



AECOM
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To:
Parks and Recreation
City of Fort Lauderdale

Project name:
Joseph Carter Park Improvement

CC:
Joe Webb
Maria Rivera

Prepared by:
Veronica Barrios, Felipe Poletto
Estimating & Scheduling Dept.

Date: September 16, 2025

Alternate Review

Subject: Cost Savings – Joseph Carter Park Alternate Location

As part of our ongoing evaluation of design alternatives for the Joseph Carter Park redevelopment project, we have developed a conceptual cost estimate comparing the original site building location with a revised alternate building location proposal. This letter provides a summary of the design changes and outlines the cost savings that the alternate location offers to the City of Fort Lauderdale Parks Bond Program.

The Alternate Site Location places the building within the footprint of existing facilities at the northern end of the park. This change yields significant cost savings in the following areas:

1. Community Recreation Center Exterior Lighting

The alternate location reduces lighting near the building.

2. Earthwork Savings

The original location required approximately 4 feet of fill, including a retaining wall. In contrast, the alternate location requires only 1.5 feet of fill, eliminating the retaining wall entirely and reducing earthwork volume.

3. Utility Connection Savings

By reusing existing utility infrastructure in the northern footprint, we avoid long new service runs and major utility trenching.

4. Drop-off Area Reduction Improvement

The original location required approximately 9,500 sf of Drop-off area, In contrast, the alternate location only requires approximately 7,125 SF.

5. New Playground Shade

The original location required approximately 11,800 sf of playground area. In contrast, the alternate location only requires approximately 8,850 SF.

6. Tree Mitigation Reduction

The alternate location reduces disturbance to existing green space, significantly lowering required tree removals and mitigation fees.

The Program Cost includes the Summary of these items:

- Design Fees (approximate)
- Construction Cost
- Owner Contingency **10%** Construction Cost
- CM/CEI Fees **5%** of Construction Cost
- Permit Fees **1.5%** of Construction Cost
- Program Management Fees **3%** of Construction Cost

The proposed alternate location offers a cost-efficient solution that reduces construction complexity and environmental impact while maintaining the project's functional goals.

Attached to this file, please refer to the breakdown of cost along with comparison of the Alternate building location with the Original (Escalated to January 2027). Please don't hesitate to contact us should you need additional clarification.



Cost Breakdown Summary by Location
 City of Fort Lauderdale Parks and Recreation Department
 JOSEPH CARTER PARK IMPROVEMENTS

Building and Associated Improvements	Alternate Location 2027			
	Alternate Qty.	UOM	Total Direct Cost with Markups	Total Program Cost
Demolition	29500	SF	\$ 252,009	\$ 323,127
Community/ Recreation Center	47196	SF	\$ 20,206,881	\$ 25,909,358
Community - Second Floor - Removed from Scope (Unfunded)	-	SF	\$ -	\$ -
Earthwork and Retaining walls	3146	CY	\$ 83,324	\$ 106,838
Drainage / Utilities	47196	SF	\$ 80,636	\$ 103,392
Parking Area	31100	SF	\$ 498,197	\$ 638,790
Drop-off Area	7125	SF	\$ 96,581	\$ 123,836
Sidewalks	1360	SY	\$ 139,416	\$ 178,760
ADA Improvements	1	LS	\$ 159,676	\$ 204,737
Tree Mitigation	1	LS	\$ 85,427	\$ 109,535
TOTAL COST	ALTERNATE		\$ 21,602,147	\$ 27,698,374

Original Location 2027			
Original Qty.	UOM	Total Direct Cost with Markups	Total Program Cost
29500	SF	\$ 252,009	\$ 322,987
47196	SF	\$ 20,272,443	\$ 25,982,147
5418	SF	\$ -	\$ -
8390	CY	\$ 341,316	\$ 437,447
47196	SF	\$ 221,749	\$ 284,204
31100	SF	\$ 498,197	\$ 638,513
9500	SF	\$ 127,826	\$ 163,828
1360	SY	\$ 139,416	\$ 178,683
1	LS	\$ 159,676	\$ 204,649
1	LS	\$ 341,707	\$ 437,948
ORIGINAL		\$ 22,354,339	\$ 28,650,406

DELTA (Alternate - Original)	
Total Direct Cost with Markups	Total Program Cost
\$ -	\$ 140
\$ (65,562)	\$ (72,789)
\$ -	\$ -
\$ (257,992)	\$ (330,609)
\$ (141,113)	\$ (180,812)
\$ -	\$ 277
\$ (31,245)	\$ (39,991)
\$ -	\$ 78
\$ -	\$ 89
\$ (256,280)	\$ (328,414)
\$ (752,192)	\$ (952,032)

Outdoors Improvements	Alternate Location 2027			
	Alternate Qty.	UOM	Total Direct Cost with Markups	Total Program Cost
New Playground w/ Shade	8850	SF	\$ 777,808	\$ 997,309
Walking Trail Improvements	1920	SY	\$ 167,300	\$ 214,512
Splash Pad Renovation	4300	SF	\$ 491,145	\$ 629,749
Area Lighting and Wayfinding	1	LS	\$ 92,452	\$ 118,543
Synthetic Turf Replacement	84750	SF	\$ 714,595	\$ 916,257
Fitness Station	2270	SF	\$ 190,257	\$ 243,949
Swimming Pool Fence and Shade Structure	1	LS	\$ 187,307	\$ 240,165
SW Basketball Courts Shade Structures - Removed from Scope (Unfunded)	-	SF	\$ -	\$ -
Bleachers	2	EA	\$ 128,140	\$ 164,302
TOTAL COST	ALTERNATE		\$ 2,749,004	\$ 3,524,786

Original Location 2027			
Original Qty.	UOM	Total Direct Cost with Markups	Total Program Cost
11800	SF	\$ 839,044	\$ 1,075,359
1920	SY	\$ 167,300	\$ 214,419
4300	SF	\$ 491,145	\$ 629,476
1	LS	\$ 92,452	\$ 118,491
84750	SF	\$ 714,595	\$ 915,860
2270	SF	\$ 190,257	\$ 243,843
1	LS	\$ 187,307	\$ 240,061
11900	SF	\$ -	\$ -
2	EA	\$ 128,140	\$ 164,231
ORIGINAL		\$ 2,810,240	\$ 3,601,740

Total Direct Cost with Markups	Total Program Cost
\$ (61,236)	\$ (78,050)
\$ -	\$ 93
\$ -	\$ 273
\$ -	\$ 51
\$ -	\$ 397
\$ -	\$ 106
\$ -	\$ 104
\$ -	\$ -
\$ -	\$ 71
\$ (61,236)	\$ (76,954)

GRAND TOTAL	ALTERNATE		\$ 24,351,151	\$ 31,223,160
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ORIGINAL		\$ 25,164,579	\$ 32,252,146
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\$ (813,428)	\$ (1,028,986)
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Cost Escalation Comparison
 City of Fort Lauderdale Parks and Recreation Department
 JOSEPH CARTER PARK IMPROVEMENTS

The original conceptual Program cost estimate dated 2023 totaled approximately \$27.6 million, whereas the Program cost dated 2025 cost is \$28.9 million, yielding an increase of \$1.3 million. The original Estimate did not include Demolition or Tree mitigation. Additionally, the second floor of the Community Center and SW Basketball Courts Shade have been removed from the scope of work from all estimates for a measurable comparison as both have been identified as unfunded items. This direction was provided by the City of FTL on 09/09/2025. RSMMeans 2025 data was used to update the unit rates from 2023 to 2025. The Program cost estimate dated 2027 totaled approximately \$32.3 million yielding an increase of \$3.4 million from 2025. The escalation rate used from 2025 to 2027 was 5.58% (compounded) per year using the 2025-Q1 Building Cost Index (BCI) from Engineering News-Record (ENR).

Description	Original 2023				Original 2025				Original 2025 with Escalation to 2027			
	Alternate Qty.	UOM	Total Direct Cost with Markups	Total Program Cost	Original Qty.	UOM	Total Direct Cost with Markups	Total Program Cost	Original Qty.	UOM	Total Direct Cost with Markups	Total Program Cost
Demolition	-		\$ -	\$ -	29500	SF	\$ 225,552	\$ 289,518	29500	SF	\$ 252,009	\$ 322,987
Community/ Recreation Center	47196	SF	\$ 18,172,535	\$ 23,343,673	47196	SF	\$ 18,144,136	\$ 23,289,839	47196	SF	\$ 20,272,443	\$ 25,982,147
Community - Second Floor - Removed from Scope (Unfunded)	-	SF	\$ -	\$ -	5418	SF	\$ -	\$ -	-	SF	\$ -	\$ -
Earthwork and Retaining walls	8390	CY	\$ 270,682	\$ 347,707	8390	CY	\$ 305,483	\$ 392,118	8390	CY	\$ 341,316	\$ 437,447
Drainage / Utilities	47196	SF	\$ 116,408	\$ 149,532	47196	SF	\$ 198,469	\$ 254,755	47196	SF	\$ 221,749	\$ 284,204
Parking Area	31100	SF	\$ 401,387	\$ 515,605	31100	SF	\$ 445,893	\$ 572,349	31100	SF	\$ 498,197	\$ 638,513
Drop-off Area	9500	SF	\$ 111,750	\$ 143,549	9500	SF	\$ 114,406	\$ 146,852	9500	SF	\$ 127,826	\$ 163,828
Sidewalks	1360	SY	\$ 120,101	\$ 154,276	1360	SY	\$ 124,780	\$ 160,167	1360	SY	\$ 139,416	\$ 178,683
New Playground w/ Shade	11800	SF	\$ 659,165	\$ 846,735	11800	SF	\$ 750,957	\$ 963,929	11800	SF	\$ 839,044	\$ 1,075,359
ADA Improvements	1	LS	\$ 134,497	\$ 172,769	1	LS	\$ 142,913	\$ 183,443	1	LS	\$ 159,676	\$ 204,649
Walking Trail Improvements	1920	SY	\$ 141,809	\$ 182,161	1920	SY	\$ 149,736	\$ 192,201	1920	SY	\$ 167,300	\$ 214,419
Area Lighting and Wayfinding	1	LS	\$ 81,084	\$ 104,157	1	LS	\$ 82,746	\$ 106,213	1	LS	\$ 92,452	\$ 118,491
Synthetic Turf Replacement	84750	SF	\$ 579,947	\$ 744,975	84750	SF	\$ 639,573	\$ 820,957	84750	SF	\$ 714,595	\$ 915,860
Splash Pad Renovation	4300	SF	\$ 249,737	\$ 320,802	4300	SF	\$ 439,582	\$ 564,249	4300	SF	\$ 491,145	\$ 629,476
Fitness Station	2270	SF	\$ 147,138	\$ 189,007	2270	SF	\$ 170,283	\$ 218,575	2270	SF	\$ 190,257	\$ 243,843
Swimming Pool Fence and Shade Structure	1	LS	\$ 122,605	\$ 157,494	1	LS	\$ 167,642	\$ 215,186	1	LS	\$ 187,307	\$ 240,061
Tree Mitigation	-	LS	\$ -	\$ -	1	LS	\$ 305,833	\$ 392,567	1	LS	\$ 341,707	\$ 437,948
SW Basketball Courts Shade Structures	-	SF	\$ -	\$ -	11900	SF	\$ -	\$ -	-	SF	\$ -	\$ -
Bleachers	2	EA	\$ 112,394	\$ 144,376	2	EA	\$ 114,687	\$ 147,213	2	EA	\$ 128,140	\$ 164,231
TOTAL COST	ALTERNATE		\$ 21,421,236	\$ 27,516,818	ORIGINAL		\$ 22,522,670	\$ 28,910,131	ORIGINAL		\$ 25,164,579	\$ 32,252,146



Line Item Breakdown of Associated Cost Escalated to 2027
 City of Fort Lauderdale Parks and Recreation Department
 JOSEPH CARTER PARK IMPROVEMENTS (ALTERNATE LOCATION)

Description	Alternate Qty.	UOM	Direct Cost Unit Price	Total Direct Cost	Contractor Unit Price	Total Direct Cost with Markups	Total Program Cost
Demolition	29500	SF	\$ 5.00	\$ 147,500	\$ 8.54	\$ 252,009	\$ 323,127
Building Demolition (North)	22000	SF	\$ 5.00	\$ 110,000	\$ 8.54	\$ 187,939	\$ 240,976
Building Demolition (South)	7500	SF	\$ 5.00	\$ 37,500	\$ 8.54	\$ 64,070	\$ 82,151
Community/ Recreation Center	47196	SF	\$ 250.59	\$ 11,827,025	\$ 428.15	\$ 20,206,881	\$ 25,909,358
Substructure	47196	SF	\$ 15.50	\$ 731,538	\$ 26.48	\$ 1,249,858	\$ 1,602,574
Roofing	47196	SF	\$ 42.50	\$ 2,005,830	\$ 72.61	\$ 3,427,030	\$ 4,394,154
Gutters and Downspouts	1000	LF	\$ 31.00	\$ 31,000	\$ 52.96	\$ 52,965	\$ 67,911
Exterior CMU Walls	12000	SF	\$ 26.00	\$ 312,000	\$ 44.42	\$ 533,063	\$ 683,496
Hardie Board Lap Siding	12000	SF	\$ 13.50	\$ 162,000	\$ 23.07	\$ 276,783	\$ 354,892
Brick Veneer	3960	SF	\$ 33.00	\$ 130,680	\$ 56.38	\$ 223,271	\$ 286,280
Glazing	6556	SF	\$ 186.50	\$ 1,222,694	\$ 318.64	\$ 2,089,015	\$ 2,678,545
Interior Walls	27756	SF	\$ 23.50	\$ 652,266	\$ 40.15	\$ 1,114,419	\$ 1,428,913
Paint	39756	SF	\$ 5.00	\$ 198,780	\$ 8.54	\$ 339,623	\$ 435,466
Carpet Tiles	27405	SF	\$ 8.50	\$ 232,943	\$ 14.52	\$ 397,990	\$ 510,305
Vinyl Plank Flooring	16168	SF	\$ 12.50	\$ 202,100	\$ 21.36	\$ 345,295	\$ 442,739
Porcelain Wall Tiles	4800	SF	\$ 10.00	\$ 48,000	\$ 17.09	\$ 82,010	\$ 105,153
Concrete Flooring	3623	SF	\$ 10.50	\$ 38,042	\$ 17.94	\$ 64,995	\$ 83,337
Ceiling Finish	47196	SF	\$ 12.50	\$ 589,950	\$ 21.36	\$ 1,007,950	\$ 1,292,398
Roll-down Windows	2	EA	\$ 4,263.50	\$ 8,527	\$ 7,284.34	\$ 14,569	\$ 18,680
Double Doors	22	EA	\$ 3,625.50	\$ 79,761	\$ 6,194.29	\$ 136,274	\$ 174,732
Single Doors	27	EA	\$ 1,864.50	\$ 50,342	\$ 3,185.56	\$ 86,010	\$ 110,283
Roll-up Doors	2	EA	\$ 8,527.00	\$ 17,054	\$ 14,568.68	\$ 29,137	\$ 37,360
Dishwasher	1	EA	\$ 1,500.00	\$ 1,500	\$ 2,562.80	\$ 2,563	\$ 3,286
Mechanical	47196	SF	\$ 34.00	\$ 1,604,664	\$ 58.09	\$ 2,741,624	\$ 3,515,323
Electrical	47196	SF	\$ 40.00	\$ 1,887,840	\$ 68.34	\$ 3,225,440	\$ 4,135,674
Plumbing	47196	SF	\$ 14.00	\$ 660,744	\$ 23.92	\$ 1,128,904	\$ 1,447,486
Fire Suppression	47196	SF	\$ 4.50	\$ 212,382	\$ 7.69	\$ 362,862	\$ 465,263
FF&E Allowance	47196	SF	\$ 11.00	\$ 519,156	\$ 18.79	\$ 886,996	\$ 1,137,310
Entrance Canopy	2300	SF	\$ 26.50	\$ 60,950	\$ 45.28	\$ 104,135	\$ 133,523
New Lighting near Building	26	EA	\$ 6,395.50	\$ 166,283	\$ 10,926.93	\$ 284,100	\$ 364,275
Earthwork and Retaining walls	3146	CY	\$ 15.50	\$ 48,769	\$ 26.48	\$ 83,324	\$ 106,838
Retaining Walls (No need, area to slope up)	0	LF	\$ 124.50	\$ -	#DIV/0!	\$ -	\$ -
Earthwork (Raised Building Footprint by 1.5')	3146	CY	\$ 15.50	\$ 48,769	\$ 26.48	\$ 83,324	\$ 106,838
Drainage / Utilities	47196	SF	\$ 1.00	\$ 47,196	\$ 1.71	\$ 80,636	\$ 103,392
Drainage / Utilities Allowance *Connecting to Existing	47196	SF	\$ 1.00	\$ 47,196	\$ 1.71	\$ 80,636	\$ 103,392
Parking Area	31100	SF	\$ 9.38	\$ 291,593	\$ 16.02	\$ 498,197	\$ 638,790
Demolition	31100	SF	\$ 0.70	\$ 21,770	\$ 1.20	\$ 37,195	\$ 47,691
12" Compacted Subgrade	3456	SY	\$ 6.00	\$ 20,733	\$ 10.25	\$ 35,424	\$ 45,420
6" Limerock Base	3456	SY	\$ 28.00	\$ 96,756	\$ 47.84	\$ 165,310	\$ 211,962
2 1/2" Asphalt	3456	SY	\$ 29.00	\$ 100,211	\$ 49.55	\$ 171,214	\$ 219,532
Curb	1200	LF	\$ 36.50	\$ 43,800	\$ 62.36	\$ 74,834	\$ 95,952
Stops and Signs	6	EA	\$ 533.00	\$ 3,198	\$ 910.65	\$ 5,464	\$ 7,006
Striping	2050	LF	\$ 2.50	\$ 5,125	\$ 4.27	\$ 8,756	\$ 11,227
Drop-off Area	7125	SF	\$ 7.93	\$ 56,529	\$ 13.56	\$ 96,581	\$ 123,836
Demolition	7125	SF	\$ 0.70	\$ 4,988	\$ 1.20	\$ 8,521	\$ 10,926
12" Compacted Subgrade	792	SY	\$ 6.00	\$ 4,750	\$ 10.25	\$ 8,116	\$ 10,406
6" Limerock Base	792	SY	\$ 28.00	\$ 22,167	\$ 47.84	\$ 37,873	\$ 48,560
2.5" Asphalt	792	SY	\$ 29.00	\$ 22,958	\$ 49.55	\$ 39,225	\$ 50,295
Stops and Signs	1	LS	\$ 1,066.00	\$ 1,066	\$ 1,821.30	\$ 1,821	\$ 2,335
Striping	200	LF	\$ 3.00	\$ 600	\$ 5.13	\$ 1,025	\$ 1,314
Sidewalks	1360	SY	\$ 60.00	\$ 81,600	\$ 102.51	\$ 139,416	\$ 178,760
Concrete Sidewalk 4" (Includes subgrade and grading) *In conjunction with the building	1360	SY	\$ 60.00	\$ 81,600	\$ 102.51	\$ 139,416	\$ 178,760
New Playground w/ Shade	8850	SF	\$ 54.88	\$ 485,673	\$ 87.89	\$ 777,808	\$ 997,309
Play Surfacing	8850	SF	\$ 13.00	\$ 115,050	\$ 20.76	\$ 183,707	\$ 235,550
Curb	565	LF	\$ 36.50	\$ 20,623	\$ 62.36	\$ 35,234	\$ 45,178
Playground Equipment (Including Shade)	1	LS	\$ 350,000.00	\$ 350,000	\$ 558,866.48	\$ 558,866	\$ 716,581
ADA Improvements	1	LS	\$ 100,000.00	\$ 100,000	\$ 159,676.14	\$ 159,676	\$ 204,737
Costs from Carter Park & Pool TO#12 ADA Evaluations Report	1	LS	\$ 100,000.00	\$ 100,000	\$ 159,676.14	\$ 159,676	\$ 204,737



Line Item Breakdown of Associated Cost Escalated to 2027
 City of Fort Lauderdale Parks and Recreation Department
 JOSEPH CARTER PARK IMPROVEMENTS (ALTERNATE LOCATION)

Description	Alternate Qty.	UOM	Direct Cost Unit Price	Total Direct Cost	Contractor Unit Price	Total Direct Cost with Markups	Total Program Cost
Walking Trail Improvements	1920	SY	\$ 51.00	\$ 97,920	\$ 87.14	\$ 167,300	\$ 214,512
6" Base	1920	SY	\$ 28.00	\$ 53,760	\$ 47.84	\$ 91,851	\$ 117,772
2" Asphalt	1920	SY	\$ 23.00	\$ 44,160	\$ 39.30	\$ 75,449	\$ 96,741
Area Lighting and Wayfinding	1	LS	\$ 54,112.00	\$ 54,112	\$ 92,452.23	\$ 92,452	\$ 118,543
Lighting Fixture Upgrades (Additional Park Areas)	16	EA	\$ 2,132.00	\$ 34,112	\$ 3,642.60	\$ 58,282	\$ 74,729
Signage (Entry Way Sign)	1	LS	\$ 20,000.00	\$ 20,000	\$ 34,170.69	\$ 34,171	\$ 43,814
Synthetic Turf Replacement	84750	SF	\$ 5.23	\$ 443,200	\$ 8.43	\$ 714,595	\$ 916,257
Demolition	84750	SF	\$ 0.70	\$ 59,325	\$ 1.20	\$ 101,359	\$ 129,963
Synthetic Turf for Multi-Use Fields	84750	SF	\$ 4.50	\$ 381,375	\$ 7.19	\$ 608,965	\$ 780,818
Track Lines Allowance	1	LS	\$ 2,500.00	\$ 2,500	\$ 4,271.34	\$ 4,271	\$ 5,477
Splash Pad	4300	SF	\$ 70.06	\$ 301,250	\$ 114.22	\$ 491,145	\$ 629,749
Demolition	4300	SF	\$ 2.50	\$ 10,750	\$ 4.27	\$ 18,367	\$ 23,550
Splash Pad	4300	SF	\$ 49.00	\$ 210,700	\$ 78.24	\$ 336,438	\$ 431,382
Shade Structure	2100	SF	\$ 38.00	\$ 79,800	\$ 64.92	\$ 136,341	\$ 174,817
Fitness Station	2270	SF	\$ 50.64	\$ 114,955	\$ 83.81	\$ 190,257	\$ 243,949
Fitness Station Equipment	1	LS	\$ 55,000.00	\$ 55,000	\$ 87,821.87	\$ 87,822	\$ 112,606
Exercise Station Concrete Base	2270	SF	\$ 8.50	\$ 19,295	\$ 14.52	\$ 32,966	\$ 42,269
Shade Structure	1070	SF	\$ 38.00	\$ 40,660	\$ 64.92	\$ 69,469	\$ 89,074
Swimming Pool Fence and Shade Structure	1	LS	\$ 109,630.00	\$ 109,630	\$ 187,306.65	\$ 187,307	\$ 240,165
Fencing	770	LF	\$ 19.00	\$ 14,630	\$ 32.46	\$ 24,996	\$ 32,050
Shade Structure	2500	SF	\$ 38.00	\$ 95,000	\$ 64.92	\$ 162,311	\$ 208,116
Tree Mitigation	1	LS	\$ 50,000.00	\$ 50,000	\$ 85,426.73	\$ 85,427	\$ 109,535
Tree Mitigation	1	LS	\$ 50,000	\$ 50,000	\$ 85,426.73	\$ 85,427	\$ 109,535
Bleachers	2	EA	\$ 37,500.00	\$ 75,000	\$ 64,070.05	\$ 128,140	\$ 164,302
Bleachers	2	EA	\$ 37,500.00	\$ 75,000	\$ 64,070.05	\$ 128,140	\$ 164,302
Total Direct Costs				\$ 14,331,951			
General Conditions 7%				\$ 918,388			
Subtotal				\$ 15,250,338			
Home Office Overhead 3.5%				\$ 533,762			
Profit 7.5%				\$ 1,143,775			
Subtotal				\$ 16,927,876			
Performance Bond and Insurance 3%				\$ 507,836			
Subtotal				\$ 17,435,712			
Design Development Contingency 25%				\$ 4,358,928			
Subtotal				\$ 21,794,640			
Market Conditions & Escalation Contingency 11.73% (July 2027)				\$ 2,556,511			
				\$24,351,151		\$ 24,351,151	\$ 31,223,160



Park Improvements Legend

- ① Walking Trail
- ② Multi-Use Field
- ③ Proposed Lighting
- ④ Synthetic Turf Replacement
- ⑤ Parking
- ⑥ Community / Recreation Center
- ⑦ Community Center Drop-off
- ⑧ Pool Concessions Shaded Seating
- ⑨ Playground
- ⑩ Splash Pad
- ⑪ Fitness Equipment
- ⑫ Overflow Parking Entrance
- ⑬ Overflow Parking Exit
- ⑭ Pool Fencing and Shade Structure
- ⑮ Additional Bleachers
- ⑯ Basketball Courts Shade Structure (Unfunded)
- ☀ Proposed Lighting
- Park Boundary

ORIGINAL SITE PLAN

JOSEPH C. CARTER PARK



CITY OF FORT LAUDERDALE

AECOM

SUNRISE BLVD

PARK IMPROVEMENTS LEGEND

- ① COMMUNITY | RECREATION CENTER
- ② PARKING
- ③ MULTI-USE FIELD (EXISTING)
- ④ WALKING TRAIL
- ⑤ POOL | SPLASH PAD (EXISTING)
- ⑥ PLAYGROUND (EXISTING)
- ⑦ DEMO BUILDINGS
- PARK BOUNDARY | SETBACK
- OVERFLOW PARKING

NW 16TH AVE

NW 13TH AVE

NW 9TH ST



ALTERNATE SITE PLAN

SUNRISE BLVD

TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE RELOCATED

NW 16TH AVE

NW 13TH AVE

NW 9TH ST



TREE IMPACT PLAN

JOSEPH C. CARTER PARK



CITY OF FORT LAUDERDALE

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Joseph C. Carter Park Parking Calculations Proposed

Building #	Use Type	Qty. / Size	Code Parking Calc.	Proposed
1.Community Center	Public assembly place (auction house, auditorium, civic and convention centers)	47,196 sf	1 space / 400 sf. gfa.	118 Spaces
2.Ball Courts, Track & Ballfield (11x) 3.General Park 4.Playground	Public/Private Recreation Open Space Open Space	148 seats 18,766 sf 27,483 sf	1/3 seats where grandstands provided 3/court for court sports Area greater than one-half (1/2) acre and shall be calculated only for that portion of land area over one-half (1/2) acre.	100 Spaces
5.Kiosk/Ticketing (3x)	Convenience Kiosk	145 sf	1 space / 500 sf	1 Space
6. Aquatic Center	Public/Private Recreation	5,000 sf	1 space / 200 sf	25 Spaces
7.Pool & Zero Depth Play Area (Water Surface)	Public/Private Recreation	8,100 sf	1 space / 200 sf	41 Spaces
			Required Total	285 Spaces
			Actual Total	308 Spaces
			Parking Delta	+23 spaces

Section 47-20.2, Parking and Loading Zone Requirements Section 47-35, Definitions – Table 1

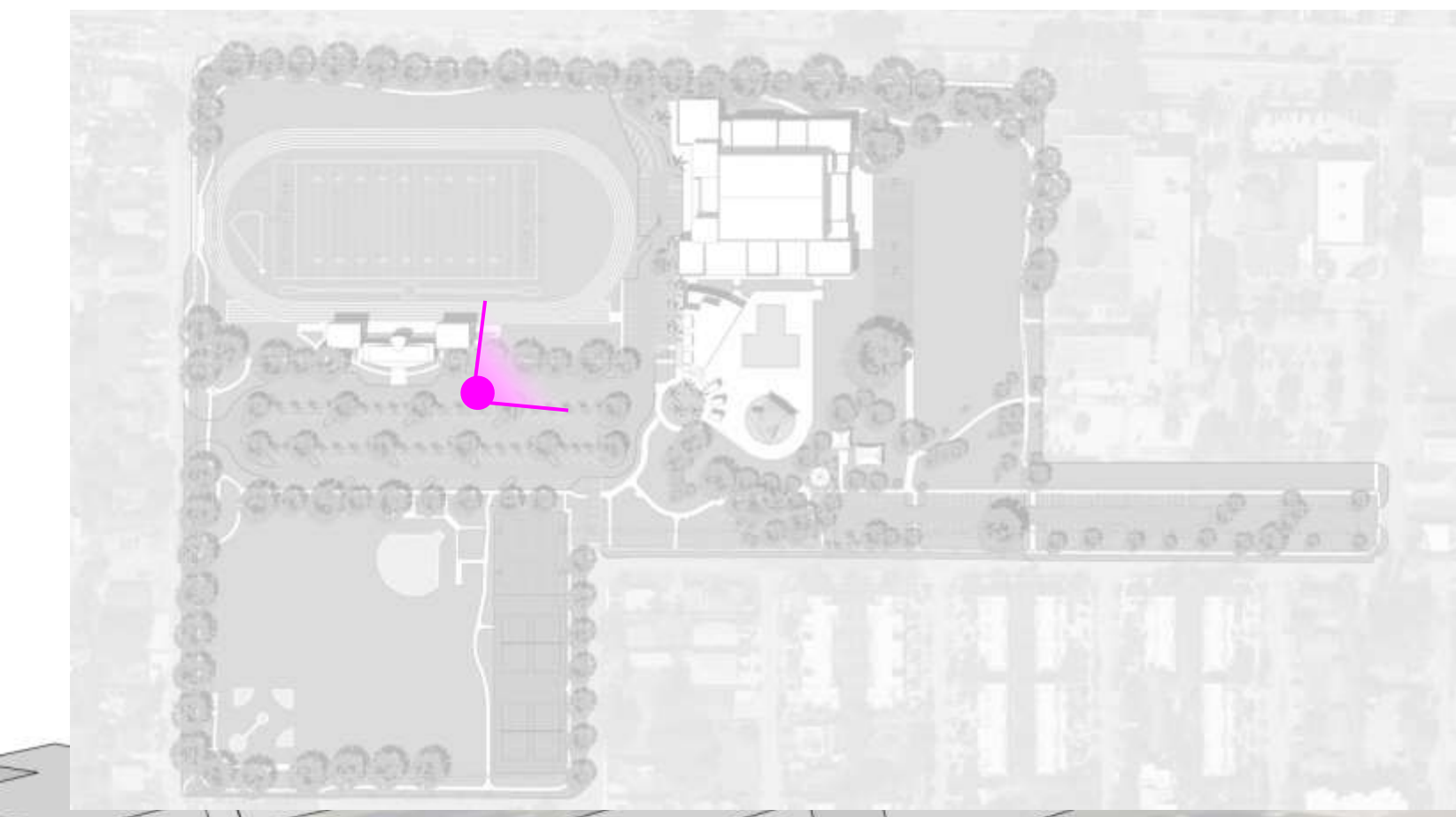
PARKING CALCULATION

JOSEPH C. CARTER PARK



CITY OF FORT LAUDERDALE

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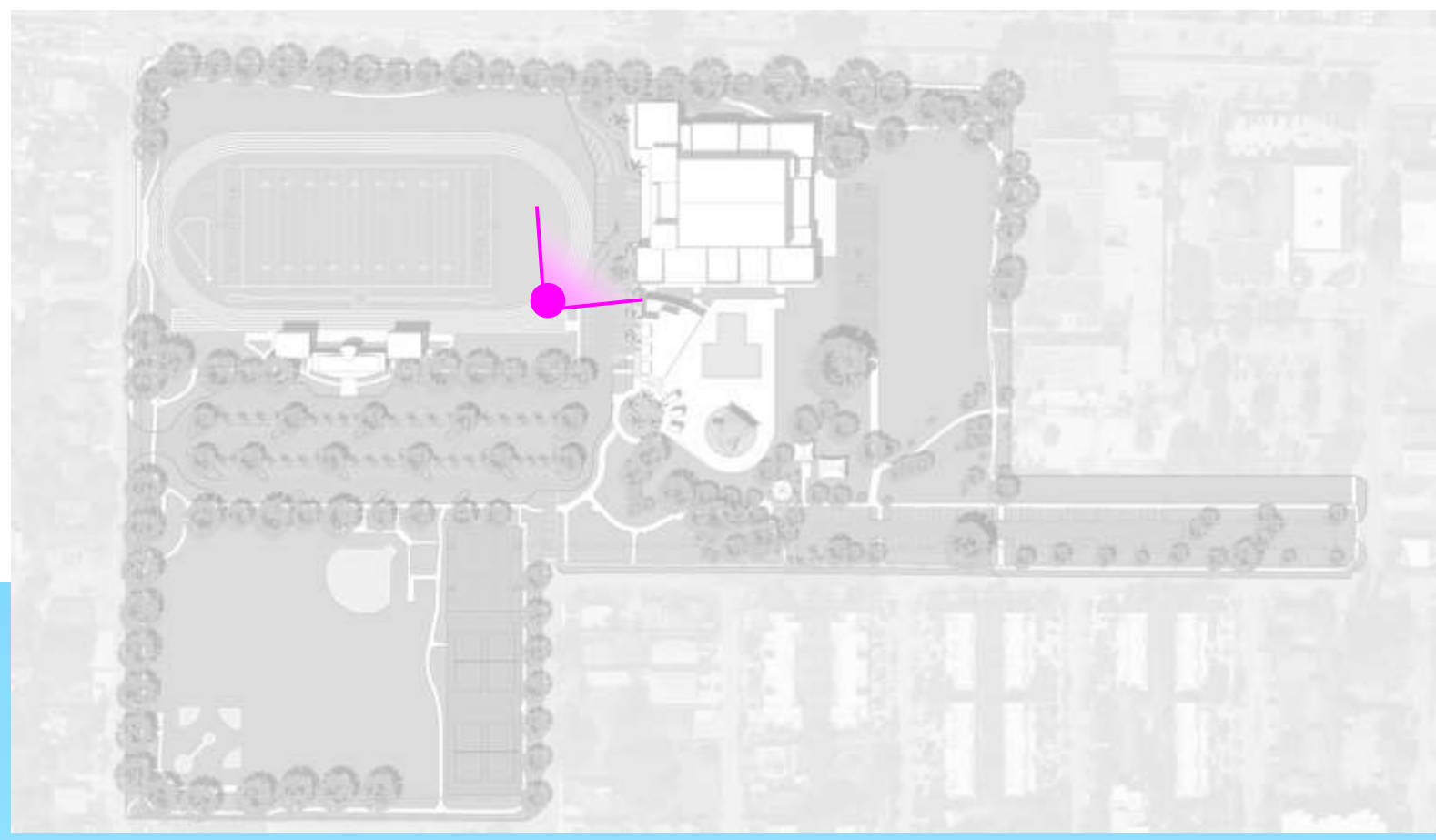
AERIAL VIEW

JOSEPH C. CARTER PARK



CITY OF FORT LAUDERDALE

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COMMUNITY CENTER MAIN ENTRANCE

JOSEPH C. CARTER PARK



CITY OF FORT LAUDERDALE

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EYE LEVEL VIEW LOOKING SOUTH

JOSEPH C. CARTER PARK



CITY OF FORT LAUDERDALE

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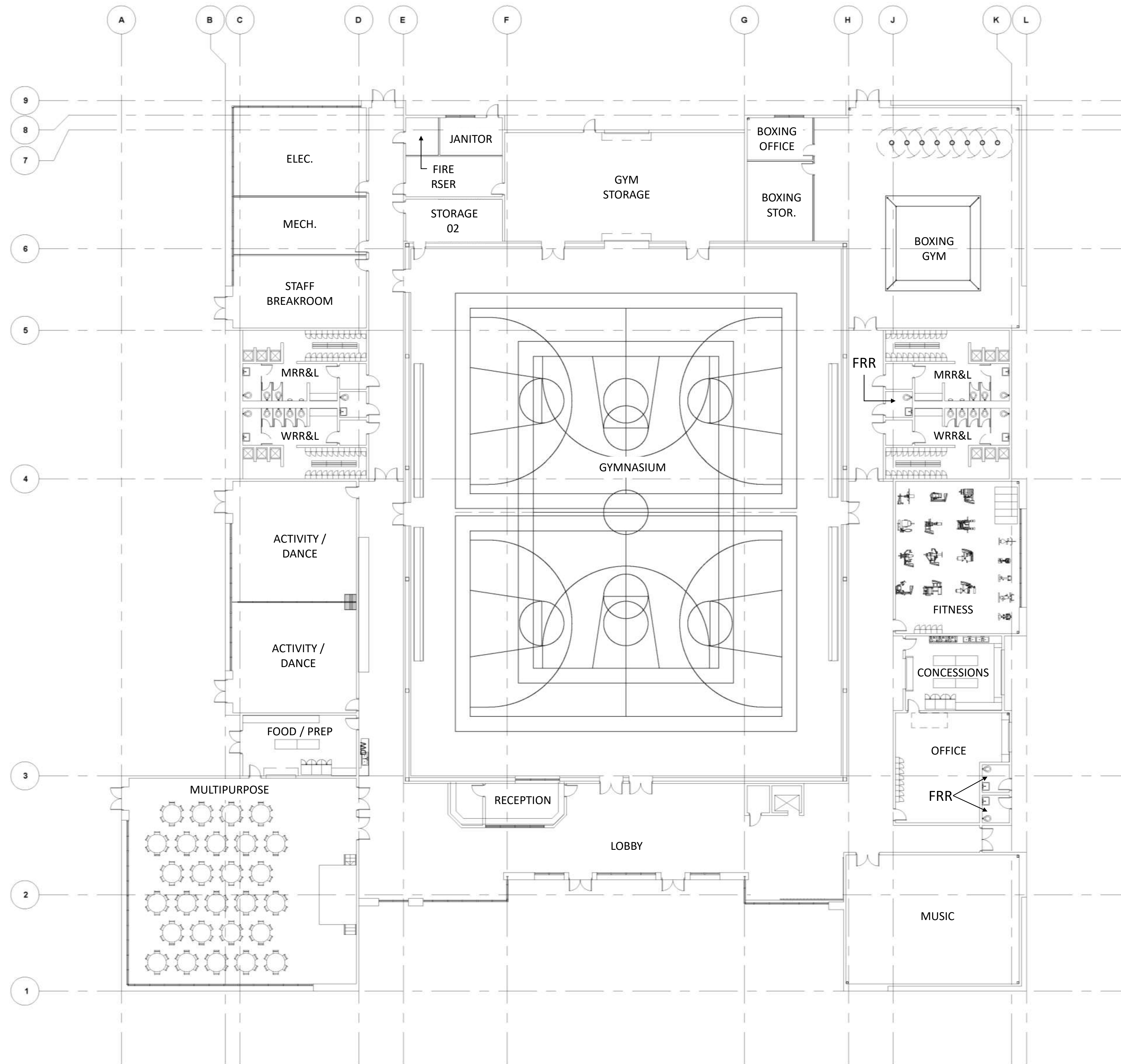
EYE LEVEL VIEW FROM SUNRISE BLVD

JOSEPH C. CARTER PARK



CITY OF FORT LAUDERDALE

AECOM



LEVEL 1 – FLOOR PLAN
47,196 SF



First Floor	
Room Name	Area (SF)
Reception	440
Music Room	1,650
Family Restroom #1	130
Family Restroom #2	130
Office	865
Concessions	515
Fitness	1,450
Women's Restroom and Lockers (North)	582
Men's Restroom and Lockers (North)	582
Family Restroom #1 (Interior)	50
Boxing Gym	2,828
Boxing Office	255
Boxing Storage	277
Gymnasium	16,168
Gym Storage	2,026
Storage 01	300
Storage 02	300
Fire Riser	170
Janitor	60
Electrical	702
Mechanical	618
Staff Breakroom	593
Women's Restroom and Lockers (South)	582
Men's Restroom and Lockers (South)	582
Family Restroom #2 (Interior)	50
Activity Rooms	2,251
Food Prep	544
Multipurpose	3,513
Miscellaneous Storage	500
Circulation (Corridors, lobby)	8,483

Program Breakdown Summary
First Floor – 47,196 SF

