effective Community Law Enforcement

- Strengthened Relationships



## Summary Statements

### Descriptors



### Goals/Vision/Asperations

- The design should maximize operational efficiency
- The design should be flexible and able to evolve for future area

### Exterior



### Cultural Assessment

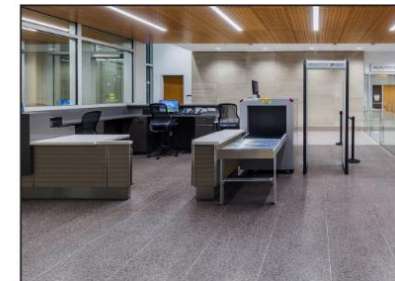
Collaborative

### Landscape



### Features

Security - Interior



Outdoor Break Area



### Word

Welcoming

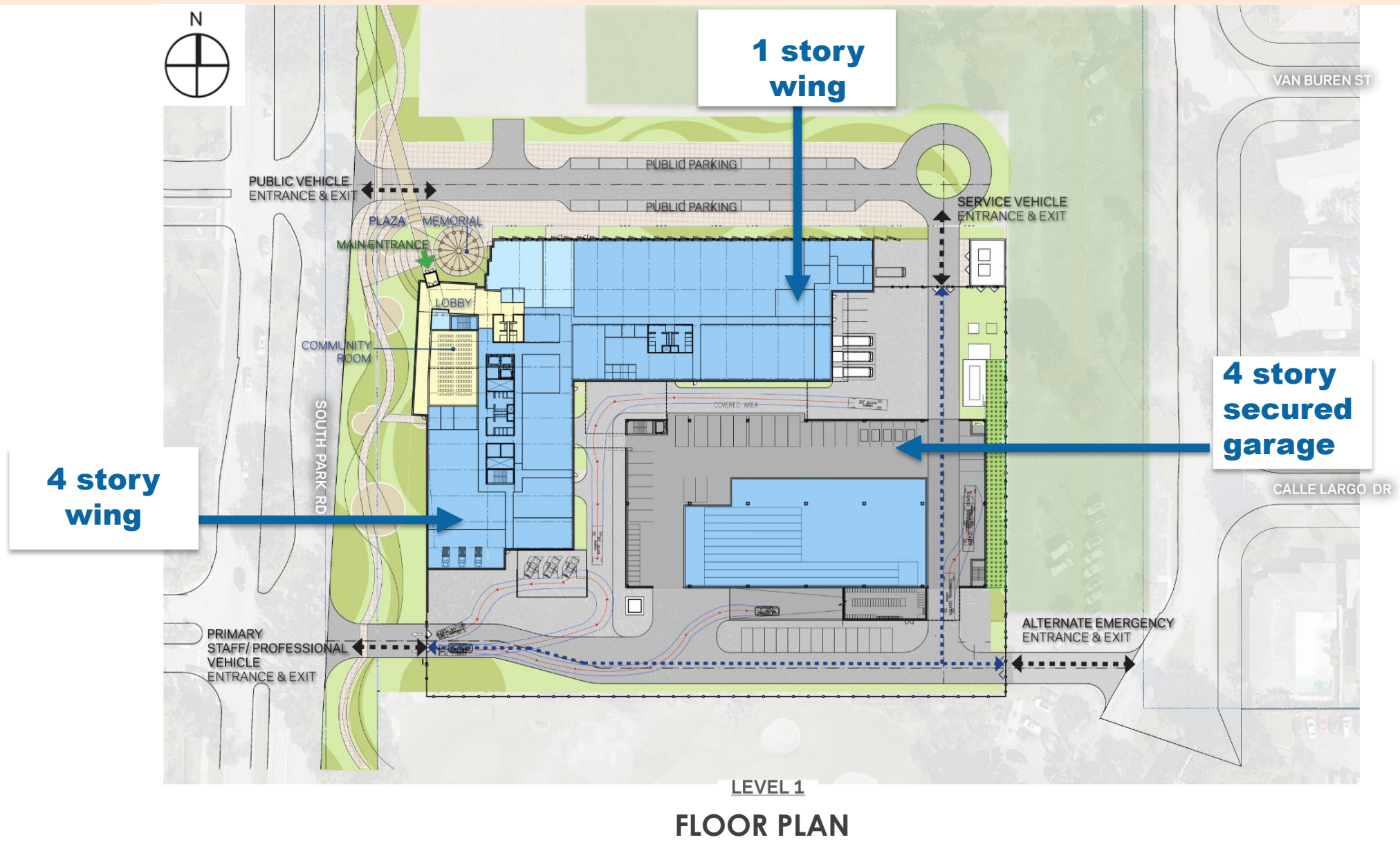
# CONCEPT DESIGN: SITE PLAN

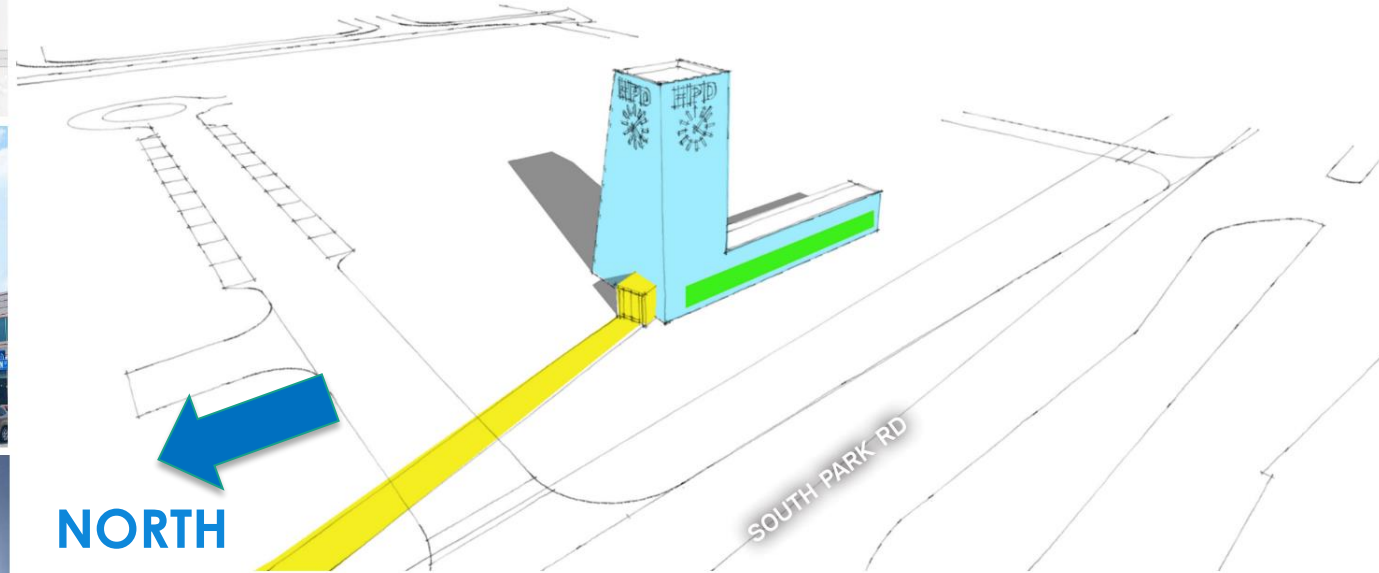
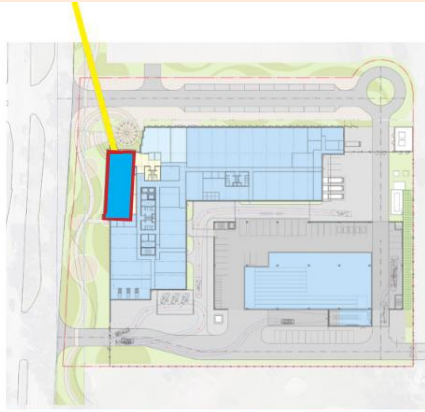


SITE PLAN



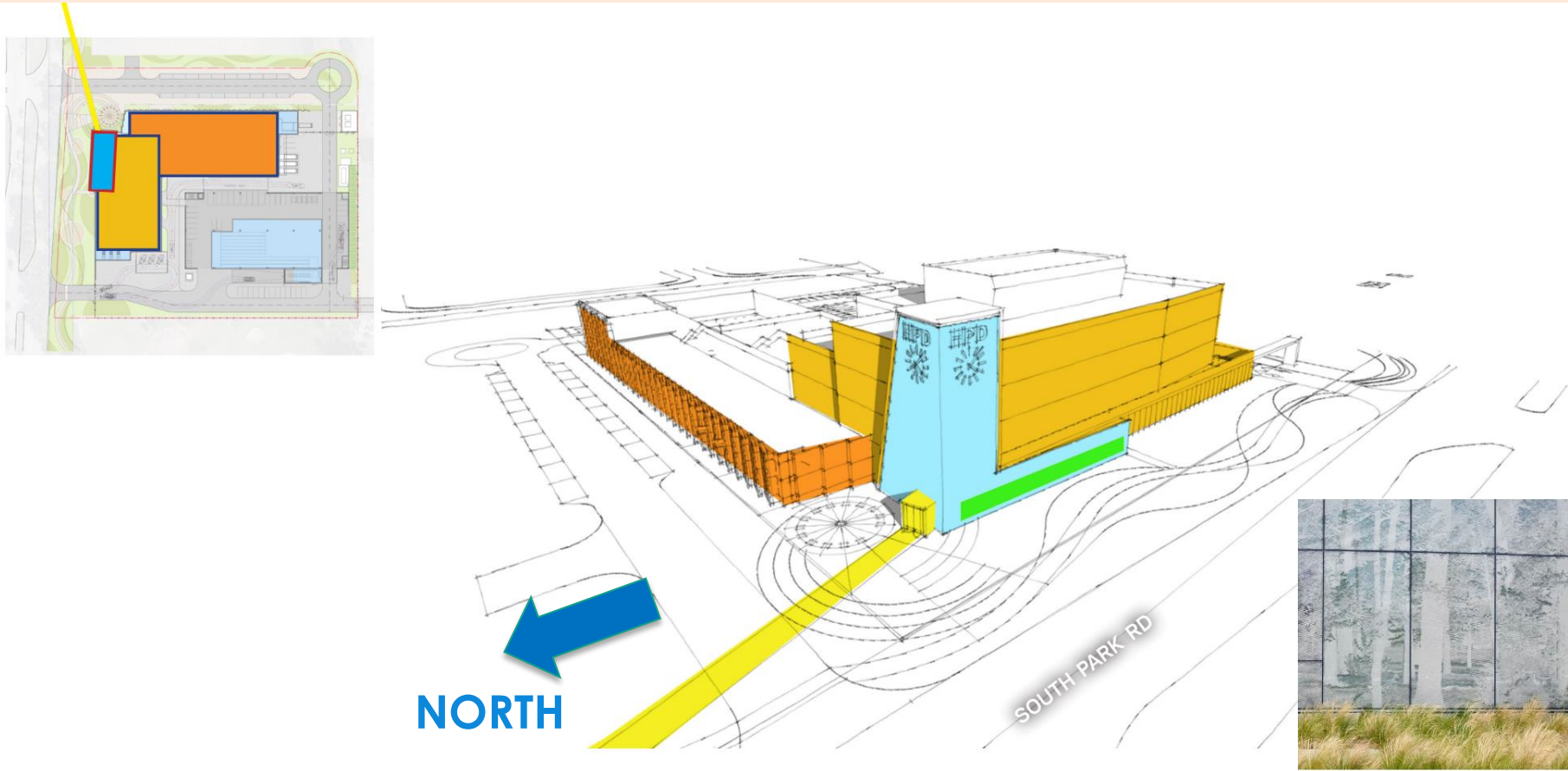
# CONCEPT DESIGN: FLOOR PLAN



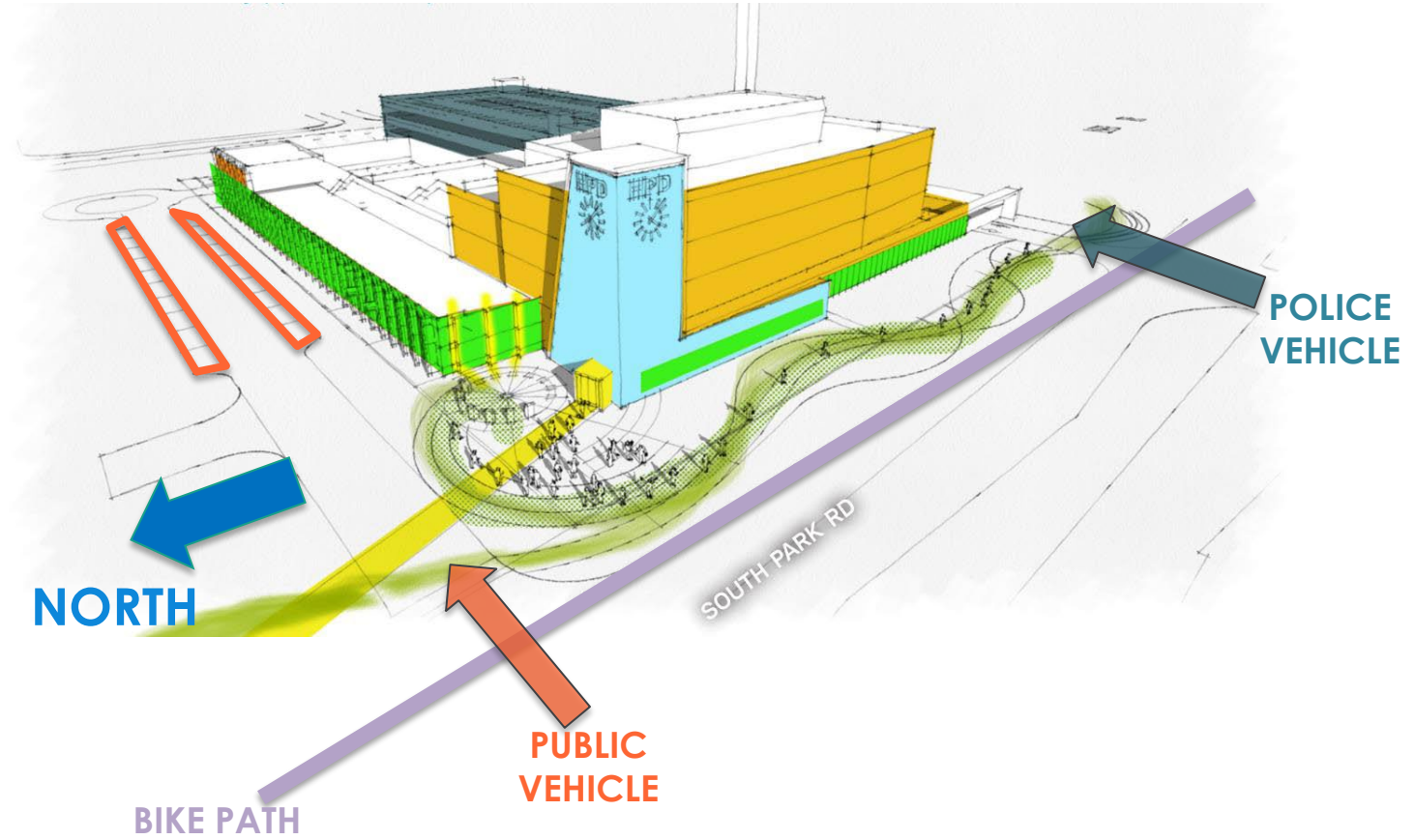


## BUILDING MASSING STUDIES

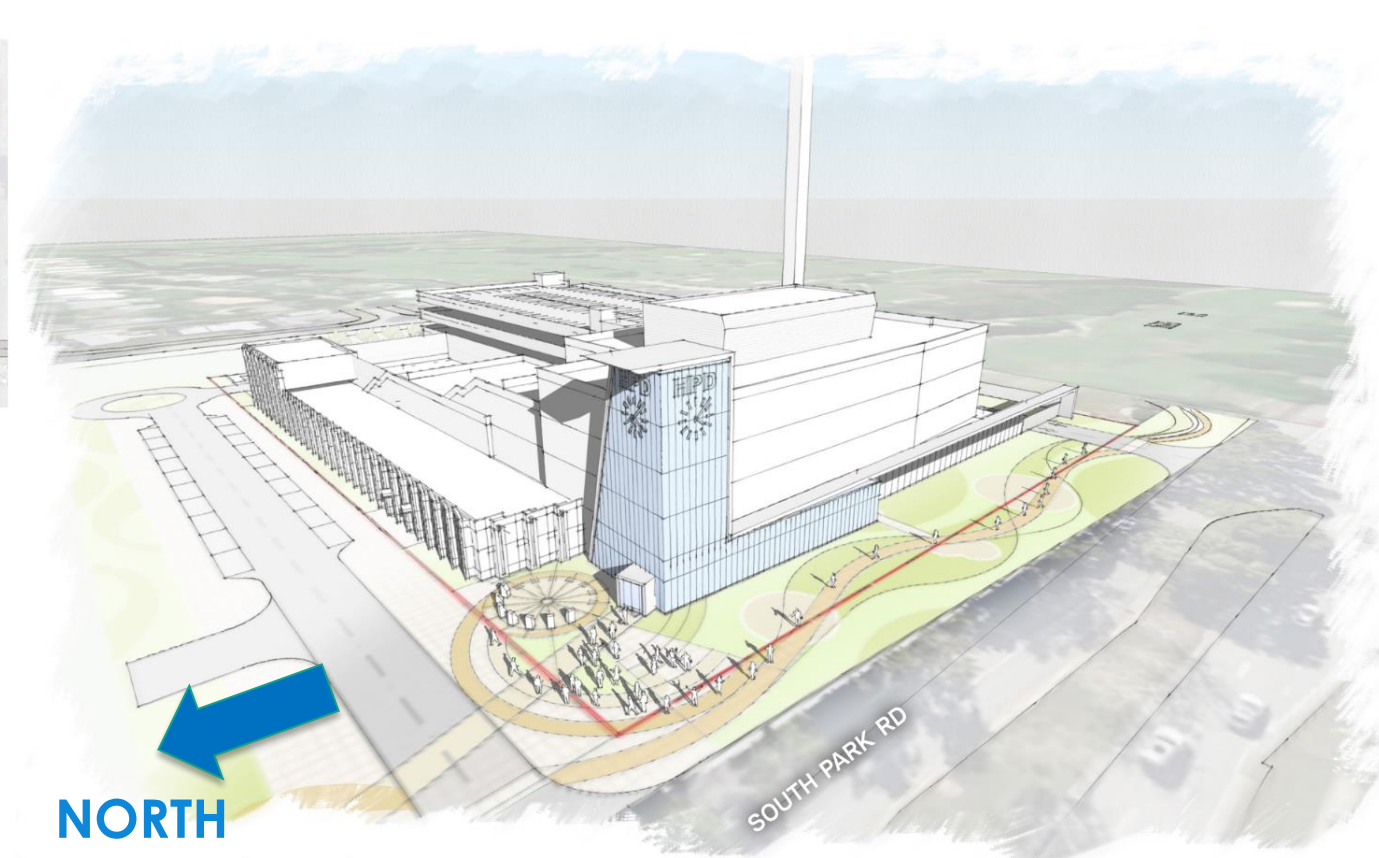
# CONCEPT DESIGN



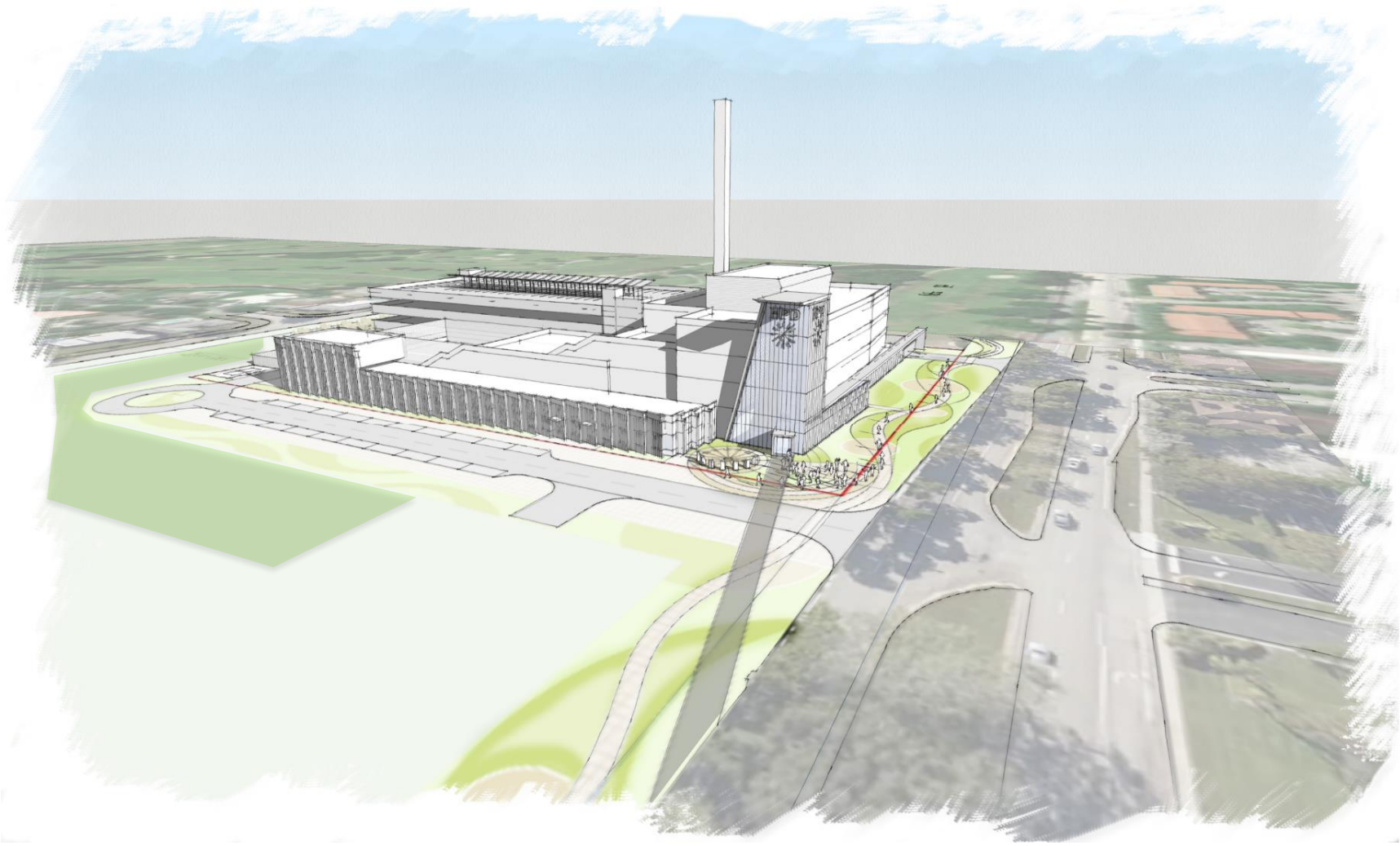
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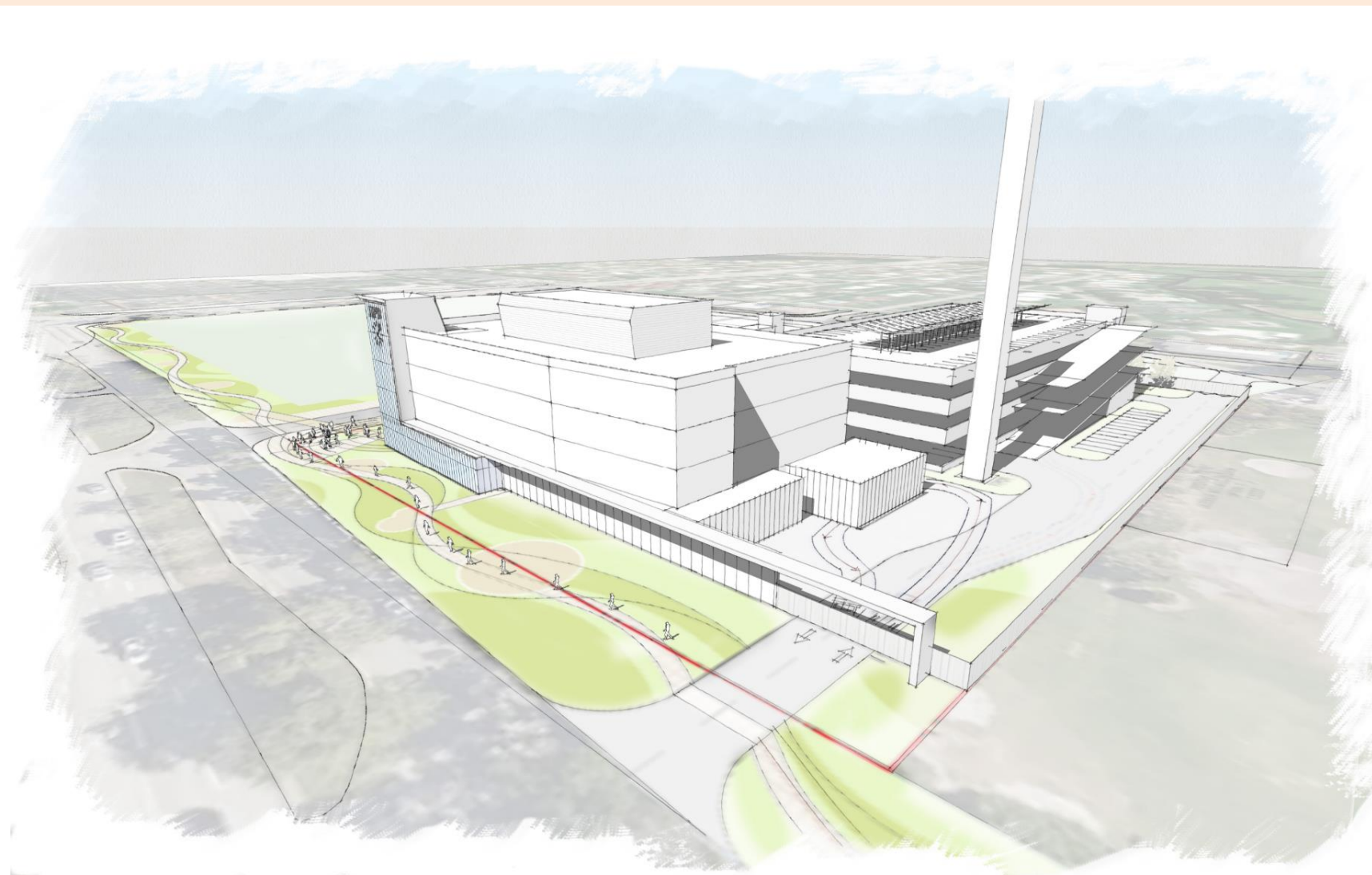
## BUILDING MASSING STUDIES



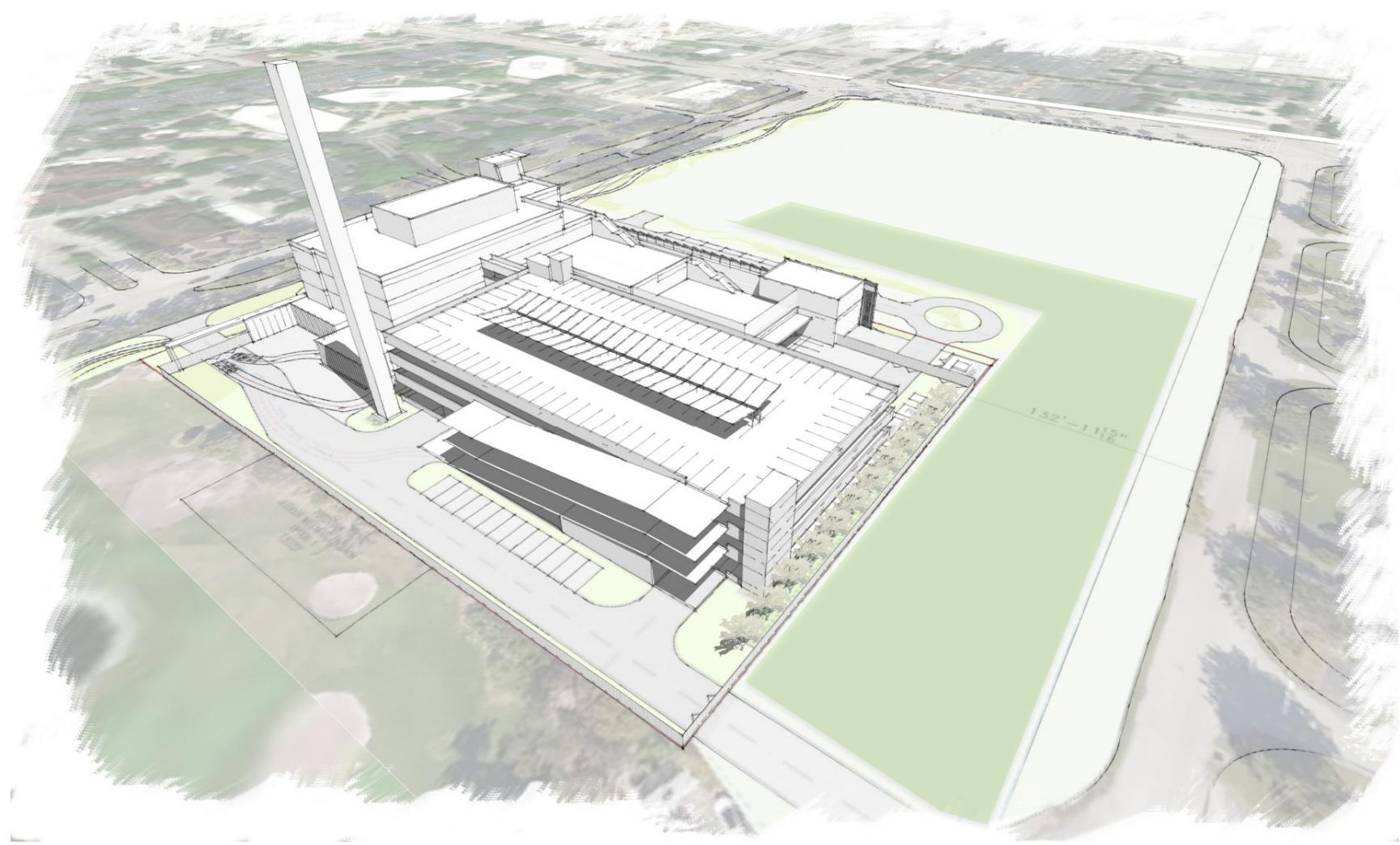
## BUILDING MASSING STUDIES



From Hollywood BLVD  
**BUILDING MASSING VIEWS**

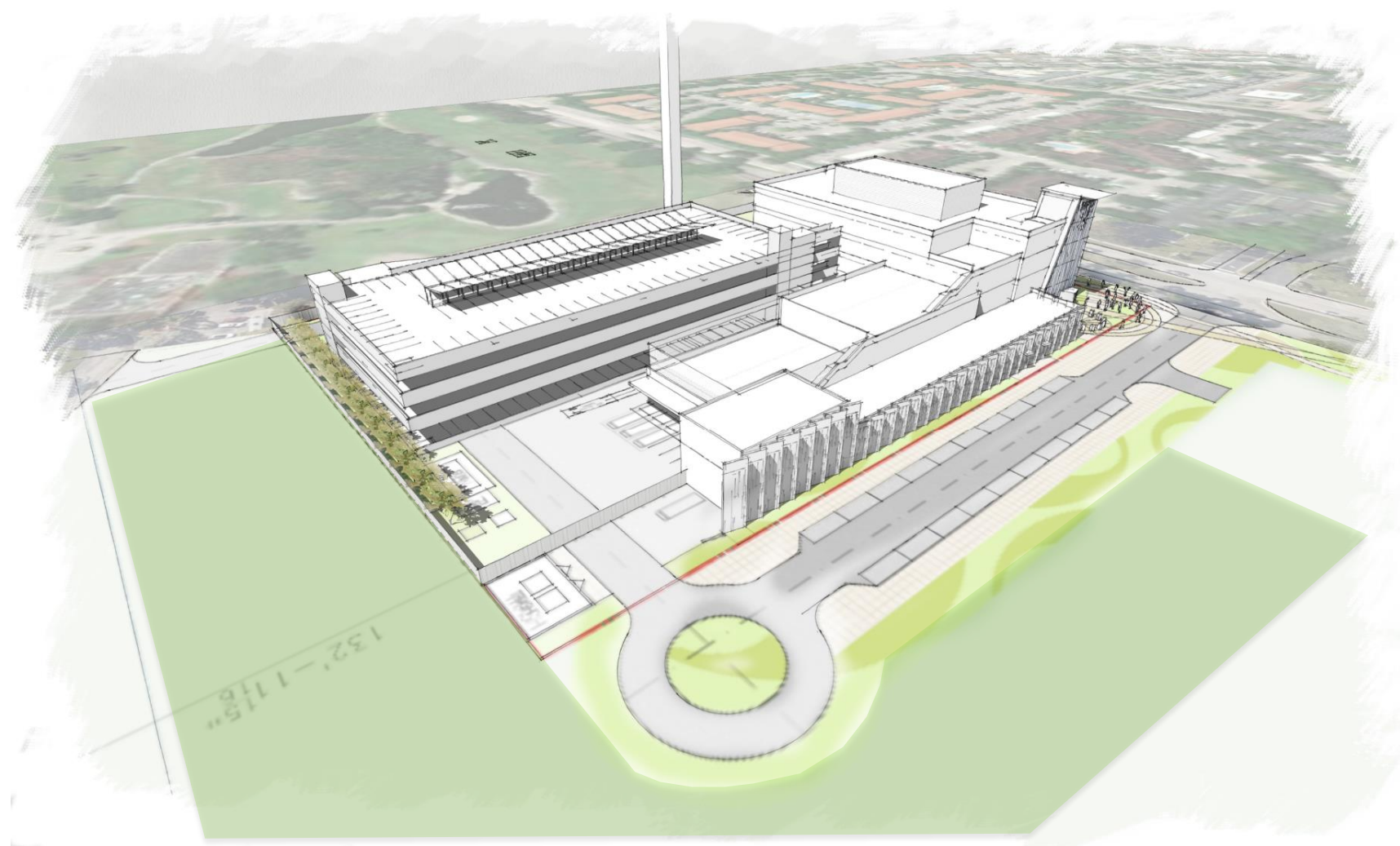


From Southwest  
**BUILDING MASSING** VIEWS



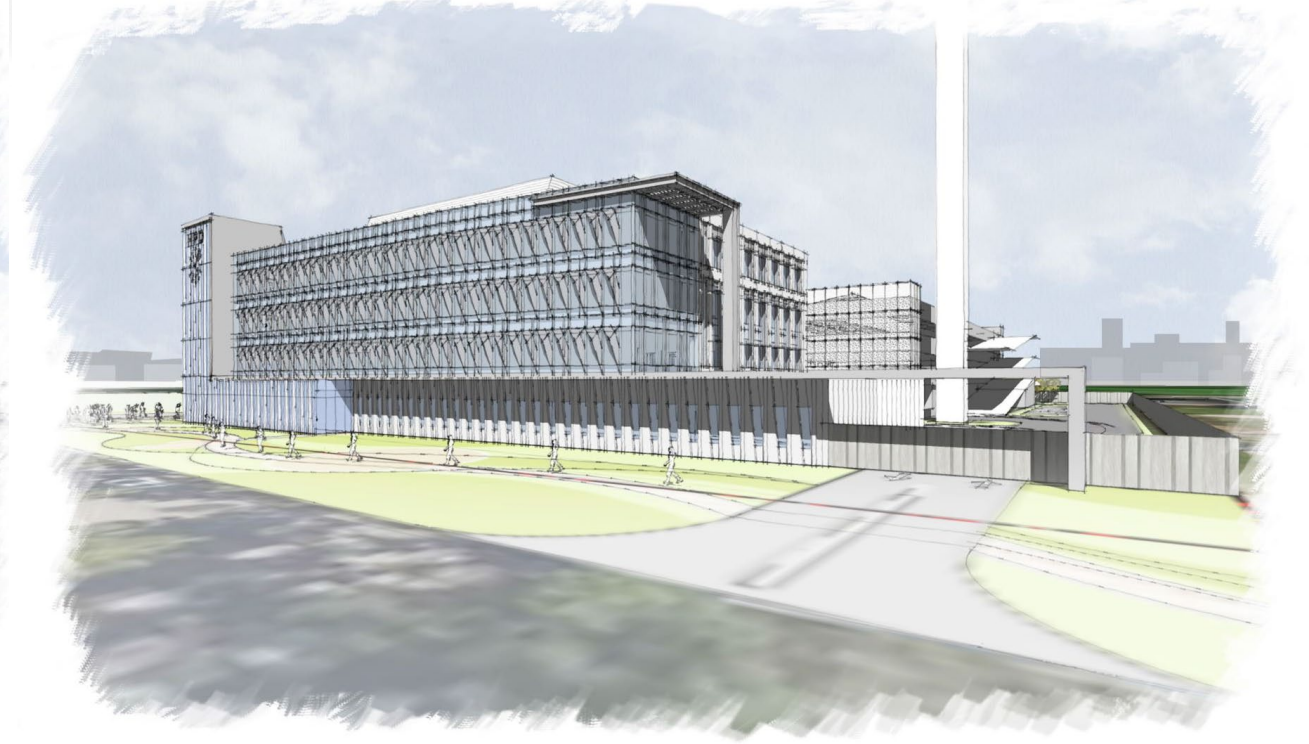
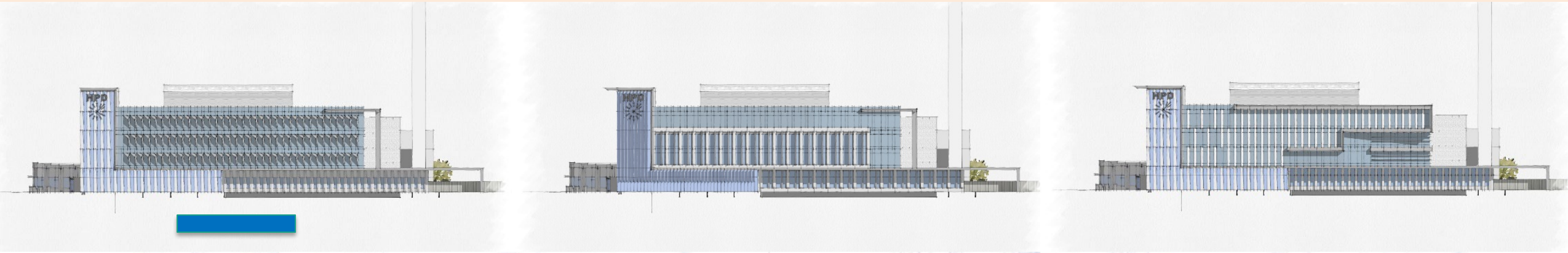
From Southeast  
**BUILDING MASSING VIEWS**





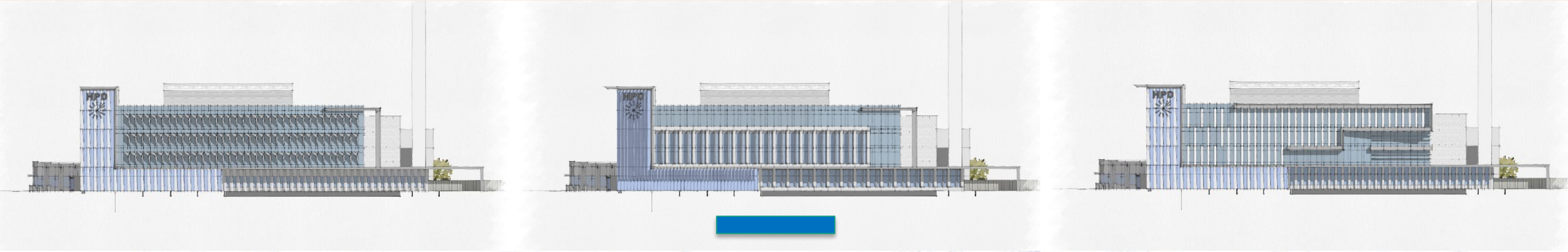
From Northeast  
**BUILDING MASSING VIEWS**

# CONCEPT DESIGN: FAÇADE

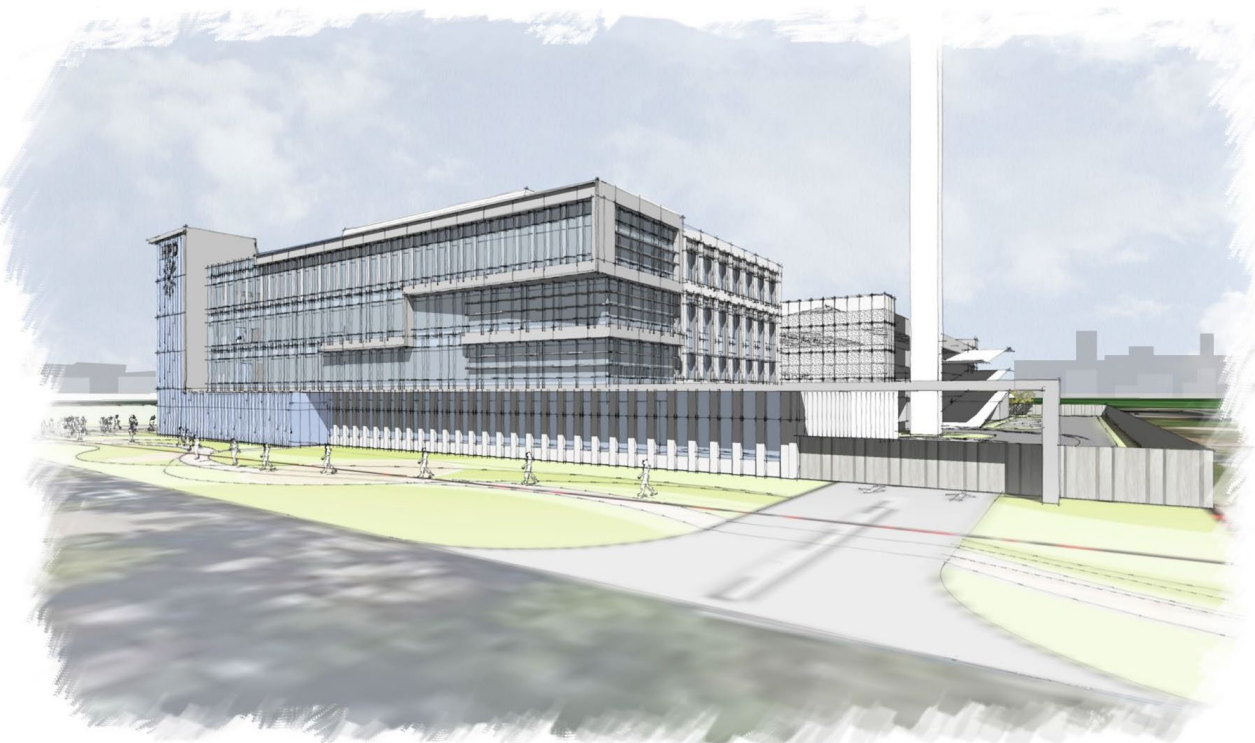


FAÇADE STUDIES

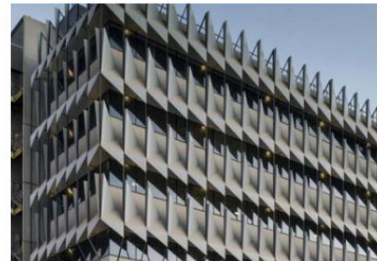
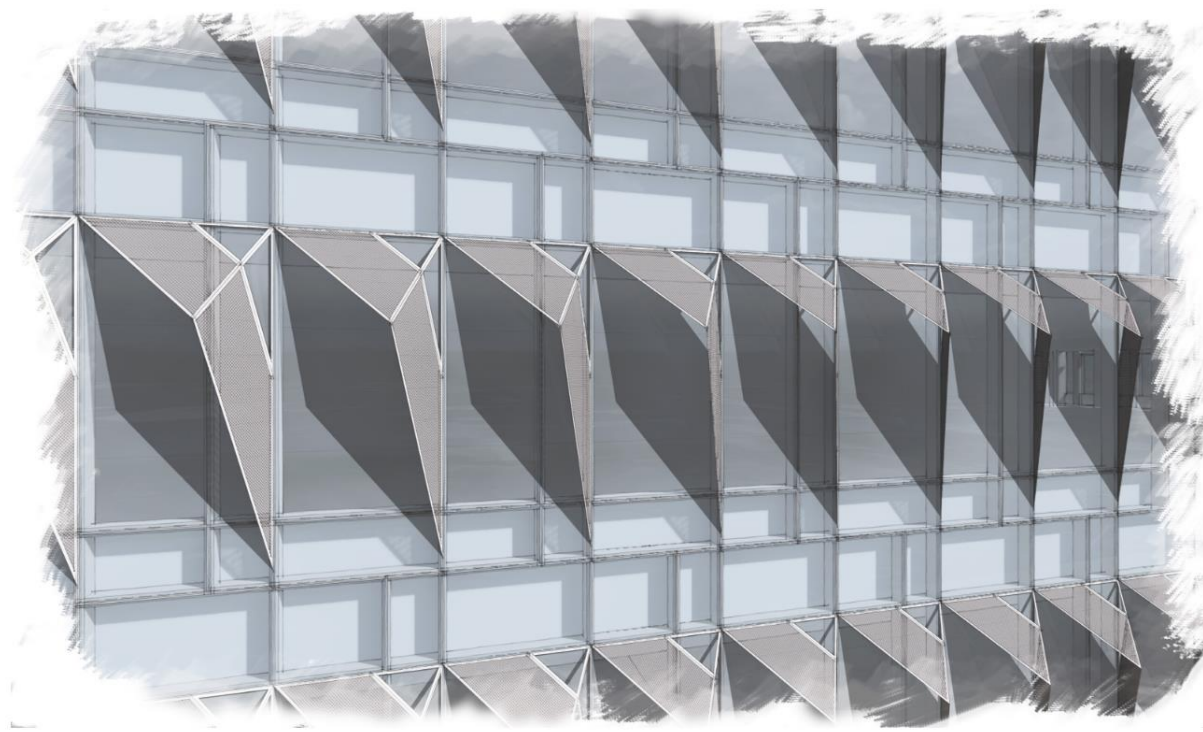
# CONCEPT DESIGN: FAÇADE



FAÇADE STUDIES



FAÇADE STUDIES

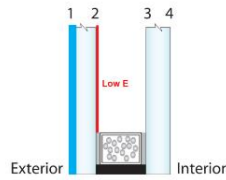


SUNSHADE / FRIT

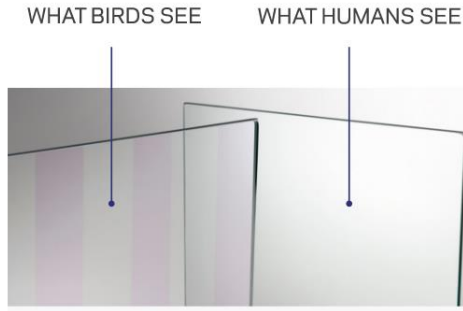
## FAÇADE STUDIES



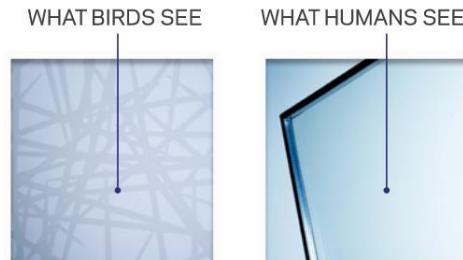
## OPTION 1 UV COATING



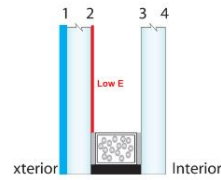
### Guardian Bird 1st UV (#1 SURFACE)



### ORNILUX (#1 SURFACE)



## OPTION 2 ACID ETCH



Meets the 2x4 rule and local bird friendly regulations



## Bird Collision Requirement

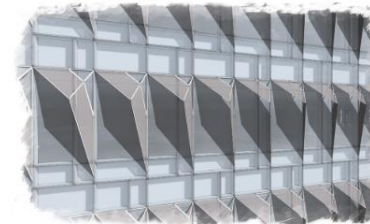
MT SCORE (Material Threat Factor: 0 to 100) : 25 or lower

Standard for Visual Markers:	
	<b>DENSITY:</b> For most bird species visual markers are to be separated no greater than 5 cm (2 inches) vertically and/or 10 cm (4 inches) horizontally. See below image
	<b>CONTRAST:</b> Markers should stand out and offer the highest level of contrast on transparent and reflective exterior surfaces under varying daylight conditions.
	<b>SIZE:</b> The dimension of a marker pattern should be no less than 0.64 cm (1/4 inch).
	<b>SURFACE:</b> Visual markers are to be applied to the exterior surface (first surface) of glass in order to disrupt the illusion of the reflected environment or open area beyond the glass.
	<b>COVERAGE:</b> Marker patterns should cover entire glass surface up to 20 metre above grade or to the top of mature tree canopy, whichever is greater.

## OPTION 3 Frit pattern



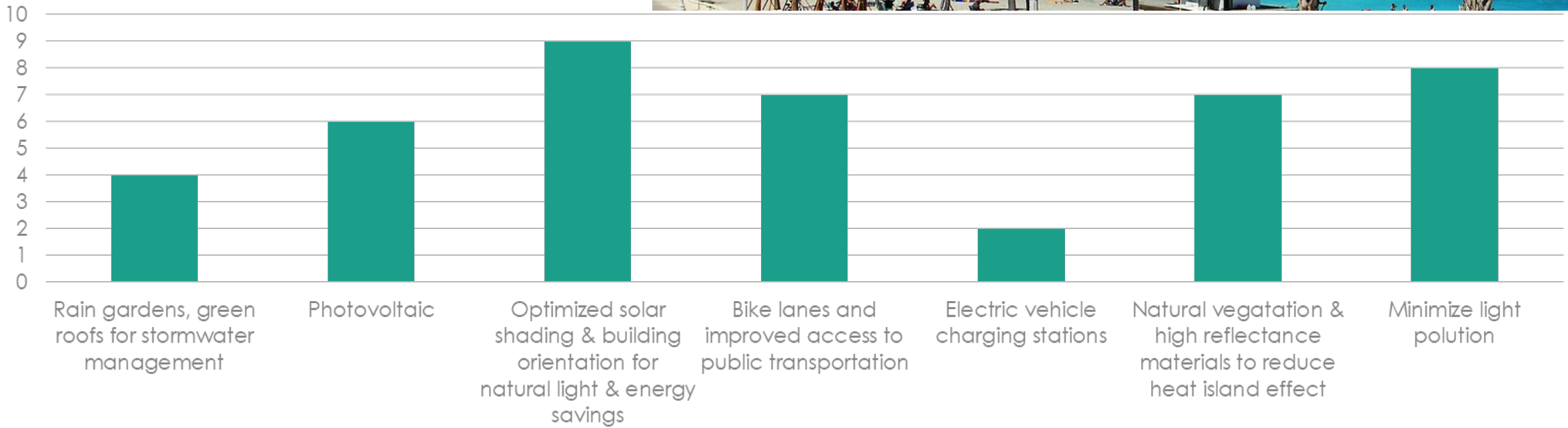
## OPTION 4 Screen / Sun Shade



# BIRD COLLISION DETERRENCE

# Sustainable Hollywood

## Community Priorities



# Integrative Sustainability Process



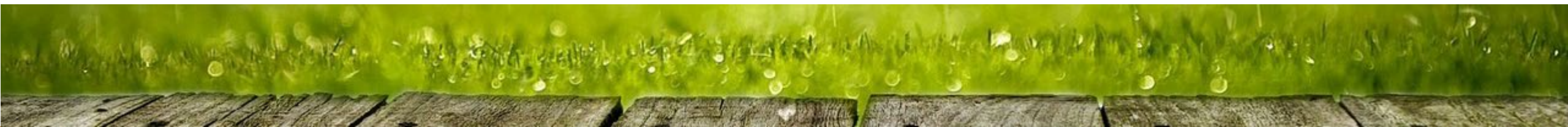
## Site

- Location & Transportation
- Sustainable Sites



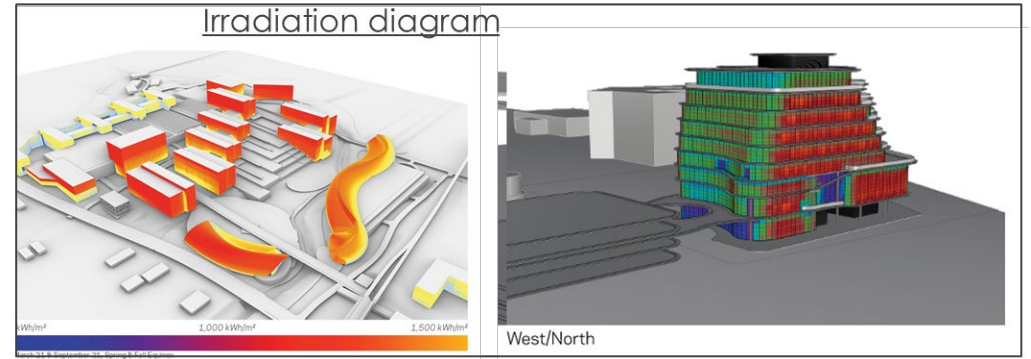
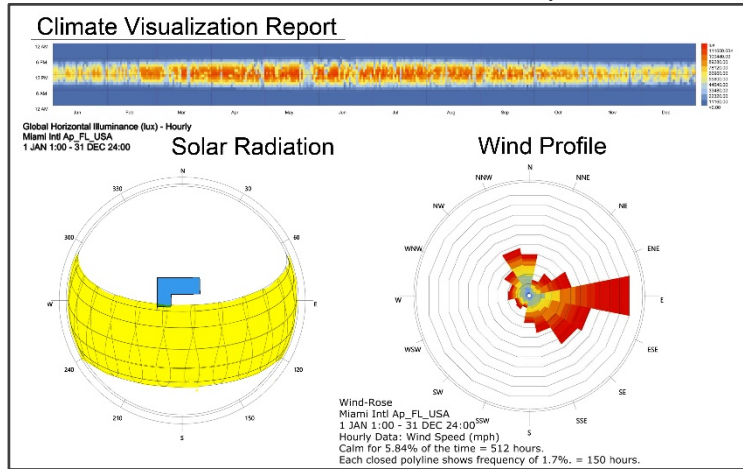
## Resource Management

- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality






## Climate visualization report



# Sustainable Design Benefits the Community





**LEED-BD+C v4 LEED Checklist**

Prerequisite	Yes	High Maybe/Gold Path	Low Maybe	No	Design/ Construction	v4.1 ACP
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Y	D	<b>MPR 1</b>	<b>Permanent Location on Existing Land</b>
Y	D	<b>MPR 2</b>	<b>Reasonable LEED Boundaries</b>
Y	D	<b>MPR 3</b>	<b>Project Size Requirements</b>

**Project Name: Hollywood Police Headquarters**  
Project Number: 20.14032

**Team:**  
Owner: City of Hollywood  
Civil Engineer: Kimley Horn  
Landscape: HOK  
Architect: HOK/ODP  
MEP: OCI  
Acoustic:  
LEED: HOK Sustainability

**Date: 4/28/2021**  
LEED Project ID: 1000143669

**Total Possible Points**

0	Must be constructed and operated on a permanent location on existing land.
0	Boundary must include all contiguous land that is associated with the project.
0	Project must include at least 1,000 square feet of gross floor area.



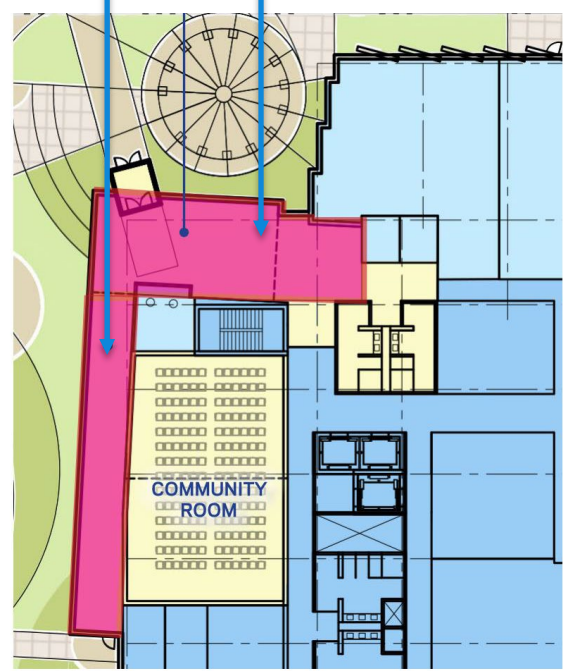
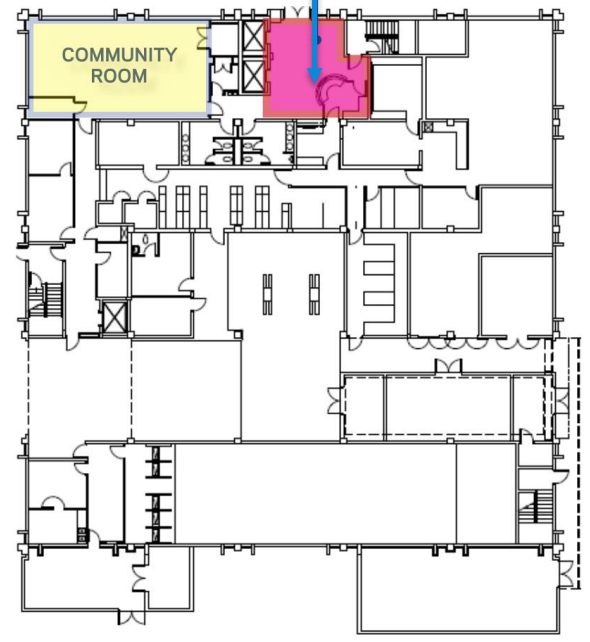
## Existing Police Headquarters

## New Police Headquarters

Existing Lobby  
450 sf

Pre-function Area  
for Community Room  
850 sf

New Lobby  
1,350 sf



### LOBBY / COMMUNITY ROOM



LOBBY VOLUMETRIC STUDIES



## LOBBY VOLUMETRIC STUDIES

# Questions or Comments?



# CONCEPT DESIGN

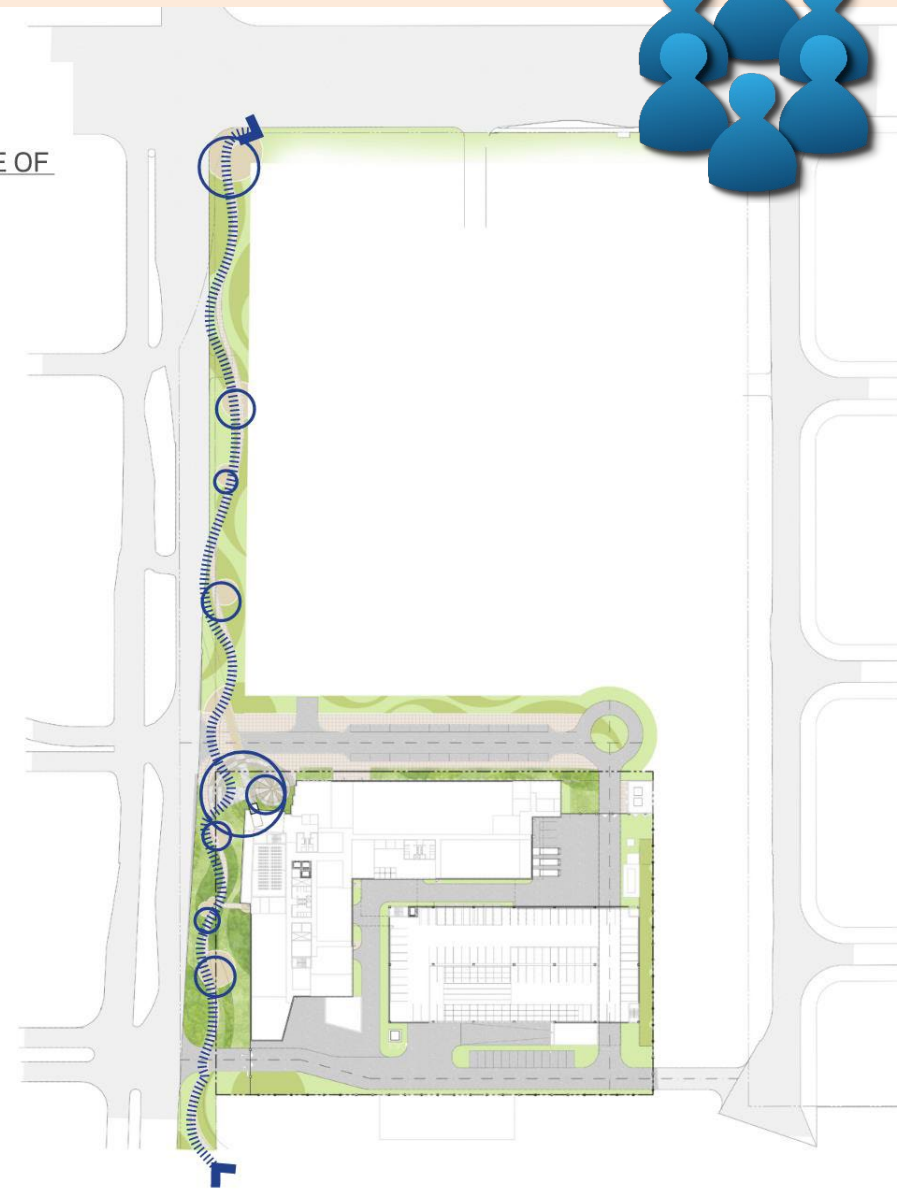
SITE CONTENT  
EXISTING TREE CANOPY

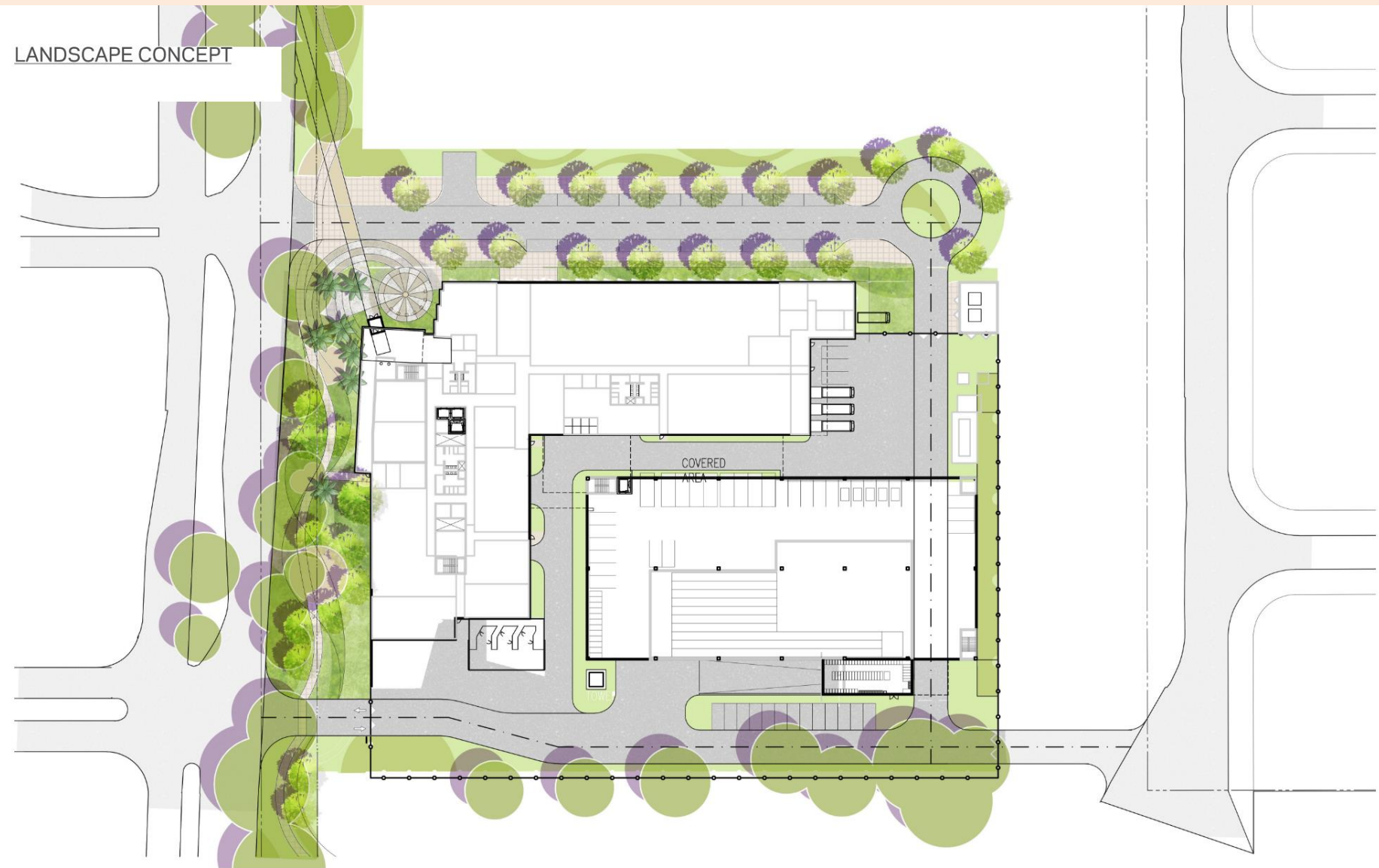


LANDSCAPE CONCEPT

LANDSCAPE CONCEPT

GEM OF PUBLIC SPACE  
ON THE GREEN NECKLACE OF  
LINEAR PARK





LANDSCAPE CONCEPT

LANDSCAPE CONCEPT



LANDSCAPE CONCEPT





LINEAR PARK - PLAZA & SEATING



LANDSCAPE CONCEPT



LANDSCAPE CONCEPT



LANDSCAPE CONCEPT

LINEAR PARK - SHADED SPACE



LANDSCAPE CONCEPT



POTENTIAL SECURE PERIMETER



LANDSCAPE CONCEPT



# Questions or Comments?



# Project Team Contact Information

**DCM Office: 954-921-3410**

**Zindy Agredo: [zagredo@hollywoodfl.org](mailto:zagredo@hollywoodfl.org)**

**Heather Guenot: [hguenot@hollywoodfl.org](mailto:hguenot@hollywoodfl.org)**



**Thank you for  
attending!**

