

NBV Causeway Commercial

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Vision

Our vision for Causeway Commercial is to increase the quality of life of the North Bay Village community by providing solutions to present and future community problems while also being economically attractive for foreign and local investors in the South Florida area.

Introduction

The team projected its vision into a resilient project. There has been interdisciplinary collaboration within the team to implement a variety of key features capable of addressing present and future community challenges.

Sustainable Design Features:

Key Architectural

- Collaboration with Verdi Profilo framing company to involve vertical Gardening as part of the Parking Screening.
- Utilizing the front façade to serve as a shading from sunlight
- Low E fiber glass windows with a low U Value to reduce the

Key Civil

- Building pad and FFE to mitigate flooding and SLR
- Permeable pavement for flooding
- EV parking to incentivize renewable energy use
- Short- and long-term bicycle parking and request for bus stop to offer alternate means of transportation

Key Stormwater

- Water Reuse System – 70% of water-closet demand will consist of treated rainwater
- Cistern Designed for full submergence to account for sea level rise
- Use of onsite exfiltration trench to manage storms for a return period of ten years

Design

Causeway Commercial a mixed-use development located at 1335 79 ST CSWY CIR, North Bay Village, FL

The ground floor consists of commercial spaces available for retail and a fire station that is sufficient to accommodate up to 15 firemen. Parking garages take place in the four floors above, which are covered with green screening. A townhall that is dedicated to the NBV community resides on the sixth floor along with a catering area available for rent. A large patio oriented to overlook the view of the Atlantic ocean was designed to include a green garden and an underground pool to serve aesthetically. The remaining upper floors consists of office spaces available for rent to generate a revenue for Causeway commercial.

- Vertical Gardening
- Shading façade
- Low E fiber glass windows
- SLR Mitigation
- Retention Pond
- Alternative means of transportation
- LED Lighting
- Heat-pump closed loop system
- Non-Potable Water Reuse



Results



Conclusion

Causeway Commercial will be a positive contributor to the North Bay Village community. It will be a LEED Gold, mixed use, private-public project that adheres to the #NBV100 vision for the city. The project addresses present and future community problems not only with its key sustainability and resiliency features but also by being economically attractive for investment. Causeway Commercial will be regarded as an example of a successful collaboration with elected city leaders and private stakeholders to improve their community.



Causeway Commercial Budget

Project Budget	NBV CC	RHAZADO	
Soft Costs			
Tasks	% of Construction	Total	
Pre-Design	0.5%	\$ 77,586.15	
Development	0.5%	\$ 77,586.15	
Environmental	1.0%	\$ 155,172.29	
Total		\$ 310,344.59	
Professional Services			
A/E	8.0%	\$ 1,241,378.35	
IT*	6.0%	\$ 831,199.79	
Program Management	2.0%	\$ 310,344.59	
Permit Fees	2.0%	\$ 310,344.59	
Art in Public Spaces*	1.5%	\$ 232,758.44	
Equipment*	10.0%	\$ 1,385,332.98	
Landscape	2.0%	\$ 277,066.60	
Interiors	4.0%	\$ 554,133.19	
Total		\$ 4,832,213.94	
Hard Costs			
New Construction	Area	\$/area	Total
11 story mix use building (sq ft)	61247	225	\$ 13,780,575.00
(item)			\$ -
Sitework (acres)	0.72754821	100000	\$ 72,754.82
Sub-Total			\$ 13,853,329.82
Enabling Projects			
Demolition	Area	\$/ft2	Total
	300		\$ 1,500.00
Total			\$ 1,500.00
Additional Fees			
Contingency	% of Construction	Total	
	10.0%	\$ 1,385,332.98	
Escalation (%/yr)	2.0%	\$ 277,066.60	
Total Construction		\$ 15,517,229.40	\$ 15,517,230.00
Total Project Cost		\$ 20,659,787.93	\$ 20,659,788.00
			75.1%

COVID-19 Recovery Note: Construction costs continue to recover (pre-pandemic levels) due to 25% increase in backlog, increased skilled labor cost, material prices, etc (ARCO/Murray)

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