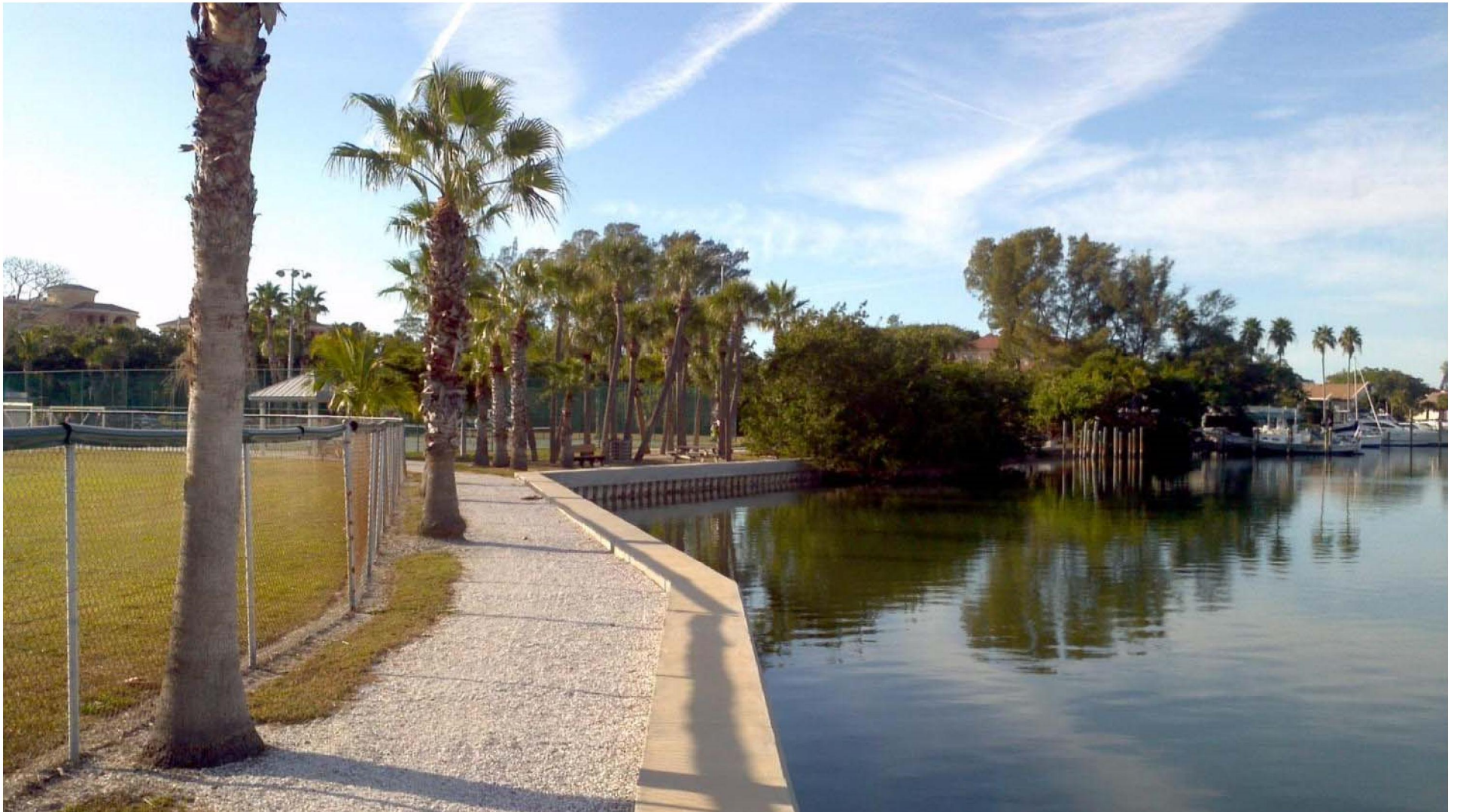


Bayfront Park Community Center

Town of Longboat Key



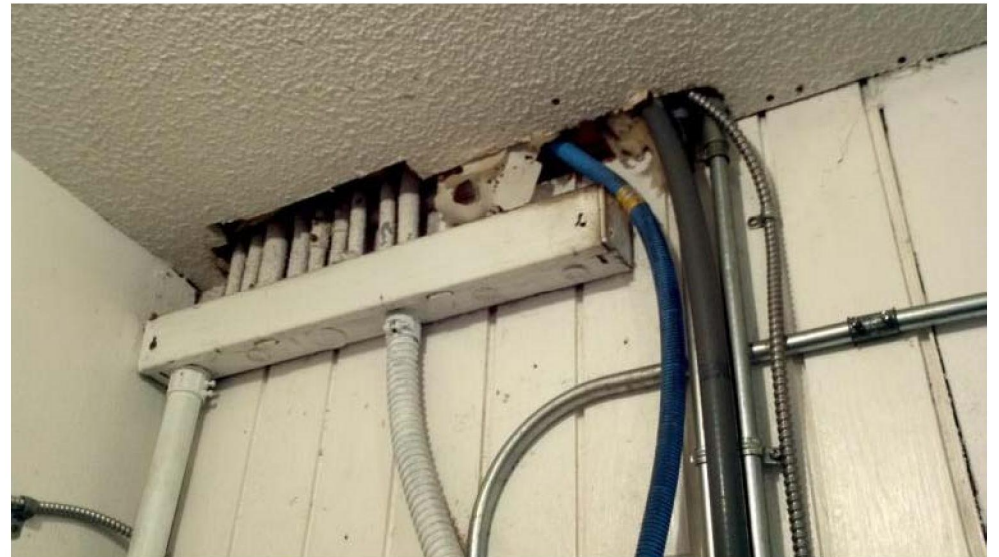
Project History



Due Diligence: Site

- **The current plan meets all regulatory, environmental, and code requirements.**
- **We do not anticipate any potential conflicts with the proposed park improvements.**

Due Diligence: Existing Center



Due Diligence: Existing Center

- The range of potential cost to repair and bring the existing building up to current code is between \$125,000 and \$150,000.
- Regarding operations, the proposed new community center would accommodate all existing programs.
- If the existing building was to remain open after the new building is complete it would require additional staff to operate, supervise, and maintain.

Proposed Master Plan









Building a Community

- **Creating opportunities for relationship building**
- **Build “new” families - lost when young people move away for jobs and seniors retire to another area**
- **A place you go without reservations**
- **A place for all ages that a Grandparent and Grandchild can enjoy together**

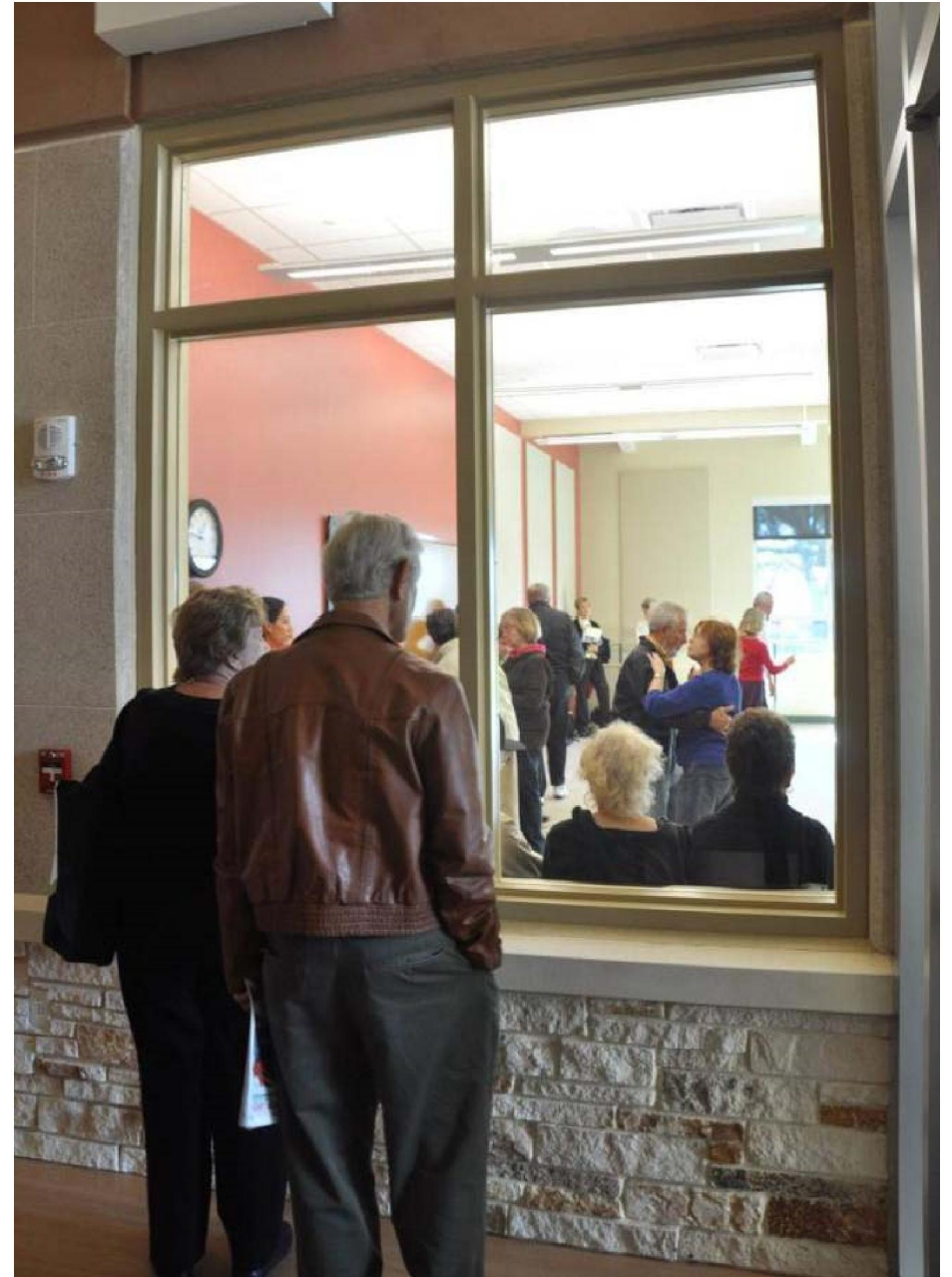


Community Center Benefits to Older Adults

- **Social enrichment – diminished loneliness**
- **Enhanced memory**
- **“Constructive Engagement”**
- **Felt happier, loved, needed, valued**
- **Improved feeling of physical well-being**



































Construction Cost Estimate

• Park and Site work	\$1,460,015
• Building	\$3,338,125
• Construction, Permit fees, Bond, General Conditions Overhead & Profit	\$938,404
• A/E, Survey, testing, Design	\$625,635
• Contingency	\$519,814
• Total	\$6,881,993

Operational Costs

- **Total Estimated Operating Budget
\$350,000-\$400,000**

**This number does not include potential revenue
Driven by level of service requested
Input needed from citizens and Commission**

Minimizing Operational Costs

- **Develop strong volunteer program**
Greeters, Concessions, program instructors
- **Energy efficient**
40% more efficient than a standard building
- **Easily supervised – effective site lines, video**
- **Easily maintained building and site**

Revenue Generating Opportunities

- **Grant and gift opportunities**
- **Concessions**
- **Event tickets, recreation cards**
- **Site revenue - shelter rental, outdoor concerts, kayak rental, garden plot fee**
- **Programs offered through vendor leasing space**

Local Vendor Opportunities

What the Community Center Offers

- **More flexible rental space for seasonal vendors**
- **Larger flexible space: conferences, lectures, performances, parties, weddings, and dances**
- **Built in audio visual technology**
- **Better exposure for vendors**
- **True destination building for Longboat Key residents, friends, and family**

Local Vendor Opportunities

Current perception Example

- **RVA Resort Vacations Website:**

“At this time, the town of Longboat Key does not offer fitness facilities . . . those that are truly committed to an exercise routine can travel to the mainland of Sarasota where various public facilities can be found.”

Local Vendor Opportunities

Teaming with the Community

- **The Education Center – Susan Goldfarb**
- **Art Teachers – sculpture, ceramics, painting**
- **Fitness instruction, personal training**
- **Yoga instruction**
- **The Longboat Key Garden Club**
- **Kayak, paddle board rental**

Bayfront Park Community Center

Give residents a social, fitness, education, and entertainment venue on the island

Bring residents together

Provide something for everyone