An architectural rendering of a modern building with a large, curved, cantilevered roof structure. The building is situated behind a waterfront promenade with a wooden walkway and a railing. A man and a woman are walking on the promenade. The scene is set in a park-like environment with trees and a clear sky.

orange county
**tourist development
tax grant application**

city of winter park
november 2018

WINTER PARK
CANOPY

winter park, florida



top 9-hole golf course



upscale shopping & dining



award-winning events



premiere wedding destination & hotels



natural beauty



arts & culture mecca



internationally-acclaimed architect & unique design



true regional gathering space for celebrations, meetings & memories in the making

WINTER PARK
CANOPY



The Winter Park Canopy

Our Story

The original tourist destination

When the city's founders, Loring Chase and Oliver Chapman first arrived in the late 1880s, they immediately knew they had found a treasure unlike any other. Established in 1882, the Winter Park was originally developed as a winter resort for wealthy Northerners seeking refuge from the harsh winters and a tranquil place to rest and relax.

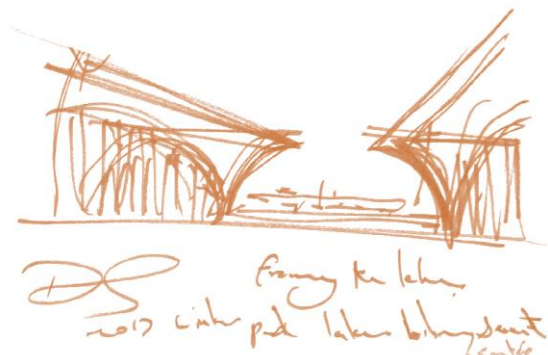
Long before Orange County even had the visions of mega-theme parks such as Walt Disney World®, Sea World® or Universal Studios®, Winter Park was already serving as the destination for tourists from all over of the world. Visitors would come by steam ship and train to escape the blistering winters and enjoy Winter Park's beautiful lakes, warm temperatures and natural surroundings.

Guest accommodations of the 1800s

To accommodate its guests, the Airbnb's of the 1890s took the form of boarding houses and tourist cottages such as The Cozy Cottage, Barron Hall, Selt House, and Mrs. Trude's Boarding House. Winter Park also built hotels and inns such as the Rogers House, a small inn in the young village, and the Seminole Hotel that advertised itself as a grand lakeside resort with gas lights, steam heat, orchestra, formal dining room and long covered porches.

Tourism gem - then and now

Now, over a century later, the City of Winter Park has become one of Central Florida's most popular destinations for guests to enjoy these same amenities that drew them here since the 1800s. Add the city's modern day amenities: upscale dining, boutique shopping, world-class museums, award-winning art festivals and a top 9-hole golf course to our growing menu of attributes, Winter Park builds upon its history and continues to be a tourism gem within the larger Orange County region that diversifies the tourism industry.





Tourist attraction

Winter Park continues to be a significant destination location that serves thousands of guests each year providing its traveling visitors with exceptional experiences that encourage lengthy stays in the region.

The Winter Park Canopy

In 2020, the City of Winter Park will celebrate the Grand Opening of its newest 21st Century facility known as the "Winter Park Canopy." This new library & events center, designed by world renowned architect Sir David Adjaye, will welcome, educate and entertain residents and guests for years to come. The Canopy will be a true community gathering place for memories in the making. The events center component at the Canopy will host weddings, conferences, meetings, exhibitions, community gatherings, concerts, celebrations and much more.

As guests attend the multitude of functions at the Winter Park Canopy, they can turn their celebration into a multi-day/week vacation to enjoy the:

- More than 18 arts and culture entities within the city's 10 square miles
- approximately 400 acres of designated parkland
- pristine chain of lakes
- unique shopping and dining opportunities
- authentic charm and elegance

The notoriety of the architect

The notoriety of the Winter Park Canopy's architect and the unique architectural design of the Canopy will also attract a new audience to Winter Park. Just as internationally-renowned architect Dr. Santiago Calatrava put Lakeland on the architectural map by designing the Florida Polytechnic University's iconic Innovation, Science and Technology (IST) Building (which now ranks as one of the 16 "most breathtaking" buildings in the world,) the Winter Park Canopy will also expand the reach and footprint of the region as an architectural destination.

Having a world-class library & events center designed by an internationally-acclaimed architect who is known worldwide for his architectural design will further Central Florida's appeal as a must-see destination.





Advertising Reach

Winter Park continues to generate positive coverage locally, regionally and internationally and now with the addition of the unique architectural design and flexibility of the Winter Park Canopy, its reach is even farther.

Sir David Adjaye serving as the lead visionary and signature designer of the Winter Park Canopy, in collaboration with HuntonBrady Architects, has brought a tremendous amount of positive international attention to the Winter Park Canopy, before even breaking ground. Because of his notable projects, Sir Adjaye is regularly featured in many national and international publications throughout the architecture and design industry. Thousands across the globe travel to his works to experience his unique architecture and design.

Sir David Adjaye's reach

- Offices in London, New York and Accra, and has completed work in Europe, North America, the Middle East, Asia and Africa.
- Designed the Smithsonian Institution's National Museum of African American History and Culture that opened on the National Mall in Washington D.C. in September 2016
- Designed the Moscow School of Management, SKOLKOVO.
- Selected to design the UK's new Holocaust Memorial and Learning Centre, London
- Selected as the executive architect for the new Princeton University Art Museum
- Knighted by Queen Elizabeth II
- Named among the 100 most influential people in the world by TIME magazine.

Winter Park's reach

Winter Park already has an excellent advertising reach because of its existing treasures. Whether it's touting one of our arts & cultural entities, restaurants, events or tranquility, the following publications are examples that show the city's positive impact in the region:

- In 2018 alone, Winter Park was named one of the 15 Best Romantic Weekend Getaways by TripAdvisor; one of 25 surreal places in Orlando by Narcity.com; and the *New York Times* wrote an article in February "36 hours in Orlando must include Winter Park."





| Executive Summary

- In a 2017 CNN article “North of Orlando, an elegant Florida vacation awaits” reporter, Sara Stewart, shares “Orlando may be synonymous with Disney World for most, but just north of this Florida city there's a different vacation for those who wish to explore it.”
- Author Melanie Lentz-Janney of Authentic Florida’s article “Seven reasons to fall in love with Winter Park,” explains “Since Winter Park feels like a “world” away from the tourist corridor, it always surprises visitors that its location is just minutes away from the world's most popular theme parks.”
- In 2009, *National Geographic Traveler* magazine ranked Winter Park #38 in their list of the world's top historic destinations for their fifth annual “Places Rated” survey.

Tourism Industry Collaboration

The Winter Park Canopy will produce significant local room bookings and will continue to maintain and strengthen its partnerships with the tourism industry.

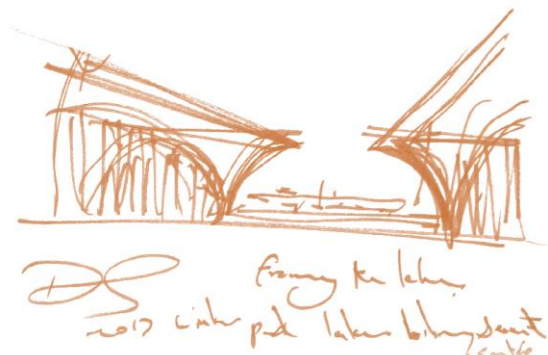
Hotel industry partners

As shown in the city's history, it has always valued its relationship with the hotels and motels in the region. Today, guests of the Canopy can enjoy their stay at many of our regional hotels including The Alford Inn at Rollins, an award-winning, upscale boutique hotel, nestled in the heart of downtown Winter Park. The Alford Inn at Rollins has topped many “best of” lists including being singled out once again as a top hotel in the *Condé Nast Traveler* 2018 Readers' Choice Awards. Another cozy place to rest is the Park Plaza Hotel located adjacent to the city's main shopping corridor, Park Avenue. Plans are also underway for the construction of a Hilton Garden Inn that will offer additional accommodations for guests to enjoy.

Because Winter Park is an extremely popular event location, the Alford Inn has plans for expansion to accommodate its increasing demand.

City-owned venue spaces are booked over 18 months in advance for weddings and the Winter Park Canopy will help diversify this industry and further the city's appeal as a top wedding destination.

WINTER PARK
CANOPY





Tourism partners

The city has very strong relationships with the Winter Park Chamber of Commerce who is actively focusing its resources on marketing Winter Park to the international UK and Brazilian audience.

Winter Park's Town-Gown relationship is extremely strong with Rollins College who already markets Winter Park's amenities to draw international students to its campus. These efforts are extremely successful with 70 percent of its undergraduate students studying abroad.

The city will work closely with Visit Orlando® and Visit Florida®, to help position the Winter Park Canopy as the ideal location to hold a public or private event. Already, Visit Orlando has touted Winter Park as the "Unexpected Orlando" in past publications and identifies Winter Park as a center for dining.

Winter Park continually receives recognition as one of the top foodie towns in the region. In 2018, *Southern Living Magazine* rated Winter Park as a Top 10 "Best Food Town" in the South and *USA Today* included Winter Park as one of "America's Secret Suburban Food Scenes."

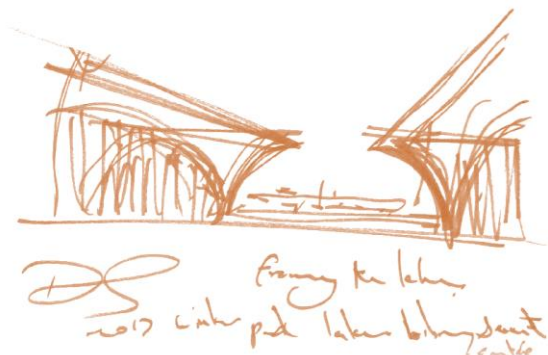
Arts & culture industry partners

The city holds true to its tagline "City of Culture & Heritage." Serving as home to more than 18 arts & culture non-profit entities in the city limits, the Winter Park Canopy will be a new home to the city's eclectic art collection including the "Best of Show" from its award-winning Winter Park Sidewalk Art Festival winners.

The city's Public Art Advisory Board has strategically placed outdoor sculptures in its green spaces, as part of its "Art on the Green" travelling exhibits.

In 2017, the city launched its Arts & Cultural Alliance that serves as a holistic board with the mission to increase awareness, promote and market arts & culture to the region.

The city also has funding in place to secure additional art to add to the Canopy's appeal and collection.





Quality/Longevity Maintenance, Care & Stewardship

The Winter Park Canopy will be managed by the City of Winter Park. The city has proven itself to offer excellent long-term services and facilities with historical significance and quality. The Canopy will be added to its schedule of city facilities for care, maintenance and funding.

Historical significance

City-owned facilities such as the Winter Park Country Club have been under the city's care since 1914. This charming facility is listed on the National Register of Historic Places and continues to be one of the regions most desired wedding venues today.

Another example of a city asset that has shown excellent quality and longevity is the Winter Park Golf Course. The city's golfing heritage dates back to 1900 when its first course was designed by John Dunn of Scotland. In 1999, the Winter Park Golf Course became the first golf course in Florida to be listed on the National Register of Historic Places.

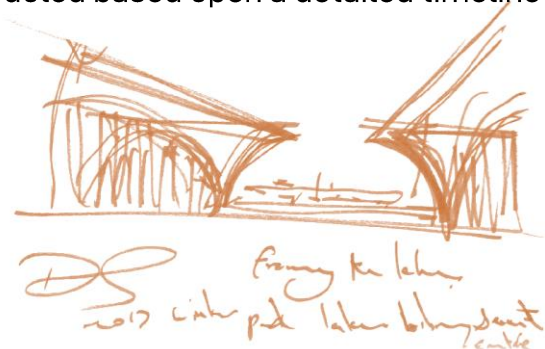
In 2016, the course underwent a \$1.2 million renovation and has become one of the top 10 golf courses of the region. It has caught the eye of many industry lists such as *Golf Digest's* Top 25 Courses, one of *Golf Advisors* Top 10 Nationwide Short Courses and *Links Magazine's* Favorite 9-Hole Golf Courses in the Country.

Process/Design & Planning

The Winter Park Canopy is truly a "shovel-ready" project with a highly-qualified design/build team in place and a detailed schedule for permits, plans and approvals already on schedule, in the process of completion.

Conceptual and schematic designs have been approved, in addition to the City Commission's approval of the Winter Park Canopy's preliminary and final Conditional Use in September 2018.

The city celebrated the last event of the former Winter Park Civic Center in June 2018 with a "We Still Do" themed gathering honoring the memories of past civic center events but also celebrating the excitement of what's to come. Demolition of the former civic center is slated for early 2019 with construction mobilizing later that spring. Required permits and approvals are scheduled based upon a detailed timeline prior to the August 2020 celebration.





Operational Readiness

The Winter Park Canopy shows excellent Operational Readiness through the extensive public process it has already undergone and the continued experience of the extremely strong city leadership and management.

As government agencies understand, 100 percent support of any project is rarely ever achieved. For the past three years, the Winter Park Canopy has undergone an intensive public process that included many public meetings, a successful referendum, and wide community support as shown in the testimonial letters from the following prominent regional leaders:

- **James T. Barnes**, President, Jambarco Investment Group and Winter Park resident
- **Michael Brown**, President & CEO, Wyndham Vacation Ownership
- **Phillip N. Brown**, CEO, Greater Orlando Aviation Authority
- Rollins College and The Alford Inn:
 - **Grant H. Cornwell**, President
 - **Allan E. Keen**, Chairman of the Board of Trustees
- **Alan H. Ginsburg**, CEO, AHG Group
- **Marc Hagle**, President & CEO, Tricor International and Winter Park resident
- **Sharon Hagle**, Board Member, Pulse Foundation and Winter Park resident
- **Harvey L. Massey**, Founder & Chairman, Massey Services, Inc.
- **Stephen H. Mauldin**, Co-chief Executive Officer, CNL
- **Anthony J. Nicholson**, President, Nicholson Investments
- **David A. Odahowski**, President & CEO, Edyth Bush Charitable Foundation
- **James H. Pugh, Jr.**, Chairman/CEO, Epoch Residential
- **Marc Reicher**, Senior VP, Rida Development and Winter Park resident
- **Charles Steinmetz**, Philanthropist

All letters of support are found in Exhibit FF.

The designated site is already under city ownership and the project plans are through the design development stage.





Financial Readiness

The City of Winter Park presents an extremely strong sound project that includes a solid financial plan and budget. The city has an excellent financial standing and a steady, stable cash flow.

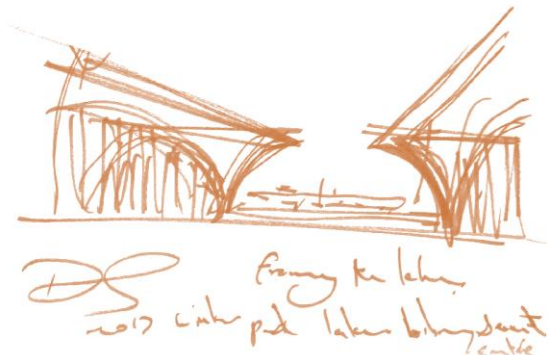
In March 2016, Winter Park voters approved a referendum to issue bonds for the construction of a new library & events center. A majority of the project is funded by the issuance of a \$27.5 million bond approved by the voters of Winter Park.

\$1.75 million has been raised by the Winter Park Public Library and includes the support of the Edyth Bush Foundation with a matching grant of \$750,000.

City sources include investment earnings on bond proceeds in the amount of \$800,000 and land contribution in the amount of \$4.6 million.

The City of Winter Park respectfully requests support of \$6 million through the TDT Grant Application process. This grant would help complete funding for the Events Center component of the project and will expand the appeal and function of the facility as a destination by adding a rooftop venue, outdoor amphitheater and a raked indoor theater.

(See complete project budget on the following page.)





| Executive Summary

canopy project budget

	Events Center	Library	Total Project Costs	TDT Eligible Costs
COSTS				
Base Project Costs	\$ 11,472,000	\$ 20,327,000	\$ 31,799,000	\$ 11,472,000
Rooftop Venue atop events center	\$ 2,613,000		\$ 2,613,000	\$ 2,613,000
Public performance auditorium within Library	\$ -	\$ 1,473,000	\$ 1,473,000	\$ 1,473,000
Entry Feature	\$ 378,000	\$ 692,000	\$ 1,070,000	\$ 378,000
Outdoor Amphitheater	\$ 636,000	\$ -	\$ 636,000	\$ 636,000
On-street parking, Stormwater and Utilities	\$ 269,000	\$ 492,000	\$ 761,000	\$ 269,000
SUBTOTAL CONSTRUCTION COSTS	\$ 15,368,000	\$ 22,984,000	\$ 38,352,000	\$ 16,841,000
Land	\$ 1,250,000	\$ 3,374,000	\$ 4,624,000	\$ 1,250,000
TOTAL PROJECT COSTS	\$ 16,618,000	\$ 26,358,000	\$ 42,976,000	\$ 18,091,000
LESS DISALLOWABLE EXPENSES				
Permit Fees	\$ (115,000)	\$ (217,000)	\$ (332,000)	\$ (115,000)
Owners Rep	\$ (182,000)	\$ (343,000)	\$ (525,000)	\$ (182,000)
Landscaping	\$ (76,000)	\$ (134,000)	\$ (210,000)	\$ (76,000)
Contingency	\$ (621,000)	\$ (1,175,000)	\$ (1,796,000)	\$ (621,000)
NET PROJECT EXPENSES	\$ 15,624,000	\$ 24,489,000	\$ 40,113,000	\$ 17,097,000
NON-TDT FUNDING SOURCES				
General Obligation Bond Proceeds	\$ 9,708,000	\$ 17,792,000	\$ 27,500,000	\$ 9,708,000
Earnings on Bond Proceeds	\$ 282,000	\$ 518,000	\$ 800,000	\$ 282,000
Grant from Edyth Bush Foundation	\$ -	\$ 750,000	\$ 750,000	\$ -
Library Fund Raising Committed	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -
Other City Funds Committed	\$ 269,000	\$ 492,000	\$ 761,000	\$ 269,000
Land Contributed by City	\$ 1,250,000	\$ 3,374,000	\$ 4,624,000	\$ 1,250,000
Less Non TDT Funds needed for Disallowable exp	\$ (994,000)	\$ (1,869,000)	\$ (2,863,000)	\$ (994,000)
TOTAL SOURCES AVAILABLE FOR ELIGIBLE EXPENSES	\$ 10,515,000	\$ 22,057,000	\$ 32,572,000	\$ 10,515,000
FUNDING SHORTFALL	\$ (5,109,000)	\$ (2,432,000)	\$ (7,541,000)	\$ (6,582,000)
TDT REQUEST	\$ 6,000,000		\$ 6,000,000	\$ 6,000,000
REMAINING TO BE RAISED FROM DONORS	\$ 891,000	\$ (2,432,000)	\$ (1,541,000)	\$ (582,000)





Economic Benefit

The Winter Park Canopy is a notable project that will generate up to an estimated \$96.8 million in construction-related economic impact and \$11.3 million in annual event-related economic impact, according to an analysis conducted by the East Central Florida Regional Planning Council (see Exhibit AA). Annually, the Canopy will employ approximately 60 members in the event planning, catering and wedding planning industries.

The Canopy will encourage additional development in the US Highway 17-92 Corridor and also when the opportunity arises, redevelopment of properties along Morse Boulevard & Denning Drive. It is expected that many guests of the destination weddings will extend their stay and visit other tourist districts in Orange County.

Tax Revenues

The Winter Park Canopy will host many extended-stay visitors and will drive sales tax growth by high visitor spending. The area around the Canopy is already in the process of redevelopment and this new state-of-the-art facility will add to the appeal of this commercial corridor's development opportunities.

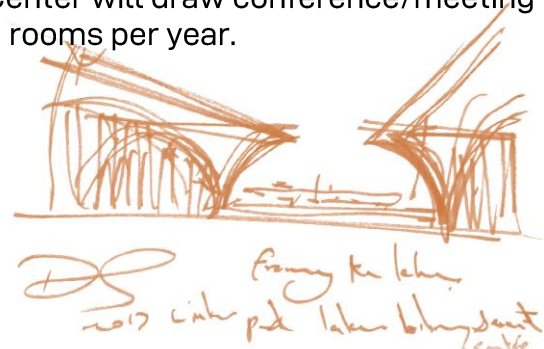
A feasibility study (Exhibit I) was conducted by the Distinct Valuation and Consulting Group, Inc. with a focus on the Events Center and rooftop venue. Based on the comparable rental rate analysis, the lake views, unique nature of the rooftop venue and the distinguished architecture, the Events Center will command premium rental rates over traditional market rates.

The study showed a clear high demand for events space with the rooftop venue being extremely appealing, adding to the popularity of the events center. The Events Center is expected to host:

- 100 upscale wedding/wedding receptions each year
- average attendance of approximately 200 guests
- average cost of \$40,000

On average, about 15 percent of guests are coming to Winter Park from out of town and are expected to generate a stay of approximately 1,800 to 2,000 rooms per year.

In addition to weddings/receptions, the Events Center will draw conference/meeting type expos that will generate approximately 320 rooms per year.



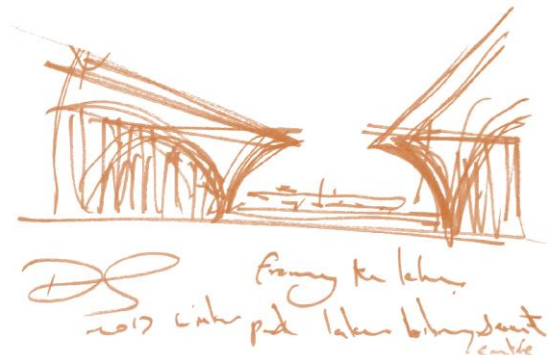


Conclusion

The Winter Park Canopy is a premiere example of the true type of capital project Tourist Development Taxes are intended to help support. The Winter Park Canopy will add to Orange County and Winter Park's international appeal as a tourist destination and will expand the tourism base of this region beyond its current reach.

It is a sound "shovel-ready" project that is supported by a majority of the community for the value, diversity and uniqueness it brings to the region. The City of Winter Park's proven history of building and maintaining high-quality community assets will be strengthened by the Winter Park Canopy's long-term and sustainable anticipated return on investment.

Whether you visit The Winter Park Canopy to toast the newlyweds atop the rooftop venue, enjoy a musical performance at the outdoor amphitheater, or participate in a speaker series in the theatre, you will be mesmerized by the ambiance and atmosphere of your extraordinary experience at The Winter Park Canopy.



ORANGE COUNTY TOURIST DEVELOPMENT TAX GRANT APPLICATION FORM AND INSTRUCTIONS (VENUES & CAPITAL PROJECTS)

INTRODUCTION

The purpose of this document is to allow applicants to seek excess Tourist Development Tax (TDT) funding to assist in funding acquisition, construction, and renovation of facilities meeting legal guidelines in Orange County, Florida. Please be aware that excess TDT funding for new projects is **NOT** always available due to pre-existing funding commitments and changing TDT collections from year to year. **Interested groups should check <https://netapps.ocfl.net/arctdtgrants/> to confirm that excess TDT funding is currently available before submitting an application.** This application is an evaluation tool only, and despite availability of funds at any given time, the County is not obligated to fund any project or projects at any time.

The Orange County Board of County Commissioners (County or Board) in consultation with the Orange County Tourist Development Council (TDC) has goals for the use of TDT for facilities to: 1) ensure compliance with Florida TDT statutorily allowed uses, 2) support facilities that enhance the County economy by raising the profile of the community, attract events that bring overnight visitors, and enhance the Orange County economy including the vital tourism industry, and 3) provide partnership funding to facilities that best use the TDT funding in connection with funding from other partners to deliver the proposed economic and/or promotional benefits. This application is a tool to evaluate the likelihood that proposals from project sponsors will be able to best achieve the goals for TDT funded facilities.

The use of Florida TDT is governed by Section 125.0104 of the Florida Statutes. Also, the related Orange County Tourist Development Plan is in Section 25-140 of the Orange County Code. Projects approved for TDT funding that are not currently contemplated in the Tourist Development Plan will require the County to amend the Tourist Development Plan by ordinance.

State Law typically requires public ownership of facilities receiving TDT funding. The County has had a past preference for projects sponsored by governments and non-profit sponsorship groups, projects with a well-established plan with strong partners, projects that can produce a compelling presentation of the facilities' ability to help achieve the County goals as set forth above, and projects that have a well-defined milestones and post-project process to confirm the results. The BCC and/or TDC may request further information or clarifications related to information in the application or for issues that arise during the evaluation. Successful applicants will be required to enter into a funding agreement with the County setting forth the terms, conditions, timelines, and deliverables associated with receiving TDT funding from Orange County. A funding process can take several months or more so please plan accordingly.

This application is for any facility seeking excess TDT funds that may become available from time to time. The County also has an existing Tourist Development Plan priority to budget TDT funds annually for events and facilities promoting Cultural Tourism in Orange County. The Cultural Tourism funding for facilities is through a separate competitive process and application process and project sponsors can learn more about the Orange County Cultural Tourism process at:

<http://orangecountyfl.net/CultureParks/FundingOpportunities.aspx>

For consideration by the Orange County Board and the Orange County TDC, please ensure that the below sections are completed in their entirety:

Section 1 PRELIMINARY INFORMATION	
Company/Organization	
Address	
City	
State	
Zip Code	
E-mail Address	
Authorized Agent Name	
Authorized Agent Title	
Contact Person Name	
Contact Person Title	
Work Phone	()
Home Phone/Cell Phone	() FAX ()
Venue/Project Website	www.
Do any employees of your organization work in any capacity for Orange County government? (Any unresolved conflict of interest or conflict not reported in advance may result in termination of contract). Learn more about ethics at http://www.ethics.state.fl.us/ and at http://www.orangecountyfl.net/Portals/0/resource%20library/vendor%20services/Vendor%20Ethics%20Policy.pdf . Learn about the County lobbying ordinance at: http://www.orangecountyfl.net/OpenGovernment/LobbingAtOrangeCounty.aspx	

Section 2 VENUE / PROJECT INFORMATION	
Venue/Project Name	
Venue /Project Location (Must be in Orange County), and Project's Orange County District # _____ & Commissioner's Name	
Sponsoring Organization/Name	
Venue /Project Description Please confirm you have carefully read the "TDT Application (Capital Projects and Venues) Additional Information and Clarifications" (Attachments A to F) included at the end of this application.	<input type="checkbox"/> Yes, applicant confirms they carefully read the "TDT Application (Capital Projects and Venues) Additional Information and Clarifications" (Attachments A to F) included at the end of this application.

<p><i>Information and Clarifications</i> (Attachments A to F) included at the end of this application. Please, at a minimum, include in the project description:</p> <p>a) Who owns the facility? b) Who owns the land? c) Is the land use approved? d) If it is leased to the applicant (how long is the lease term/remaining term of lease)? e) What is the status of site work required? f) Are you consulting a real estate lawyer? g) Purpose: ___ Acquisition ___ New Construction <u> X </u> Renovation ___ Equipping ___ h) Age of the building referenced in the application (new construction up to historic facility), i) Are there any special approvals needed (historical, environmental, governmental, etc.)? j) Are there any third-party contingencies? k) Describe the professional team of architects, engineers, owner's reps, construction firms, etc. you have working on the project? l) Does the project have a feasibility study to submit? m) Describe the status of the required permitting, design work and plans, and any construction work already performed. n) Provide construction timeline and milestones. o) Describe the project funding contingency, available financial reserves, and insurance protections (see Attachment E). p) Please provide an operating pro forma for the next five years of project operation (following construction or renovation project completion) to show how the facility operations will be funded, and the funding of renovation and maintenance costs of the facility.</p>	
Project Start Date (MM/DD/YY)	
Project Completion Date (MM/DD/YY)	

Is this a non-profit organization?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Tax Code Status	
Is this organization tax exempt?	<input type="checkbox"/> Yes <input type="checkbox"/> No
What is your Federal ID# as it appears on Form W-9?	
If you believe that any potential patrons would be exempt from paying hotel occupancy tax, please explain.	
THIS SECTION TO BE COMPLETED BY COUNTY STAFF Category (please check one)	<input type="checkbox"/> Major Sports Professional Sporting Facility <input type="checkbox"/> Non- Major Sports or Amateur Sports Facility <input type="checkbox"/> Special Event Facility <input type="checkbox"/> Music/Arts Event Facility <input type="checkbox"/> Other Facility (Please Explain)
<p>If the facility will have primary tenants or entertainment series affiliations, please describe the tenant and secondary tenant information:</p> <p>Primary Tenant Information Please provide the below estimated figures for the primary venue tenant:</p> <p>Name(s) of Tenant(s): _____</p> <p>Contact Information/Website(s) _____</p> <p>Number of Annual Event(s): _____</p> <p>Projected Avg. Event Attendance: _____</p> <p>Projected Room Nights Per primary group event(s): _____</p> <p>Please attach a calendar of finalized/potential events</p> <p>Please provide room night and attendance calculation methodologies and confirmation in the form of surveys, audits, room contracts or receipts, ticket sales or other projection methods.</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

<p><u>Secondary Tenant #1 Information</u> Please provide the below estimated figures for a secondary venue tenant:</p> <p>Name of Tenant: _____</p> <p>Contact Information/Website _____</p> <p>Number of Annual Events: _____</p> <p>Projected Avg. Event Attendance: _____</p> <p>Projected Room Nights Per Event: _____</p> <p>Please attach a calendar of finalized/potential events</p> <p>(Please provide room night and attendance calculation methodologies and confirmation in the form of surveys, audits, room contracts or receipts, ticket sales or other projection methods.</p>	
<p><u>Secondary Tenant #2 Information</u> Please provide the below estimated figures for a secondary venue tenant:</p> <p>Name of Tenant: _____</p> <p>Contact Information/Website _____</p> <p>Number of Annual Events: _____</p> <p>Projected Avg. Event Attendance: _____</p> <p>Projected Room Nights Per Event: _____</p> <p>Please attach a calendar of finalized/potential events</p> <p>Please provide room night and attendance calculation methodologies and confirmation in the form of surveys, audits, room contracts or receipts, ticket sales or other projection methods.</p>	
<p>If expected major events in the facility are known or under contract, please provide the information below: <u>Major Event #1 Information</u></p>	

<p>Please provide the below estimated figures for a major venue event:</p> <p>Name of Tenant:</p> <p>Contact Information/Website</p> <p>Number of Annual Events:</p> <p>Projected Avg. Event Attendance:</p> <p>Projected Room Nights Per Event:</p> <p>Please provide room night and attendance calculation methodologies and confirmation in the form of surveys, audits, room contracts or receipts, ticket sales or other projection methods.</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p><u>Major Event #2 Information</u></p> <p>Please provide the below estimated figures for a major venue event:</p> <p>Name of Tenant:</p> <p>Contact Information/Website</p> <p>Number of Annual Events:</p> <p>Projected Avg. Event Attendance:</p> <p>Projected Room Nights Per Event:</p> <p>Please provide room night and attendance calculation methodologies and confirmation in the form of surveys, audits, room contracts or receipts, ticket sales or other projection methods.</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>What are the target audiences for the facility?</p>	
<p>Do contracts include hotel room night rebates? If yes, amount of rebate per room night.</p>	<p><input type="checkbox"/> YES \$</p> <p><input type="checkbox"/> NO <input type="checkbox"/> NOT SURE</p>
<p>How many annual room nights do you project this venue/project will bring to Orange County?</p>	
<p>How many annual room nights do you guarantee this venue/project to bring to Orange County?</p>	

<p>What is the projected Cost Per Acquisition of Each Event at this facility?</p>	
<p>Expected Event Attendee Origin (Local, Non-Local In-State / Out of State) Percentage “Local” defined as Florida Counties: Orange, Osceola, Lake, Polk, Brevard, Seminole, Volusia</p>	<p>In-State: _____% Non-Local In-State Out of State: _____%</p>
<p>How do you intend to provide a valid estimated count of attendance and room nights for each event at this venue?</p>	
<p>Total amount of grant funding being requested from the County TDT for this project? Please also provide the timing of the funding needed during the project timeline. Total Project Amount \$ _____ (Indicate if this is part of a larger, multi-phase project, and total of entire project \$ _____)</p>	<p>\$</p>
<p>For two phases: 1) Construction phase, and 2) Operating phase Number of full-time and part time jobs to be created from project</p>	<p>Full-Time: Construction _____ Operating _____ Part-Time: Construction _____ Operating _____</p>
<p>Intended Use of Funds (Please see attached “TDT Grant Policies and Procedures” form) Note: Please remember to attach itemized expenditures to be funded by this grant. Attach a complete pro forma budget for the project including a listing of all anticipated funding sources and expenditures. Will you be partnering for promotion with Visit Orlando or another local agency or group?</p>	
<p>List <u>ALL</u> other <u>actual</u> or <u>potential</u> city/county/state/federal funding sources for this project including: Visit Orlando Visit Florida Central FL Sports Commission Parks & Recreation Department, Department of Cultural Affairs, Orange County Cultural Tourism Etc. <u>Failure to disclose other funding sources may result in denying future TDT funding of facility/venue projects.</u></p>	

List all other non-governmental contributors, sponsors, and sources of funding for this project other than the TDT from Orange County. <u>Failure to disclose other funding sources may result in denying future TDT funding of facility/venue projects.</u>	
What additional sources of funding have you sought or do you intend to seek outside of those listed above? <u>Failure to disclose other funding sources may result in denying future TDT funding of facility/venue projects.</u>	
If applicable, list past Florida TDT funding (to include each year with Florida County, amount requested, amount granted, amount spent, and purpose).	

Section 3 PROJECT MARKETING AND ECONOMIC IMPACT DETAILS	
What are your marketing and advertising plans (local, regional, national, and/or international)? (Please see attachment F) <i>Will you be partnering for promotion with Visit Orlando or another local agency or group?</i>	
Please provide a description of Security Plans after the facility opens (including anticipated cost) as it relates to the need for private security or public/law enforcement availability	
Annual Economic Impact for Orange County	\$

Section 4 PROJECT BUDGET RECAP	
Applicants can use other forms of Budget they may already have from accredited sources, so long as the information below is provided at a minimum	
Tourist Development Tax Funding Request	\$
Contributors, sponsors and other funding sources (include in-kind)	\$
	\$

<u>Failure to disclose other funding may result in denying future TDT funding of facility/venue projects.</u>		\$
		\$
		\$
		\$
		\$
TOTAL CONTRIBUTOR/SPONSOR FUNDS	\$	
Other income sources (i.e. capitalized ticket surcharges, seat license fees, naming rights, pouring rights, advertising revenues)	Room Night Rebates	\$
		\$
		\$
		\$
		\$
		\$
TOTAL OTHER INCOME	\$	
TOTAL INCOME	\$	

Section 5 EXPENSES		
Applicants can use other forms of Budget they may already have from accredited sources, so long as the information below is provided at a minimum		
Please list ALL project expenses and indicate which items will utilize TDT funds (Please attach any additional expenses)		= \$
		= \$
		= \$
		= \$
		= \$
		= \$
TOTAL EXPENSES	\$	

For consideration by the County and TDC, please ensure that the following items are attached to this application:

- Articles of Incorporation (except government entities); Exhibit bb
- Tax ID or IRS letter of non-profit tax-exempt status Exhibit cc
- TDT Final or Interim Report (for previous TDT grantees only);
- Written authorization for AUTHORIZED AGENT to act on behalf of Applicant;
- Organizational outline, including but not limited to names and addresses of each board member and corporate officer (except government entities); Exhibit dd
- Sponsorship package;
- Complete project budget; Exhibit ee
- Three support documents (letter of recommendation, programs, brochures, media articles, etc.); and Exhibit ff
- All written agreements involving media, hotels/motels and venue contracts/leases.
- Please provide any applicable financial feasibility and pro forma operating documentation for this project during construction phases and at least a five-year operating phase Exhibit gg

-

**Section 6
CERTIFICATIONS**

I have reviewed this GRANT APPLICATION hereby submitted to Orange County. I am in full agreement with the information contained in this submitted application and its submitted attachments as accurate and complete. I further acknowledge my understanding that the County in making a capital grant does not assume any liability or responsibility for the ultimate viability, suitability or financial profitability of the project for which the grant is awarded. The County, unless otherwise specifically stated, is only a financial contributor to the project and not a promoter or co-sponsor, and will not guarantee or be responsible or liable for any debts or financial liability incurred for or arising from such project. All third parties are hereby put on notice that the County will not be responsible for payment of any costs or debts for the project that are not paid by the grant applicant.

I understand the above guidelines and agree to comply with them. I understand full receipt of grant funding is based upon the organization's compliance with all regulations.

Authorized Agent

Title

Authorized Agent Signature

Attachment A

Orange County TDT Application (Capital Projects – Venues) **Additional Information and Clarification**

Grant Impact, Support & Partnering:

1. Projects applicants may be required to give a presentation to Tourist Development Council at a regularly scheduled TDC meeting and may be required to present to the Board as well. Please contact the Convention Center staff or the TDC liaison for a meeting schedule.
2. The applicant is required to list other financial support in addition to the requested TDT grant. Facilities and projects that bring higher levels of partnership funding to leverage any TDT funding better meet the goals for TDT funding and may be more favorably evaluated than projects that do not.
3. Securing projects by a bid remains the standard; however created or contracted projects may be eligible.

1) The Grantee will expend funds in accordance with allowable expense items as indicated below and within the funding agreement:

Allowable Expenses:

- a. Promotion, marketing & programming
- b. Paid advertising & media buys
- c. General preference to have TDT funds used for construction costs (architectural and design, site work, building materials, construction labor costs, furniture fixtures and equipment,)
- d. General and administrative expenses and other expenses when specifically authorized and set forth in the funding agreement

Disallowable Expenses:

- a. Soft costs like owners rep consultant fees, permitting fees, contingency funds, insurance, landscaping, external signage
- b. Debts incurred prior to the grant
- c. Travel expenses

2) A successful grantee will be funded for and must demonstrate in the Post Project Report the proven payment of invoices that meet the allowable expenses in the funding agreement. Proof of payment includes:

- a) A copy of the invoice billed to the Grantee;
- b) Canceled Grantee checks, (front & back), and dated within the grant period, except for pre-paid bid fees; or proof of electronic funds transfers.
- c) Inter-governmental transfers, dated within the grant period, and which details the payment number, payee, and/or the invoice
- d) Verification of any other terms, conditions, and deliverables set forth in a funding agreement associated with TDT funding for the project

3) The following requirements must be met after the project:

The Grantee will complete an accounting of the project's financial activity within 180 days after the completion of the project and provide documentation evidencing the compliance with the terms and conditions of the funding agreement and the direct impact of the project by completing and submitting a **Post Project Report** to the County and the TDC.

Attachment B

Eligibility – General Legal Restrictions on use of TDT for Capital Projects

Who can Apply for TDT Funding?

One application per organization using a single application, for the same organization, project, site, or phase. A City government may make application for more than one project as long as they are within separate and distinct departments and do not address the same facility, project, site or phase.

ORGANIZATION ELIGIBILITY -- Applicant must be either:

- (a) A municipality/city government located in Orange County, OR
- (b) An organization that is:
 - i. incorporated or authorized as a not-for-profit corporation, in good standing, pursuant to Chapter 617, Florida statutes; AND

designated as a tax-exempt corporation as defined in Section 501(c)(3) or (4) of the Internal Revenue Code of 1954, and designated as being in compliance with s. 170 of the Internal Revenue Code of 1954, at the time of application.

FACILITY ELIGIBILITY -- The applicant's venue for a proposed capital improvement project must be located in Orange County, and must be one of the following:

- A convention center, museum, auditorium, sports facility, or other facility allowed in Section 125.0104 of the Florida Statutes governing TDT
- A facility that is owned and operated by a government entity;
- A facility that is owned by a government entity that is leased to a not-for-profit organization for operation as a facility open to the public;
- A facility that is owned by a not-for-profit organization situated on publicly owned property with a ground lease that meets the requirements of the "Checklist for Ground Lease"
- A facility that is leased from a government entity that in turn has an eligible lease on the building from a private owner.

ADMINISTRATIVE AND LEGAL:

- Have ownership or undisturbed use of the land and building, Public access must be allowed for the length of the required lease.
For renovation or equipping requests, the facility must be in existence and meet both the applicant and lease eligibility requirements.
- Retain ownership of all improvements made under the grant (exception: land or building owned by Orange County and leased to an eligible applicant).
- Have satisfied the administrative requirements of any previous grants received through the County.
- Have a maintenance reserve in their budget and refrain from applying for on-going maintenance of current equipment.

- Provide at least one year of programming in Orange County attracting tourists.

Attachment C

Clarifications on some Required Information

Process/Design/ & Planning

- Design Planning – project scope - address environmental features and sustainability, make sure to provide programmatic square footage
- Make sure to demonstrate that your projects has the proper qualified project team and has taken all the necessary steps for project preparation.
- **Provide a timeline of project milestones;** include start and end date and key points in between.
- **It is preferable to include a Plan/Drawing of project** Site plan, and blueprint or design; may include line drawing of building footprint and the area where the proposed project will be located (DO NOT send full size architectural plans or drawings unless specifically requested). Please submit 300 dpi or higher and/or electronically submitted saved as a PDF, TIF, JPG, or GIF format. If more than one page.
- Other suggested helpful information:
 - Acquisition –For facility purchase – proposal location, photo of existing site: land or facility; an architectural drawing of the proposed facility or a “footprint” or floorplan of the proposed facility.(Other: project plans for property?)
 - New construction – An architectural drawing of the proposed facility or a “footprint” or floorplan of the facility.
 - Renovations – An architectural drawing of the proposed facility if the renovation is an addition; or a “footprint” or floorplan of the facility with the renovations clearly marked.
 - For equipping - An architectural drawing, design plan, or floorplan of the facility with the proposed equipment/fixtures clearly marked.
 - Show the lifetime estimates of materials for your physical solution, relating to your need and vision, show the physical solution and useful life

Care & Stewardship Information

- Highlight a sound care and maintenance plan for the useful life of the project
- Describe elements of the project improving the ability to last into the future
- Your resources dedicated to maximizing the useful life.

Attachment D

TECHNICAL CLARIFICATIONS

Legal - Lease Requirements

Applicant organizations must document ownership or undisturbed use as follows:

1. **Legal proof of unrestricted ownership of land and building.** Unrestricted shall mean unqualified ownership and power of disposition. Property that does not meet the unrestricted ownership criterion will not be eligible for TDT funding. Documentation may include a deed, title, or copy of a recent tax statement. Provisional sales contracts, binders, or letters of intent are not acceptable documentation of ownership.

OR

2. **Undisturbed use of property for a specific period of time.** This specific period of time must begin no later than the date of this application requesting TDT funding, and must continue for the minimum period of time required according to the project scope. For building renovation or construction, the remaining lease term must allow for a minimum of five (5) years' public access to the facility, under normal operating hours, beyond the completion date of the proposed project.

Documentation must include:

- 1) an executed copy of a lease with applicant (see definition of Lease, Glossary D) and
- 2) a written explanation of any easements, covenants, or other conditions affecting the use of the site or facility, or both.

***Important:** The length of the lease is measured from the remaining term as of the date of application.. All original and executed lease extensions must be described in the application.

LEASED FACILITY ELIGIBILITY FACTORS:

ELIGIBILITY FACTOR LIST FOR GROUND LEASE

WHEN A BUILDING IS OWNED BY A NOT-FOR-PROFIT ORGANIZATION BUT IS SITUATED ON LAND OWNED BY A GOVERNMENT ENTITY, THE FOLLOWING CHECKLIST WILL INDICATE THAT THE BUILDING IS ELIGIBLE TO APPLY FOR THESE FUNDS IF ALL THE SEVEN ITEMS ARE TRUE.

- **The underlying fee simple ownership will be by a government entity, who will be the Landlord under the Ground Lease.**
- **The term of the Lease must be for a required number of years, at least equal to the useful life of any improvements to be constructed by the Tenant. Ownership of any improvements will revert to the Landlord at the time of Lease expiration or termination.**
- **The Lease may provide a right to the Tenant to construct improvements, but for said constructed improvements and other improvements on the property, they cannot be materially modified without the approval of the Landlord. The Lease**

must authorize the Tenant to apply for TDT Dollars to be used for improvements and other authorized project-specific expenditures under the TDT guidelines in the funding agreement.

- **The Tenant must maintain in all respects the improvements and deliver them to the Landlord at the end of the Lease in the same condition as when constructed, reasonable wear and tear accepted.**
- **If the Tenant is dissolved, that will constitute a default under the Lease and terminate the Lease with any improvements reverting back to the Landlord.**
- **During the term of the Lease, the Tenant may show the value of the improvements on its books, with a note that upon termination, those improvements revert to the Landlord.**
- **The use by the Tenant for the property and improvements must be agreed upon and will be restricted to a cultural facility use. Tenant may not assign its rights under the Lease without Landlord's approval and the use may not change without Landlord's approval.**

ELIGIBILITY FACTOR LIST FOR SUBLEASE FROM GOVERNMENT ENTITY

THAT IN TURN IS LEASING FROM A PRIVATE SOURCE

When a building is owned by a not-for-profit organization but situated on land owned by a private source that is leasing to a government entity, that is subleasing to the applicant not-for-profit ...

- **The term of all Leases and subleases must be for an appropriate number of years depending on the project, at least equal to the useful life of any improvements to be constructed by the Tenant.**
- **Language in the Lease Agreement that assures us that the TDT funded usage will remain for the length of the lease.**
- **Language in the lease that states that the government entity will become responsible for maintaining the building or project should the nonprofit default on the lease.**

For Acquisitions only

Acquisition applicants will be considered exempt from this ownership eligibility requirement. If the application is for an acquisition, the applicant must provide a description of the facility, purchase price, and a letter of intent to sell signed by the seller. Remember, the County will not reimburse the grantee for an expense that was incurred prior to the execution of the Grant Award Agreement. Therefore, the purchase of (closing on) the property or facility (an expense) may not take place prior to the execution of the funding agreement.

Attachment E

REQUIRED MINIMUM INDEMNITY, SAFETY AND INSURANCE REQUIREMENTS

1. **Indemnity.** To the fullest extent permitted by law, Applicant will defend, indemnify and hold harmless Orange County from and against all claims, damages, losses and expenditures, including reasonable attorneys' fees and costs, arising out of or resulting from an applicant/facility operator's activities under the funding agreement.
2. **Safety.** Applicant will comply, and will require its contractors (if any) to comply, with all applicable laws, ordinances, rules, regulations, standards and lawful orders from authorities bearing on the safety of persons or property or their protection from damage, injury or loss.
3. **Insurance.** Applicant shall provide and maintain insurance coverage throughout the term of the contract, or until the completion of the proposed project, whichever is sooner, of such types and in such amounts as may be necessary to protect against misappropriation of the TDT and other funding and damage to or destruction of the improvements purchased or constructed with said funding. Applicant or insuring agent will provide certificates of insurance evidencing said coverage, according to the following requirements:

A. The applicant/facility operator will have in force the following insurance coverage and will provide Certificates of Insurance to the County prior to commencing project under the funding agreement to verify such coverage. It shall be the responsibility of the applicant/facility operator to ensure that all its contractors and subcontractors procure and maintain the insurance coverage outlined below for the duration of the project, unless noted otherwise.

- i. **Commercial General Liability** - The applicant/facility operator will provide coverage for all operations including, but not limited to, Contractual, Products and Completed Operations, and Personal Injury. The limits will not be less than \$1,000,000 Combined Single Limit (CSL) bodily injury and property damage, or its equivalent. The insurance policy will list AGENCY as an additional insured, with respect to the Commercial General Liability insurance.
- ii. **Commercial Automobile Liability** – The applicant/facility operator will provide coverage for all owned, non-owned and hired vehicles for limits of not less than \$500,000 Combined Single Limit (CSL) bodily injury and property damage, or its equivalent.
- iii. **Workers' Compensation**, if applicable – The applicant/facility operator will provide coverage for all employees at the site location and, in case any work is subcontracted, will require the subcontractor to provide Workers' Compensation for all its employees. Coverage is required in accordance with State of Florida statutory requirements.

TDT Application | Glossary A

-
- iv. **Employee Dishonesty/Crime Insurance** – The applicant/facility operator will provide coverage greater than or equal to sixty-five percent (65%) of the amount of the TDT funding, specifically to insure against TDT funding loss.

- v. **Payment and Performance Bonds** – The project contractor shall execute payment and performance bonds in amounts at least equal to the *current project phase amount* (total amount of the proposed project, not including prior expenditures toward the project, nor is it mandated to cover soft costs, which typically include design, engineering, permitting (DE&P) and project administration) in such form and with such sureties as may be acceptable to the applicant/facility operator and the County. If the surety on any bond furnished by the contractor is declared bankrupt or becomes insolvent or its rights to do business in the State of Florida are terminated, or it ceases to meet the requirements imposed by this agreement, the contractor shall within five (5) business days thereafter substitute another bond and surety, both of which shall be acceptable to the applicant/facility operator and the County. The bonds must remain active throughout all current work related to the proposed project.
 - a. NOTE: If an applicant/grantee’s project is limited to new equipment installations, a builders’ risk or installation floater (inland marine coverage) is acceptable, with the caveat that the policy must include coverage for any damage done to the existing structure caused by the new installation.
- vi. **Builders’ Risk/Installation Floater** – The contractor shall provide “all risk” property insurance on any construction, additions, and machinery and equipment. The amount of the insurance shall be no less than the estimated replacement value at the time of the applicant/facility operator’s final acceptance of said improvements. In the event that the grantee does not work with a contractor on the funded project, the applicant/facility operator must purchase or add Builders’ Risk to their current property program (Commercial General Liability). The Builders Risk policy must remain active throughout all current work related to the proposed project and must not terminate until the final acceptance of a contractor’s work, all vendors’ installations, final release of occupancy, and final acceptance at completion of the project has been made by the applicant/facility operator.
- vii. The insurance coverage shall contain a provision that forbids any cancellation, changes or material alterations in the coverage without providing 30 days written notice to the County, or 10 days for nonpayment. (These terms are no longer provided on the ACORD standard industry Certificates of Insurance Cancellation, but shall be included in the policy provisions.)
- viii. The insurance policy will list County as an additional insured, with respect to the Commercial General Liability insurance.

B. Any exceptions to the insurance requirements in this section must be requested in writing by the applicant/facility operator and approved by the County. Such a request should include reasons why the applicant/facility operator is unable or unduly burdened by the requirement it desires reduced or waived.

C. Compliance with these insurance requirements shall not relieve or limit the applicant/facility operator’s liabilities and obligations under this Agreement. Failure of the County to demand such certificate or other evidence of full compliance with these insurance requirements or failure of the County to identify a deficiency from evidence provided will not be construed as a waiver of the applicant/facility operator’s obligation to maintain such insurance.

Attachment F

ACKNOWLEDGEMENTS

For projects funded wholly or in part by this grant, the applicant/facility operator must acknowledge Orange County Government and the Tourism Industry in signage and media, including digital communications and websites and programs, publications and other printed materials.

Acknowledgment will include the COUNTY'S designated logo **and** use of the following statement, as best suited to the collateral design, and at a size that is legible

Verbiage for acknowledgment is as follows: "This project is funded in part by Orange County Government and the Tourism Industry through the Tourist Development Tax funding."

The digital logo is available at XXXXXXXXXXXXXXXXXXXX.

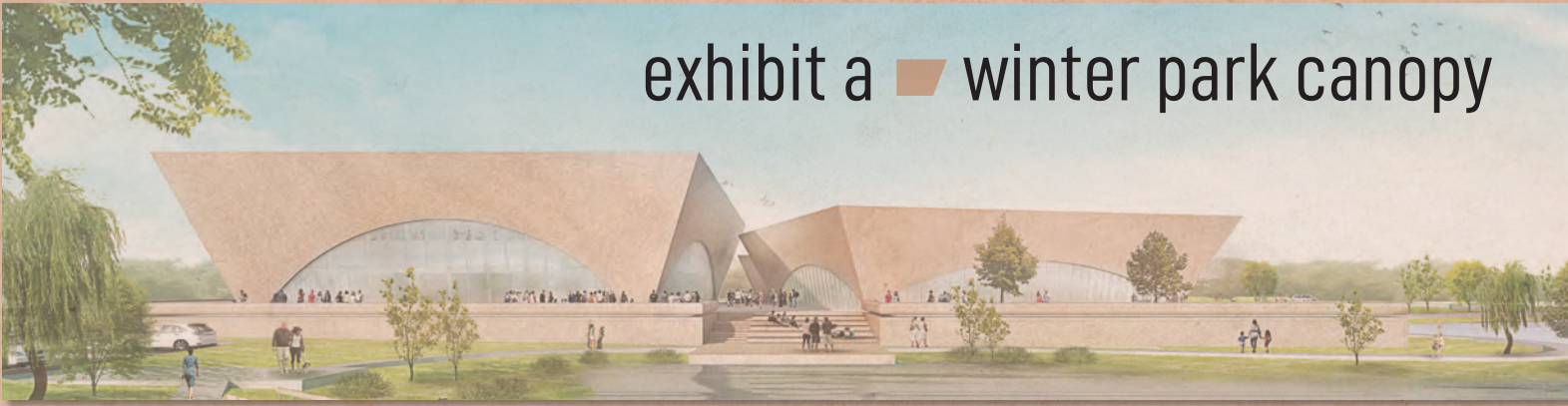
Requests for exceptions to the verbiage or logo compliance may be approved if noticed to County in advance of publication deadline.

Acknowledgement to Orange County and the Tourism Industry must be commensurate with the recognition provided to other contributors and sponsors of the project in any of the following applications:

- a. On a permanent sign constructed on the project site;
- b. On a temporary signage displayed at the construction site; and

In all major publications, printed and digital media

exhibit a  winter park canopy



WINTER PARK
CANOPY



property record 01-22-29-4512-03-010

summary

PROPERTY NAME Winter Park Civic Center and MLK Jr. Park
PHYSICAL ADDRESS 1050 W. Morse Blvd., Winter Park, FL 32789
OWNER NAMES City of Winter Park
MUNICIPALITY WP – Winter Park
PROPERTY USE 8900 – Municipal
MAILING ADDRESS 401 S. Park Ave., Winter Park, FL 32789-4319

value & taxes

HISTORIC VALUE & TAX BENEFITS [Orange County Property Appraiser]

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2017	 	\$10,580,701	+	\$1,447,555	+	\$155,550 =	\$12,183,806 (2.8%)	\$11,223,606 (10%)
2016	 	\$10,272,585	+	\$1,423,530	+	\$155,550 =	\$11,851,665 (29%)	\$10,203,278 (11%)
2015	 	\$7,704,950	+	\$1,360,464	+	\$155,550 =	\$9,220,964 (0%)	\$9,220,964 (0%)
2014	 	\$7,704,950	+	\$1,357,397	+	\$155,550 =	\$9,217,897	\$9,217,897

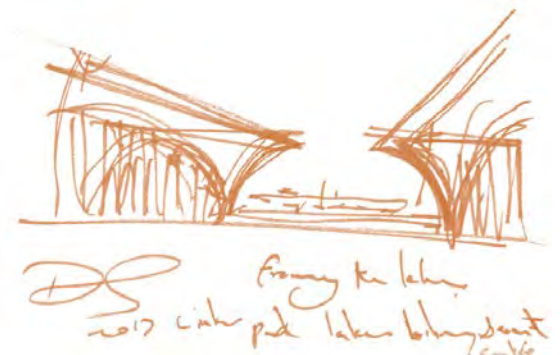
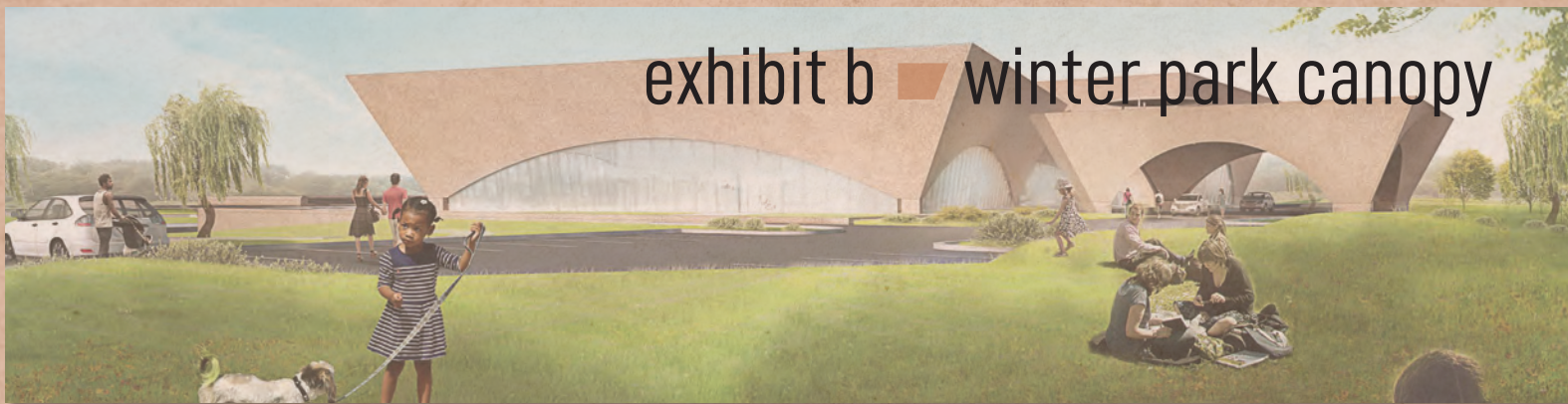


exhibit b ■ winter park canopy



WINTER PARK
CANOPY



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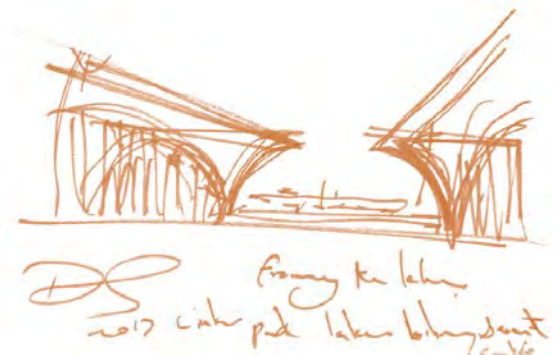


exhibit c ■ winter park canopy



WINTER PARK
CANOPY



property record 01-22-29-4512-03-010

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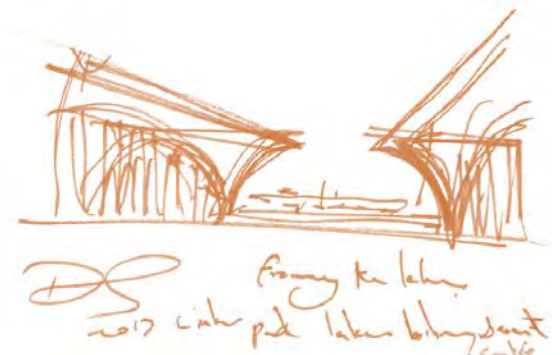




exhibit e ■ winter park canopy

WINTER PARK
CANOPY



site work status

Ardaman and Associates, Inc.

2017

OCT 05 PHASE I | SITE ASSESSMENT

purpose

Research history of property uses
Probe for hazardous materials
Probe for petroleum contamination of soil and/or groundwater

results

No evidence of hazardous materials or petroleum contamination
Full report available upon request [186 pages]

OCT 06 LIMITED ASBESTOS SAMPLING | EXISTING CIVIC CENTER

purpose

Screen for asbestos prior to demolition

results

Negative for Asbestos
Full report available upon request [40 pages]

OCT 09 HAZARDOUS MATERIALS SCREENING ASSESSMENT | EXISTING CIVIC CENTER

purpose

Screen for hazardous materials prior to demolition

results

Negative lead paint
Mercury in two thermometers must be removed prior to demo
Fluorescent lighting must be removed prior to demo
Full report available upon request [30 pages]





site work status

Ardaman and Associates, Inc.

2018

APR 25 PHASE II | ENVIRONMENTAL SITE ASSESSMENT

purpose

Screen soil and groundwater for hazardous materials

results

Negative for petroleum/chemical contamination
Debris zone adjacent to lake, outside building lines
Full report available upon request [136 pages]

MAY 01 SUBSURFACE SOIL EXPLORATION | GEOTECH EVALUATION

purpose

Evaluate subsurface conditions in building area and parking lot
Borings up to 175 feet

results

Negative for petroleum/chemical contamination
Muck zones adjacent to lake, outside building lines
Loose soils adjacent to lake, outside building lines
Full report available upon request [43 pages]

GEOTECHNICAL CONSULTANTS

Ardaman and Associates, Inc.
8008 S. Orange Ave.
Orlando, FL 32809
407-855-3860

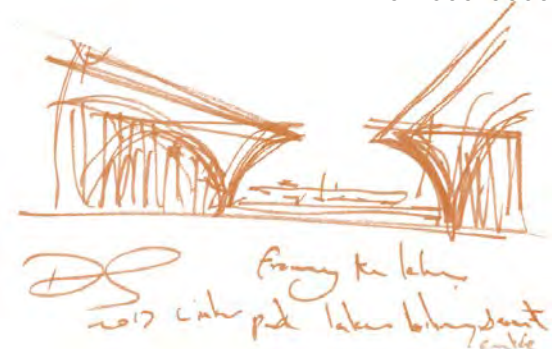




exhibit g ■ winter park canopy

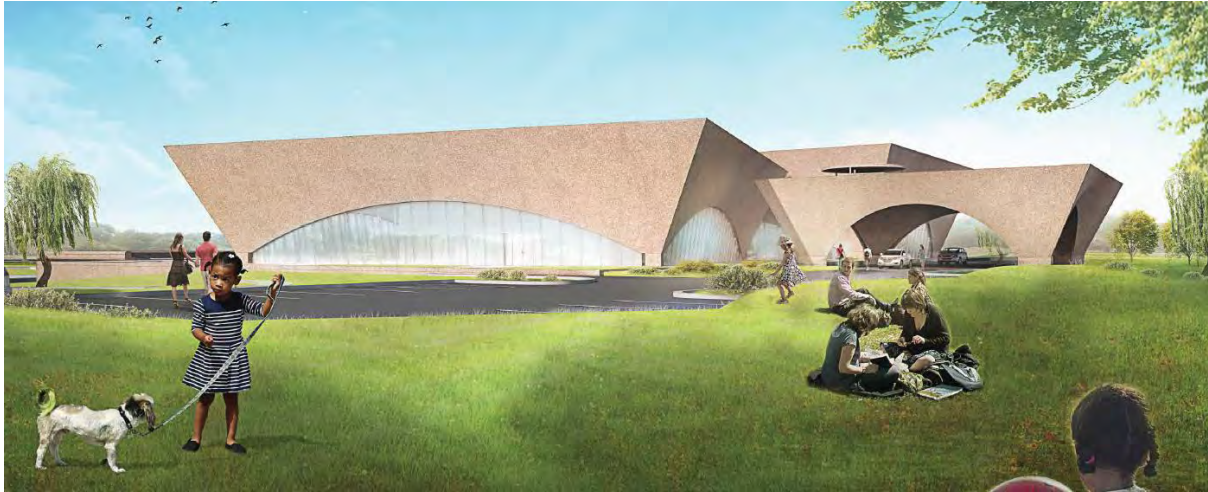
WINTER PARK
CANOPY



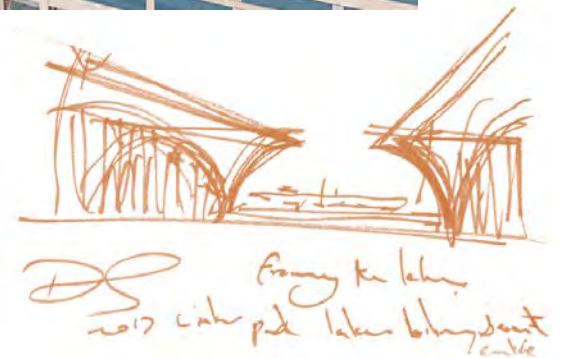
exhibit g | winter park canopy

new construction

artist/architect rendering | looking southwest



artist/architect rendering | view from Martin Luther King, Jr. Park



WINTER PARK
CANOPY



new construction

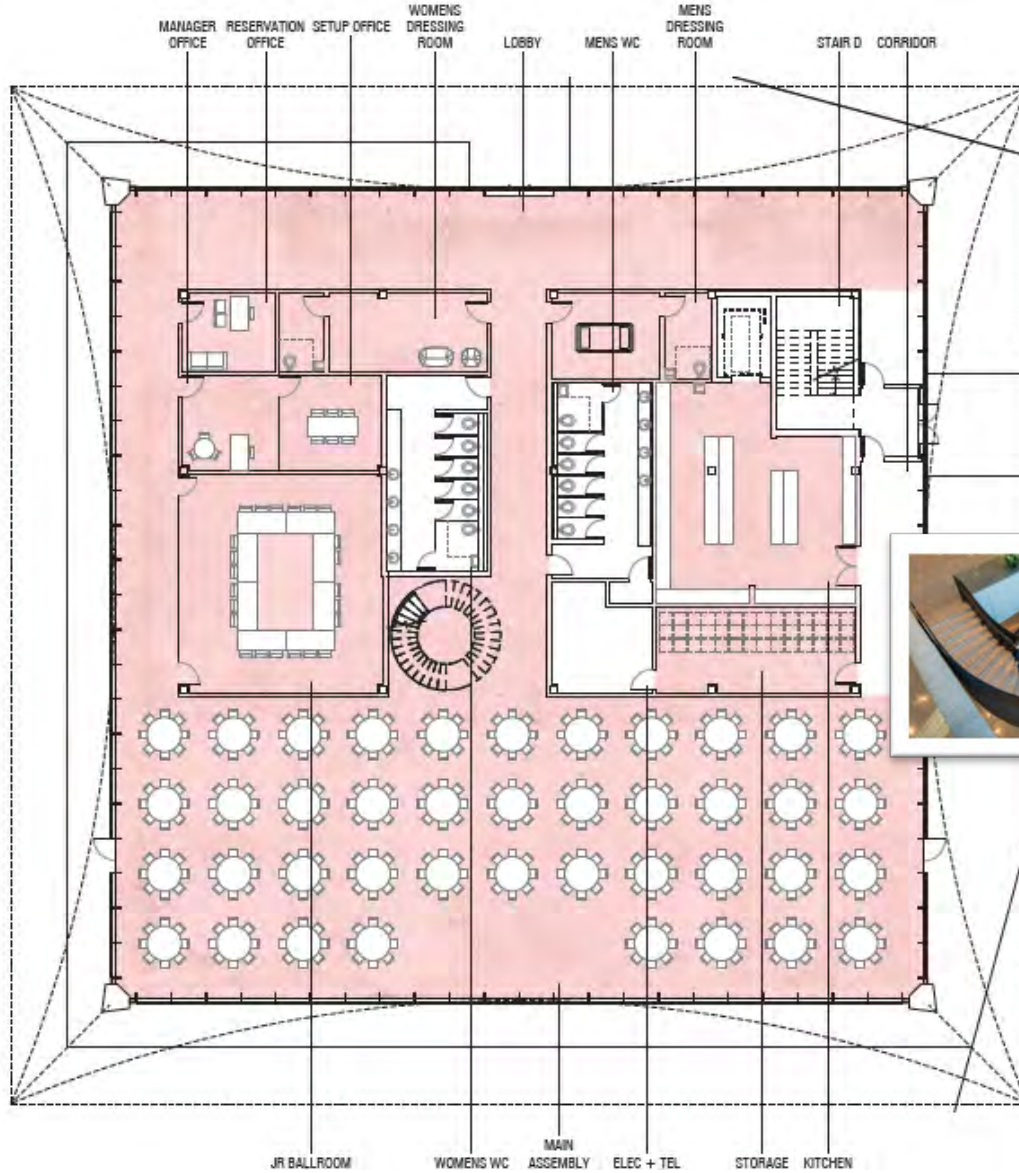
project site plan | including lake & parking



Handwritten notes in orange ink:
From the lake
2017 winter park lake bridge
center



interior plan | events center auditorium



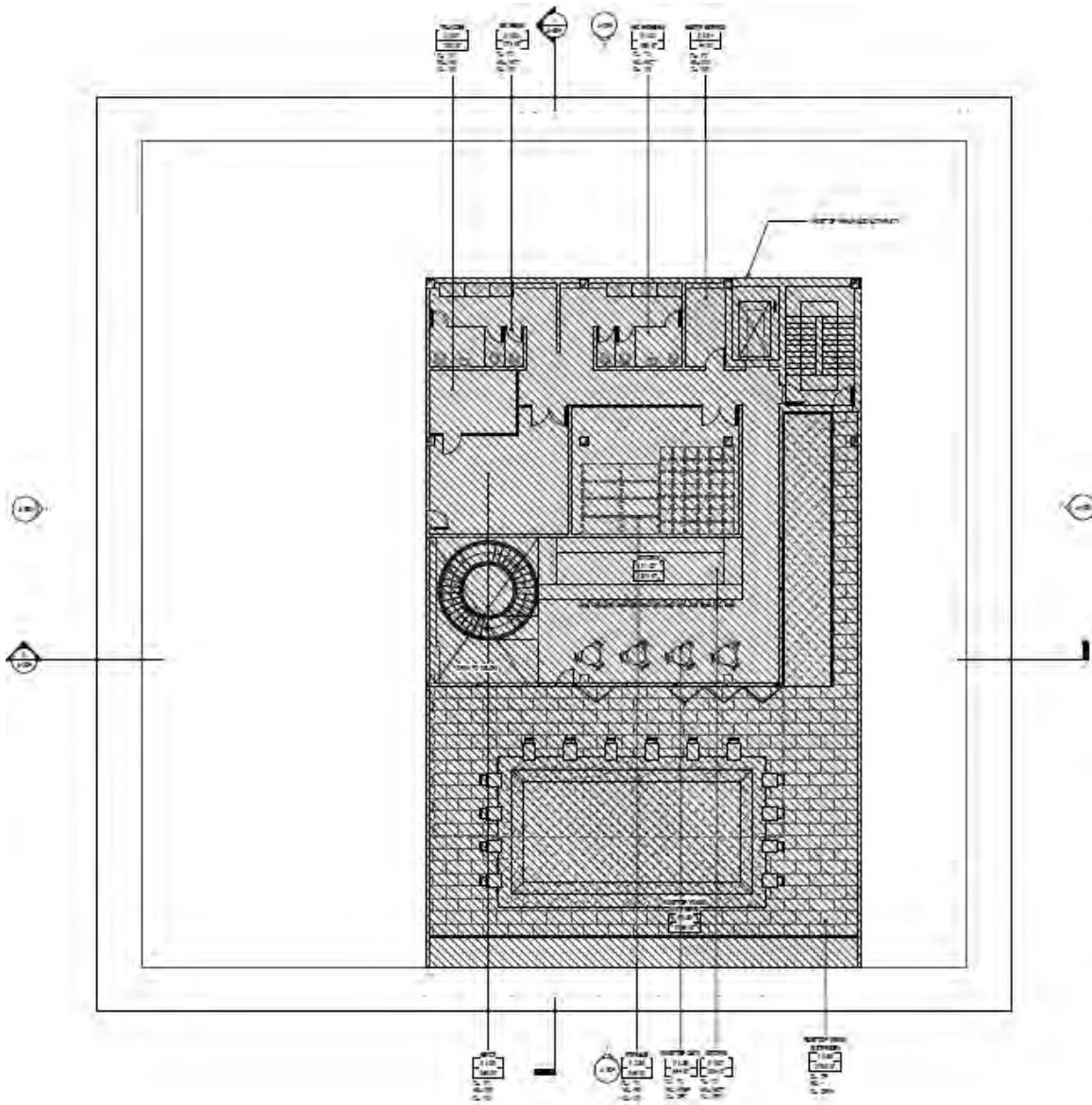
Handwritten notes in orange ink:
Fromy the lobby
2017 winter park lobby building
center



exhibit g | winter park canopy

new construction

proposed rooftop event space | 1/3 under a/c, 1/3 under cover, 1/3 open air



WINTER PARK
CANOPY



new construction

library interior | first floor | note auditorium & interior lobby space for events

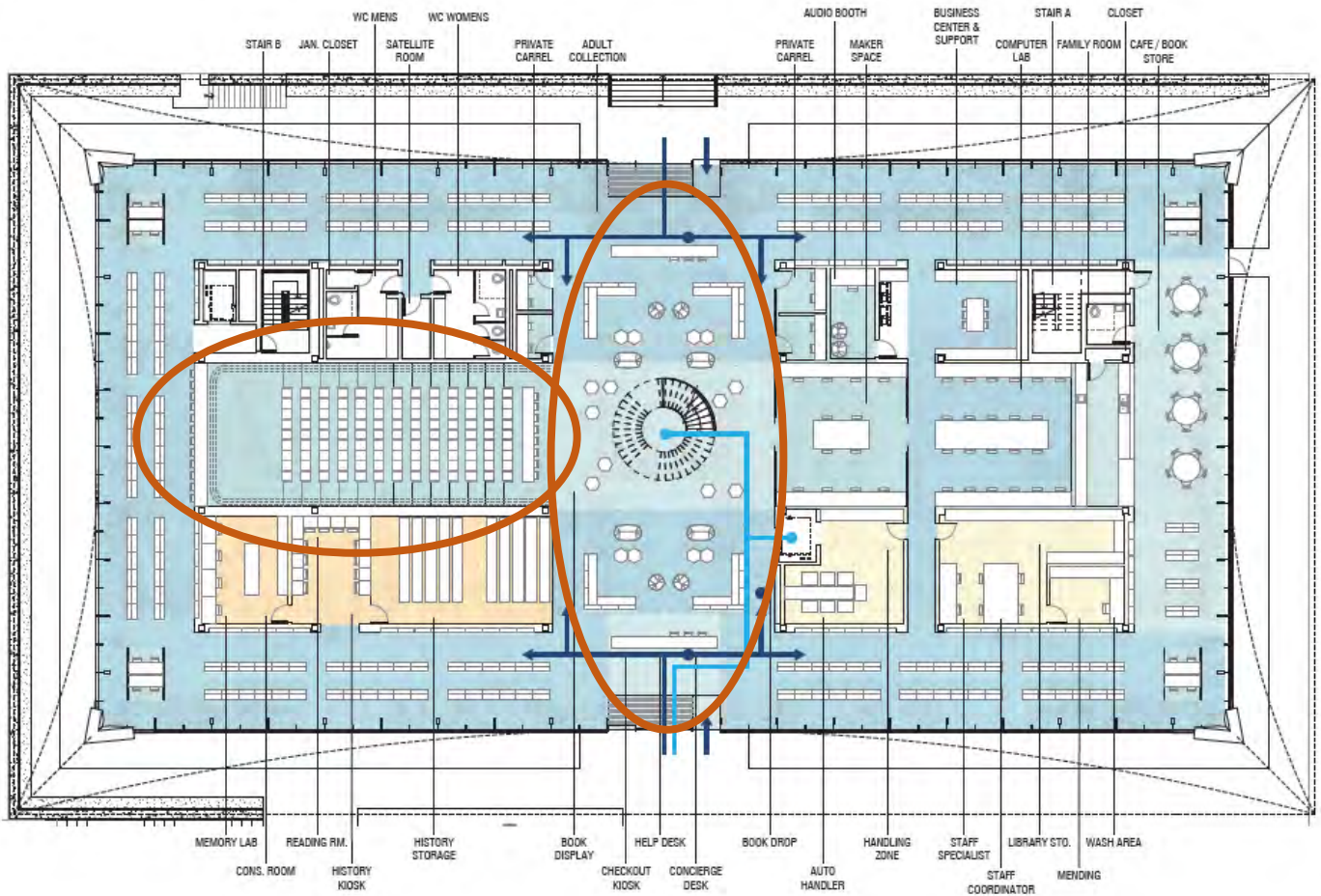
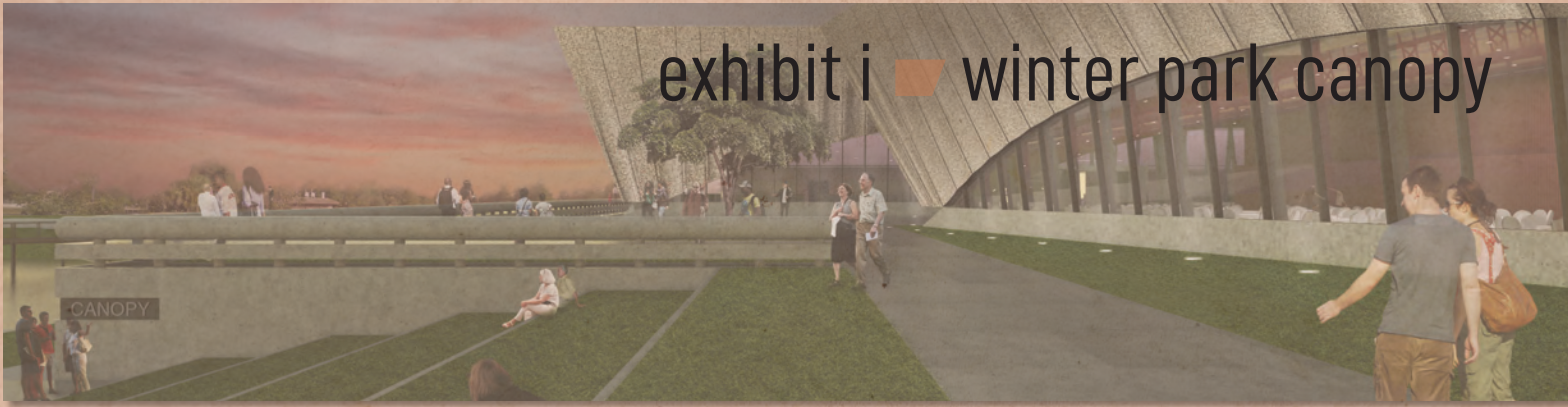


exhibit i ■ winter park canopy



WINTER PARK
CANOPY



standard permitting schedule

2018

AUG 15 CITY OF WINTER PARK DEVELOPMENTAL REVIEW

results

Staff review of project for compliance with local building, zoning and fire codes. In compliance, no variances required.

SEP 11 PLANNING AND ZONING BOARD – CONDITIONAL USE PERMIT

results

Unanimous preliminary approval of site plan- Conditional Use Permit

SEPT 24 WINTER PARK CITY COMMISSION CONDITIONAL USE ZONING APPROVAL

results

Unanimous final approval of site plan – Conditional Use Permit- No variances required.

2019

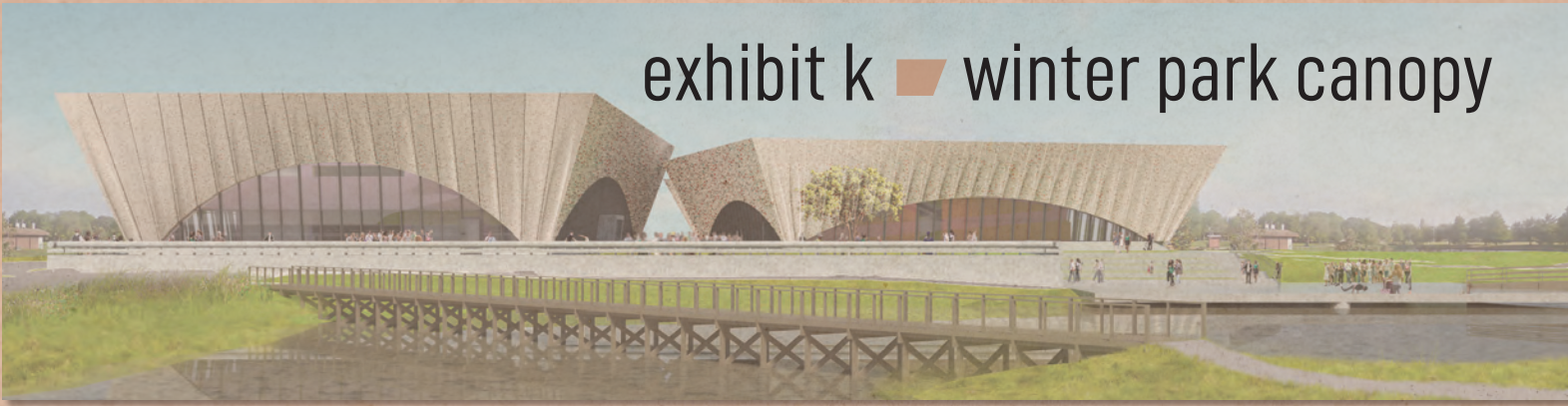
JAN-MAR CIVIL PERMITTING

JAN-MAR ST. JOHNS WATER MANAGEMENT DISTRICT/FDEP PERMITTING

APR-MAY BUILDING PERMITTING



exhibit k ■ winter park canopy



WINTER PARK
CANOPY



professional team

ARCHITECTURAL FIRMS

Adjaye Associates

Corporate Headquarters

The Edison
223-231 Old Marylebone Road
London, England, NW1 5QT

United States Office

1 Liberty Plaza, Suite 2701
New York, NY 10006
212-965-8477

adjaye.com

Sir David Adjaye, Principal Architect
Russell Crader, Project Lead Architect
russell@adjaye.com

Hunton Brady Architects

Corporate Headquarters

800 N. Magnolia Ave., Suite 600
Orlando, FL 32803
407-839-0886

huntonbrady.com

Steve Belflower, President

Sbelflower@huntonbrady.com

Maurizio Maso, Vice President

Principal Architect

Mmaso@huntonbrady.com

Susan Pendergraft, Project Manager

Spendergraft@huntonbrady.com

CONSTRUCTION FIRM

Brasfield and Gorrie, CMAR

Corporate Headquarters

3021 7th Avenue South
Birmingham, AL 35233
205-328-4000

brasfieldgorrie.com

Local Office

941 W. Morse Blvd.
Winter Park, FL 32789
407-562-4500

Tim Dwyer, President

rdwyer@brasfieldgorrie.com

Jim Ellspermann, Vice President | Division
Management

jellspersmann@brasfieldgorrie.com

Michelle Whiteside, Senior Manager

mwhiteside@brasfieldgorrie.com

OWNERS REPRESENTATIVE

Pizzuti Companies

Corporate Headquarters
629 N. High Street, Suite 500
Columbus, OH 43215
1-877-749-9884

pizzuti.com

James Russell, Executive Vice President

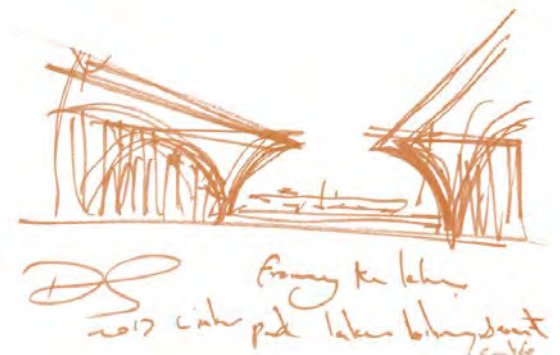
jrussell@pizzuti.com

Kathleen Fox, Vice President

kfox@pizzuti.com

Carlo Burns, Project Manager

cburns@pizzuti.com





ADDITIONAL MEMBERS

Ardaman and Associates, Inc.

Guy Nordensen and Associates Structural Engineers

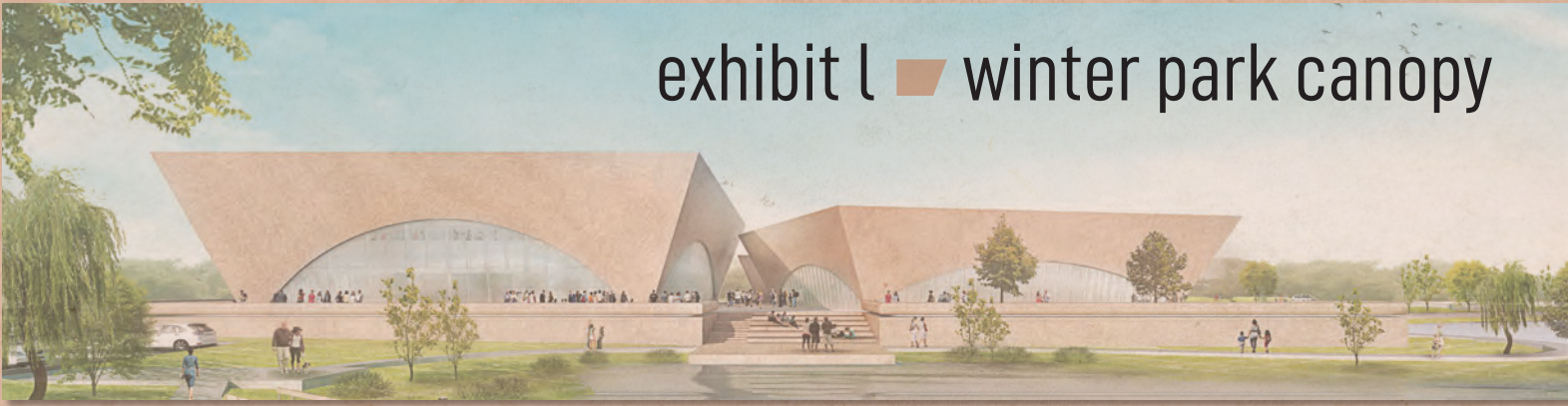
Land Design, Inc. | Landscape Architects

Southeastern Survey

TLC Engineering, Structure, Electrical and Mechanical



exhibit l ■ winter park canopy



WINTER PARK
CANOPY



feasibility study

summary

WHEN April 12, 2018

WHO Distinct Valuation and Consulting Group, Inc.
Hospitality Consultancy
30037 Washington Way, Westlake, OH 44145
President Eric Hansen 440-465-9442

STUDY FOCUS Events center and rooftop venues

CONSIDERATIONS Local comparative pricing, like venues, demand, historical data

BOTTOM LINE Clear high demand for event space
Rooftop venue unique, appealing. Adds to the popularity of entire event center auditorium.
A copy of the entire 21 page report is available upon request.

venue event types

- | | |
|-----------------------------|-----------------------|
| Birthday Party | Holiday Party |
| Anniversary Celebration | Product Launches |
| Baby Shower | Rehersal Dinner |
| Bachelor/Bachelorette Party | Retreat/Team Building |
| Bridal Shower | Reunion |
| Charity Event | Social Event |
| Corporate Event | Wedding Ceremony |
| Dinner Party/Galas | Wedding Reception |
| Elopement/Vow Renewal | Welcome Reception |
| Engagement Party | Workshops/Classes |
| Family Reunion | |

Source: DVAC Group

*From the labor
2017 winter park labor bid/demolition
center*



competitive/comparative rate profiles

Proposed Winter Park Event Center Rental Rate Analysis

Florida Civic and Library-owned Event Centers	City	Weekday Rentals - Mon-Thurs			Weekend Rentals - Fri-Sun		
		Full Building	Per Block Rental	Per Hour Rental	Full Building	Per Block Rental	Per Hour Rental
Ocoee Lakeshore Center	Ocoee	-	\$640-\$2,500	\$240-\$300	-	\$1,160-\$2,900	\$240-\$300
Sanborn Activity & Event Center	DeLand	-	\$255-\$850	\$50-\$250	-	\$1,500-\$2,000	\$60-\$275
Port St. Lucie Civic Center	Port St. Lucie	-	\$375-\$1,500	-	-	\$750-\$3,000	-
Largo Community Center	Largo	-	-	\$125	-	\$1,700-\$1,900	\$150-\$200
Conference Center at the Main Library	Jacksonville	\$2,280	\$300-\$1,140	\$75-\$285	\$6,000	\$1,600-\$2,600	\$200-\$325
Local Competitive Stand-Alone Centers	City						
University Club of Winter Park	Winter Park	-	\$1,350	-	-	\$1,350	-
Maitland Civic Center	Maitland	\$475/hr	\$1,100-\$1,250	\$150	\$3,700	\$1,750	\$175-\$575
Lake Mary Events Center	Lake Mary	\$1,250	\$60-\$850	-	\$2,500	\$2,500-\$3,500	-
Noah Event Venue	Lake Mary	-	\$600-\$8,000	-	-	\$600-\$8,000	-

Source: Facility Websites and DVAC Group Interviews

rooftop rental rate analysis

Rate Segment	Rate Low	Rate High	Average Rate	Blocks Occupied	Revenue
Prime Time	\$3,000	\$7,000	\$5,000	78	\$390,000
Non-Prime Time	\$1,500	\$3,500	\$2,500	94	\$234,000
Total				172	\$624,000

Estimated Weighted Rooftop Rental Rate \$3,600 (rounded)

Source: DVAC Group





revenue analysis

Winter Park Events Center 2021 Forecast

Key Performance Indicators

	City of Winter Park Estimate			DVAC Group Estimate
	Main Space	Rooftop	Total	Total
Revenue	\$515,000	\$308,000	\$823,000	\$774,300
Expenses	\$431,682	\$47,910	\$479,592	\$437,500
NOI	\$83,318	\$260,090	\$343,408	\$336,800
NOI%	16.2%	84.4%	41.7%	43.5%

Source: City of Winter Park and DVAC Group

conclusions/recommendations

- Based on the comparable rental rate analysis, the lake views, the unique nature of the rooftop space, and its world-class design, it will command premium rental rates over traditional market rates.
- We recommend center management actively employ best practice revenue management techniques that will optimize the sellable space, adjusting prime time rental rates as the market demand dictates to achieve higher rates and revenue over a focus on increased occupancy. The uniqueness of the venue provides the leverage needed for increased rental rates.
- The unique rooftop venue will attract events to the center especially during the non-prime time weekday blocks. The wedding market identifies 52 weekends annually as sellable time. Weekends at the subject will sell first and are considered the easiest time slots to fill. A rooftop venue, especially during weekday evenings provides an elevated experience for corporate events and social gatherings. It is during these times that opportunities for increasing the total number of events will occur.
- World renowned architect David Adjaye will add leverage to the venue's marketing efforts through highlighting his world-class design and the unique nature of the facility.

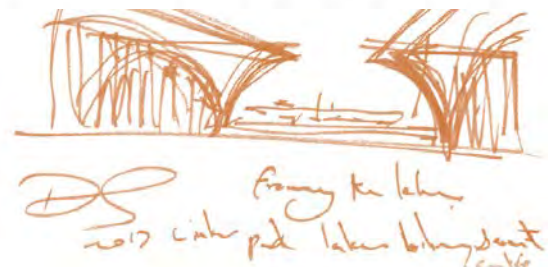




exhibit m ■ winter park canopy

WINTER PARK
CANOPY



plans & permitting

approvals [by City Commission]

APR 04 2017	Architect of Record
DEC 11 2017	Contractor
APR 09 2018	Schematic design

design schedule

NOV 2018	Design development documents
JAN 2019	Construction documents

permitting schedule

AUG 15 2018	Developmental Review Committee – Site Plan
SEPT 11 2018	Planning & Zoning Board
SEPT 24 2018	City Commission
DEC 10 2018	Notices to Proceed
JAN 25 2019	SJWMD Submittal
MAR 06 2019	Civil Permitting
MAY 08 2019	Building & Permitting Services

Full Gantt Chart available upon request.



exhibit n ■ winter park canopy



WINTER PARK
CANOPY



construction timeline

construction

JUNE 17 2019	Mobilize
JULY-SEPT 2019	Site Work
SEPTEMBER 2019	Foundation
DEC 2019-FEB 2020	Exterior Walls/Roof
MARCH-JUNE 2020	Interior Finishes
JULY 2020	Certificate of Occupancy
AUGUST 2020	Grand Opening





exhibit 0 ■ winter park canopy

WINTER PARK
CANOPY



funding contingency

funding summary

FUNDING REQUEST REASON

Shared Construction Costs for Events Center/Auditorium
Includes 13,456 sq. ft. Events Center with an additional 5,880 sq. ft. of event space on rooftop for a total of 19,336 sq. ft.

Tiered Performance Auditorium in library. -1,400 sq. ft.

Exterior Event Amphitheater – 6,700 sq. ft.

OVERALL PROJECT COST

\$42,976,000 entire complex

EVENTS CENTER

\$13,369,000 event center auditorium

ROOFTOP EVENT VENUE

\$2,613,000 atop events center auditorium

EXTERIOR EVENT AMPHITHEATER

\$636,000 exterior amphitheater

TIERED AUDITORIUM

\$1,473,000 performance auditorium inside library

LIBRARY

\$24,885,000 library construction (not part of this request)

Contingency

The project budget contains a contingency budget of \$1,796,000, as shown in exhibit EE, and specifically excluded from TDT eligible funds requested. Should the project costs exceed that contingency balance, the City has the capacity to address the overage without making any additional requests of TDT funds.

Insurance

The City of Winter Park is self-insured and fully capable of meeting every insurance requirement of the TDC.





exhibit p ■ winter park canopy

WINTER PARK
CANOPY



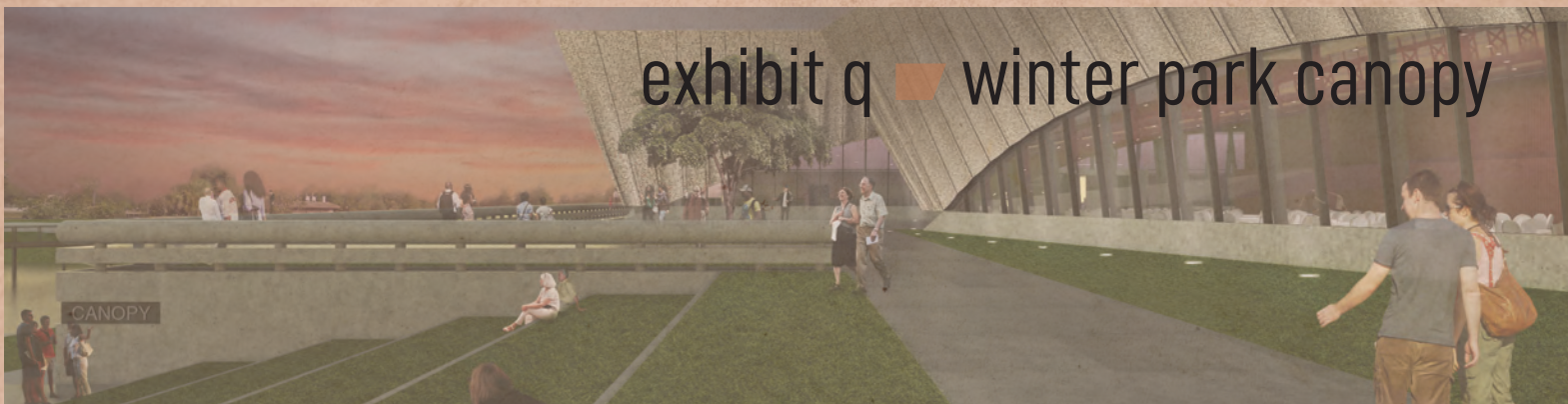
exhibit p | winter park canopy

proforma - operating

EVENTS CENTER BUDGET	Construction Phase Certificate of Occupancy in FY21	Pre Opening Phase Training/ Stocking Marketing Opens in FY 21	Five Year Proforma					
			FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Personnel								
Regular Wages	\$ 57,720	\$ 111,351	\$ 164,981	\$ 169,106	\$ 173,333	\$ 177,666	\$ 182,108	
Part-time Wages	\$ -	\$ 17,500	\$ 85,500	\$ 87,638	\$ 89,828	\$ 92,074	\$ 94,376	
OT Wages	\$ -	\$ -	\$ 400	\$ 410	\$ 420	\$ 431	\$ 442	
FICA Taxes	\$ 3,800	\$ 8,000	\$ 16,370	\$ 16,779	\$ 17,199	\$ 17,629	\$ 18,069	
Pension	\$ 3,970	\$ 5,070	\$ 9,342	\$ 9,576	\$ 9,815	\$ 10,060	\$ 10,312	
ICMA City Contrib.	\$ 1,700	\$ 1,800	\$ 1,800	\$ 1,845	\$ 1,891	\$ 1,938	\$ 1,987	
Group Health Ins.	\$ 9,200	\$ 18,677	\$ 26,429	\$ 27,090	\$ 27,767	\$ 28,461	\$ 29,173	
Life Ins.	\$ 130	\$ 163	\$ 243	\$ 249	\$ 255	\$ 262	\$ 268	
AD&D Ins.	\$ 12	\$ 22	\$ 27	\$ 28	\$ 28	\$ 29	\$ 30	
Disability Ins.	\$ 140	\$ 229	\$ 270	\$ 277	\$ 284	\$ 291	\$ 298	
Worker's Comp.	\$ 180	\$ 1,870	\$ 3,660	\$ 3,752	\$ 3,845	\$ 3,941	\$ 4,040	
Unemployment Comp.	\$ 10	\$ 50	\$ 70	\$ 72	\$ 74	\$ 75	\$ 77	
PERSONNEL TOTAL	\$ 76,862	\$ 164,732	\$ 309,092	\$ 316,819	\$ 324,740	\$ 332,858	\$ 341,180	
Operational								
Contractual Service	\$ 6,000	\$ 6,000	\$ 7,000	\$ 7,210	\$ 7,426	\$ 7,649	\$ 7,879	
Credit Card Fees	\$ -	\$ 750	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814	
Cell Phones	\$ 720	\$ 1,000	\$ 1,400	\$ 1,442	\$ 1,485	\$ 1,530	\$ 1,576	
Postage & Freight	\$ 100	\$ 400	\$ 500	\$ 515	\$ 530	\$ 546	\$ 563	
Copier Rental	\$ 500	\$ 500	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	
Maintenance Contract	\$ -	\$ 1,000	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	
Building Maintenance	\$ -	\$ 2,000	\$ 6,000	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753	
Equipment Maintenance	\$ -	\$ 200	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	
Printing & Binding	\$ 5,000	\$ 5,000	\$ 4,500	\$ 4,635	\$ 4,774	\$ 4,917	\$ 5,065	
Copier	\$ 190	\$ 200	\$ 414	\$ 426	\$ 439	\$ 452	\$ 466	
Gen. Operating Supply	\$ 200	\$ 1,000	\$ 6,000	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753	
Janitorial Supplies	\$ -	\$ 10,000	\$ 62,500	\$ 64,375	\$ 66,306	\$ 68,295	\$ 70,344	
Clothing	\$ -	\$ 1,500	\$ 2,300	\$ 2,369	\$ 2,440	\$ 2,513	\$ 2,589	
Equipment Under \$1000	\$ -	\$ 3,000	\$ 3,200	\$ 3,296	\$ 3,395	\$ 3,497	\$ 3,602	
Advertising/Marketing	\$ -	\$ 50,000	\$ 50,000	\$ 51,500	\$ 53,045	\$ 54,636	\$ 56,275	
OPERATIONS TOTAL	\$ 12,710	\$ 82,550	\$ 153,314	\$ 157,913	\$ 162,651	\$ 167,530	\$ 172,556	
Utilities								
TeL. Equipment Charges	\$ 800	\$ 1,200	\$ 3,000	\$ 3,075	\$ 3,152	\$ 3,231	\$ 3,311	
Water	\$ 600	\$ 1,800	\$ 2,400	\$ 2,460	\$ 2,522	\$ 2,585	\$ 2,649	
Electricity	\$ 5,400	\$ 14,000	\$ 30,000	\$ 30,750	\$ 31,519	\$ 32,307	\$ 33,114	
General Liability	\$ 3,000	\$ 3,000	\$ 8,000	\$ 8,200	\$ 8,405	\$ 8,615	\$ 8,831	
Risk Management Oper.	\$ 795	\$ 795	\$ 2,000	\$ 2,050	\$ 2,101	\$ 2,154	\$ 2,208	
UTILITIES TOTAL	\$ 10,595	\$ 20,795	\$ 45,400	\$ 46,535	\$ 47,698	\$ 48,891	\$ 50,113	
TOTAL	\$ 100,167	\$ 268,077	\$ 507,806	\$ 521,268	\$ 535,089	\$ 549,279	\$ 563,849	
REVENUE PROJECTION	\$ -	\$ -	\$ 800,000	\$ 848,000	\$ 898,880	\$ 916,858	\$ 935,195	
EVENTS CENTER ONLY								



exhibit q ■ winter park canopy



WINTER PARK
CANOPY



exhibit q | winter park canopy

tax status

Internal Revenue Service

Date: October 4, 2007

CITY OF WINTER PARK
FINANCE DEPARTMENT
401 PARK AVE S
WINTER PARK FL 32789

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:
John Kennedy ID 17-57094
Customer Service Representative
Toll Free Telephone Number:
877-829-5500
Federal Identification Number:
59-6000454

Dear Sir/Madam:

This is in response to your request of October 4, 2007, regarding your organization's exemption from Federal income tax.

As a governmental unit or a political subdivision thereof, your organization is not subject to Federal income tax under the provisions of Section 115(1) of the Internal Revenue Code, which states in part:

"Gross income does not include income derived from ... the exercise of any essential governmental function and accruing to a State or any political subdivision thereof ..."

Because your organization is a governmental unit or a political subdivision thereof, its income is not taxable as explained above. Contributions used exclusively for public purposes are deductible under Section 170(c)(1) of the Code.

Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Your organization may obtain a letter ruling on its status under section 115 by following the procedures specified in Rev. Proc. 2004-1 or its successor.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

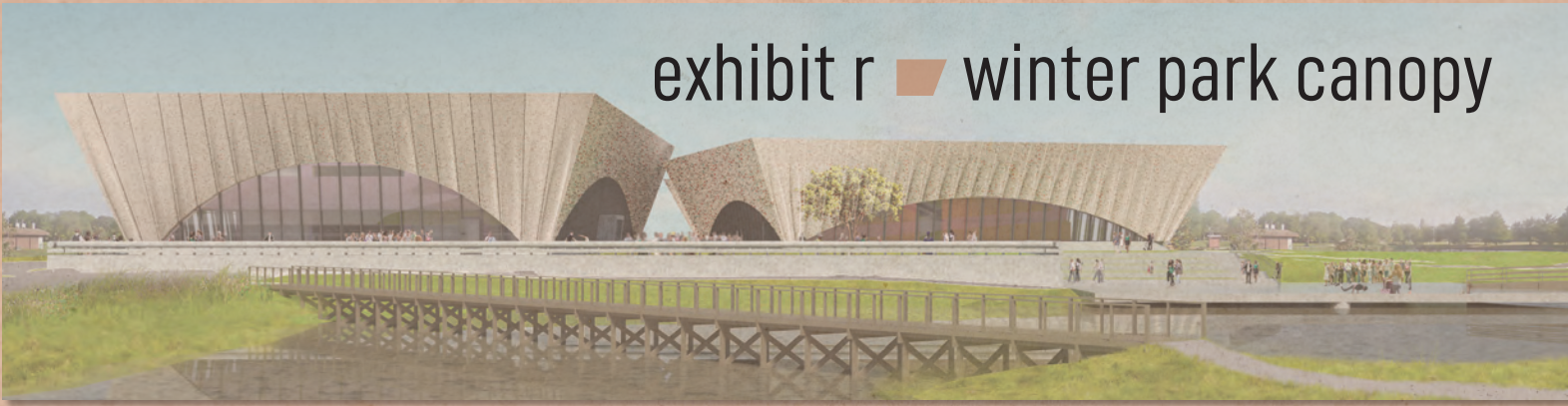
Sincerely,

for Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations 1

WINTER PARK
CANOPY

Fromy the letter
2017 winter park letter being sent
2017

exhibit r ■ winter park canopy



WINTER PARK
CANOPY



hotel room comparisons

Hotels in Proximity to Winter Park

Hotel 3+Stars Expedia, Hotels.com, Trivago	Miles From Event Center	Address	Price Per Night 11/16/18-11/18/18
Alfond Inn	1.7	300 E. New England Avenue Winter Park, FL	\$ 279
Park Plaza Gardens	1.5	Park Avenue, Winter Park	\$ 199
Courtyard by Marriott Downtown Orlando	3.85	North Magnolia Avenue, Orlando, FL	\$ 259
Doubletree by Hilton Downtown Orlando	4.21	South Ivanhoe Boulevard, Orlando, FL	\$ 183
Crowne Plaza Orlando	4.45	W. Colonial Drive, Orlando, FL	\$ 192
Embassy Suites Orlando	4.52	E. Pine St. Orlando, FL	\$ 197
Sheraton North Orlando	4.82	N. Lake Destiny Drive, Maitland, FL	\$ 145
Marriott Downtown Orlando	4.79	Livingston St. Orlando	\$ 167
Homewood Suites by Hilton	4.75	Southhall Lane, Maitland, FL	\$ 152
Hilton Orlando/Altamonte	5.3	350 S. Northlake Ave. Altamonte Springs, FL	\$ 153
Grand Bohemian Orlando	5.7	325 South Orange Avenue Orlando, FL	\$ 220
Courtyard by Marriott Altamonte Springs/Maitland	5.73	Pembrook Dr. Orlando, FL	\$ 109
Aloft Orlando	5.89	South Orange Avenue	\$ 209
Embassy Suites North Orlando	6.55	Shorecrest Dr. Altamonte Springs, FL	\$ 219
AVERAGE			\$ 192

Note: 102 Room Hilton Garden Inn proposed .6 miles from Events Center
 The Alfond Inn is proposing an expansion of 70 rooms.

Experience tells us that out of town guests arriving for a wedding take the opportunity to visit area attractions while in town. Because of this, guests sometimes book hotels that are closer to attractions than the wedding venue.

exhibit s ■ winter park canopy



WINTER PARK
CANOPY



hotel rooms/area impact

Company	Average weddings per year	Average nightly rooms booked per year	Average nightly room rate in USD	Average rehearsal dinner impact in USD	Average restaurant impact in USD
The Alford Inn	65	2600	\$280	\$1,000	\$146,250
Winter Park Wedding Company	74	2960	\$280	\$1,000	\$166,500
Capen House	50	2000	\$280	\$1,000	\$112,500

Total Hotel Impact	\$2,116,800
Total Restaurant Impact	\$614,250

The above data was provided by the Winter Park Wedding Company, The Alford Inn, and the Capen House. This is an estimate based on The Alford Inn's assumption that one wedding generates 40 room nights booked at an average of \$280 per night. It is estimated that every wedding has a rehearsal dinner in the Winter Park City limits with an average of 40 guests at \$25 per person. It is estimated there are 50 guests per wedding that will eat 3 meals at \$15 in the Central Business District of Winter Park. In short, we conservatively estimate that the overall wedding impact to Winter Park is \$2.7 million.

SOURCE Winter Park Chamber of Commerce



exhibit t ■ winter park canopy



WINTER PARK
CANOPY



hotel room usage validation

Exhibit T - Information Sheet



The Canopy at Winter Park Event Information Form

Client Name:		Event Date:	
Email:		Cell Phone:	

Event Details

Type of Event:

Number of Guests: Local: Out of Town:

Vendors

	Name of Vendor	Contact/Number
Catering Company:		
DJ or Band Name:		
Coordinator Name:		
Florist:		
Cake Bakery:		
Rental Equipment Co.:		
Hotel #Rooms		
Hotel #Rooms		
Other Service Provider:		

1. Additional permit is required for cooking on site by order of Fire Marshall.
2. The sale of alcohol is prohibited without a liquor license. Tipping is also prohibited.
3. The Fire Marshall prohibits the use of flammable materials on tables and in décor.
Candles must be inside candle holders that are higher than the flame such as hurricane shades.
4. Please provide the office with your table and chair set up diagram no later than 7 days in advance of your event.



exhibit u ■ winter park canopy



WINTER PARK
CANOPY



funding request outline

funding summary

GRANT FUNDING REQUESTED

\$6,000,000 allocated over three years

FUNDING ALLOCATION TIMELINE

Year 1: \$2,000,000 Construction Costs

Year 2: \$3,000,000 Construction Costs

Year 3: \$1,000,000 Construction Costs

Winter Park is amenable to any funding amount distribution schedule over the three-year period.

FUNDING REQUEST REASON

Shared Construction Costs for Events Center 13,456 sq. ft.

Rooftop Event Venue atop Events Center – 5,880 sq. ft.

Tiered Performance Auditorium in library. -1400 sq. ft.

Exterior Event Amphitheater – 6,700 sq. ft.

expenditure summary

OVERALL PROJECT COST

\$42,976,000 entire complex

EVENTS CENTER AUDITORIUM

\$13,369,000 events center auditorium

EVENTS CENTER ROOFTOP EVENT VENUE

\$2,613,000 rooftop event space

EXTERIOR EVENT AMPHITHEATER

\$636,000 exterior amphitheater

PERFORMANCE AUDITORIUM

\$1,473,000 performance auditorium inside library

LIBRARY

\$24,885,000 library construction (not part of this request)

timeline summary

PROJECT TIMELINE

Demo of existing Civic Center January 2019

Construction of new structures begins May 2019

Completion of Construction August 2020

See exhibit ee for full budget detail.



exhibit v ■ winter park canopy

WINTER PARK
CANOPY



construction/post-construction employment

during construction

MAY 2019-JULY 2020

379 jobs

The construction of this Events Center will create slightly over 375 jobs. This includes all type of positions including full-time, part-time, and temporary jobs. It will also contribute \$47.9 million to Orange County's output. Often referred to as total sales volume, output measures the gross level of business revenue which includes both the costs of labor and materials (intermediate inputs) and value added activities (compensation and profits). Personal income refers to total earnings from employee compensation, wage supplements, rents, transfer payments, and other business ventures. The construction of the Events Center is estimated to bring about \$18.8 million in personal income to Orange County residents. Finally, the construction of this project will add \$30.1 million to Orange County's gross domestic product. This figure represents the total market value of all goods and services produced.

post-construction

FY2020 and BEYOND

60 jobs

Table 2: Economic Impact

Economic Indicator	Library/Events Center Construction	Operations (Annual Average)
Employment	379	60
Sales (Output)	\$47,899,889	\$5,161,541
Personal Income	\$18,798,912	\$3,059,984
Gross Domestic Product	\$30,114,117	\$3,111,706

Source: REMI PI+ East Central Florida Region v 1.7

On the operation side, this venue will on average create 60 jobs per year. It will also generate close to \$5.2 million in sales and \$3.1 million in personal income, and add \$3.1 million to Orange County's gross domestic product annually.

Source: East Central Florida Regional Planning Council, November 2018

See exhibit aa for full report.



exhibit w  winter park canopy



WINTER PARK
CANOPY



Intended use of funds

expenditure summary

OVERALL PROJECT COST	\$42,976,000 entire complex
EVENTS CENTER/AUDITORIUM	\$13,369,000 event center
EVENTS CENTER ROOFTOP EVENT VENUE	\$2,613,000 rooftop event space 5,880 sq. ft
EXTERIOR EVENT AMPHITHEATER	\$636,000 exterior amphitheater 6,700 sq.ft.
PERFORMANCE AUDITORIUM	\$1,473,000 performance theater inside library 1,400 sq. ft
LIBRARY	\$24,885,000 library construction (not part of this request)

NOTE

Proportionate costs for the following construction elements are included in the above figures: site prep, site amenities, fixtures, furniture, and equipment design architects fees, entry feature.

funding sources

BOND REFERENDUM	\$27,500,000 approved by voters of Winter Park
BOND PROCEEDS	\$800,000
PRIVATE DONORS	\$1,750,000 in raised funds by the library board includes a matching lump sum donation by the Edyth Bush Foundation of \$750,000.
LAND CONTRIBUTED BY CITY	\$1,250,000 Events Center portion only
OTHER CITY FUNDS CONTRIBUTED	\$269,000 Events Center portion only

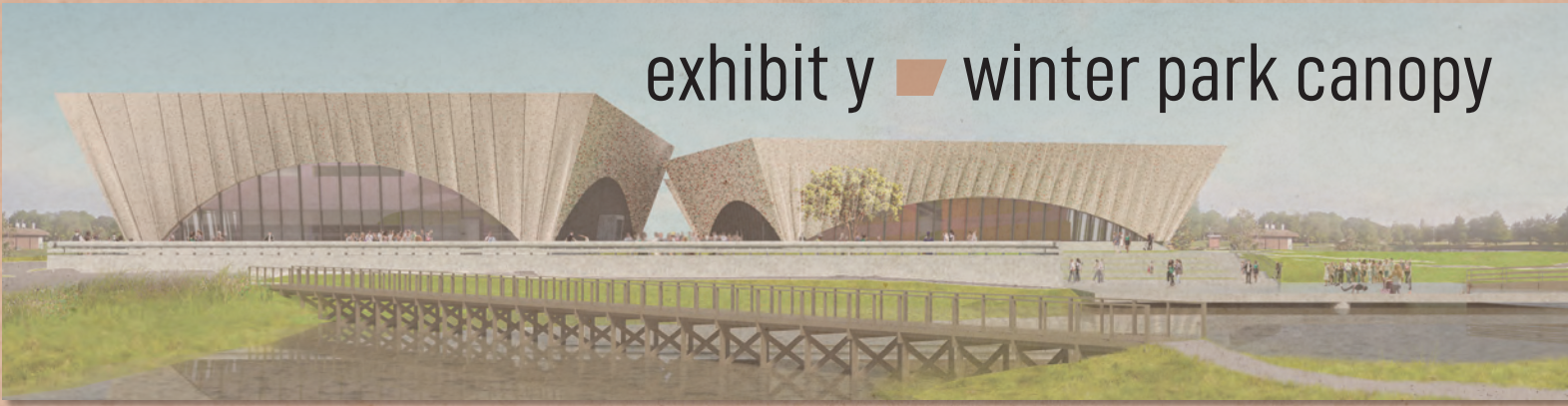
Intended use of TDT funding is for project elements of the events center/ auditorium.



exhibit w | winter park canopy

EVENTS CENTER BUDGET	Construction Phase Certificate of Occupancy in FY21	Pre Opening Phase Training/ Stocking Marketing Opens in FY 21	Five Year Proforma				
	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
Personnel							
Regular Wages	\$ 57,720	\$ 111,351	\$ 164,981	\$ 169,106	\$ 173,333	\$ 177,666	\$ 182,108
Part-time Wages	\$ -	\$ 17,500	\$ 85,500	\$ 87,638	\$ 89,828	\$ 92,074	\$ 94,376
OT Wages	\$ -	\$ -	\$ 400	\$ 410	\$ 420	\$ 431	\$ 442
FICA Taxes	\$ 3,800	\$ 8,000	\$ 16,370	\$ 16,779	\$ 17,199	\$ 17,629	\$ 18,069
Pension	\$ 3,970	\$ 5,070	\$ 9,342	\$ 9,576	\$ 9,815	\$ 10,060	\$ 10,312
ICMA City Contrib.	\$ 1,700	\$ 1,800	\$ 1,800	\$ 1,845	\$ 1,891	\$ 1,938	\$ 1,987
Group Health Ins.	\$ 9,200	\$ 18,677	\$ 26,429	\$ 27,090	\$ 27,767	\$ 28,461	\$ 29,173
Life Ins.	\$ 130	\$ 163	\$ 243	\$ 249	\$ 255	\$ 262	\$ 268
AD&D Ins.	\$ 12	\$ 22	\$ 27	\$ 28	\$ 28	\$ 29	\$ 30
Disability Ins.	\$ 140	\$ 229	\$ 270	\$ 277	\$ 284	\$ 291	\$ 298
Worker's Comp.	\$ 180	\$ 1,870	\$ 3,660	\$ 3,752	\$ 3,845	\$ 3,941	\$ 4,040
Unemployment Comp.	\$ 10	\$ 50	\$ 70	\$ 72	\$ 74	\$ 75	\$ 77
PERSONNEL TOTAL	\$ 76,862	\$ 164,732	\$ 309,092	\$ 316,819	\$ 324,740	\$ 332,858	\$ 341,180
Operational							
Contractual Service	\$ 6,000	\$ 6,000	\$ 7,000	\$ 7,210	\$ 7,426	\$ 7,649	\$ 7,879
Credit Card Fees	\$ -	\$ 750	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814
Cell Phones	\$ 720	\$ 1,000	\$ 1,400	\$ 1,442	\$ 1,485	\$ 1,530	\$ 1,576
Postage & Freight	\$ 100	\$ 400	\$ 500	\$ 515	\$ 530	\$ 546	\$ 563
Copier Rental	\$ 500	\$ 500	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126
Maintenance Contract		\$ 1,000	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502
Building Maintenance	\$ -	\$ 2,000	\$ 6,000	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753
Equipment Maintenance	\$ -	\$ 200	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251
Printing & Binding	\$ 5,000	\$ 5,000	\$ 4,500	\$ 4,635	\$ 4,774	\$ 4,917	\$ 5,065
Copier	\$ 190	\$ 200	\$ 414	\$ 426	\$ 439	\$ 452	\$ 466
Gen. Operating Supply	\$ 200	\$ 1,000	\$ 6,000	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753
Janitorial Supplies	\$ -	\$ 10,000	\$ 62,500	\$ 64,375	\$ 66,306	\$ 68,295	\$ 70,344
Clothing	\$ -	\$ 1,500	\$ 2,300	\$ 2,369	\$ 2,440	\$ 2,513	\$ 2,589
Equipment Under \$1000	\$ -	\$ 3,000	\$ 3,200	\$ 3,296	\$ 3,395	\$ 3,497	\$ 3,602
Advertising/Marketing		\$ 50,000	\$ 50,000	\$ 51,500	\$ 53,045	\$ 54,636	\$ 56,275
OPERATIONS TOTAL	\$ 12,710	\$ 82,550	\$ 153,314	\$ 157,913	\$ 162,651	\$ 167,530	\$ 172,556
Utilities							
Tel. Equipment Charges	\$ 800	\$ 1,200	\$ 3,000	\$ 3,075	\$ 3,152	\$ 3,231	\$ 3,311
Water	\$ 600	\$ 1,800	\$ 2,400	\$ 2,460	\$ 2,522	\$ 2,585	\$ 2,649
Electricity	\$ 5,400	\$ 14,000	\$ 30,000	\$ 30,750	\$ 31,519	\$ 32,307	\$ 33,114
General Liability	\$ 3,000	\$ 3,000	\$ 8,000	\$ 8,200	\$ 8,405	\$ 8,615	\$ 8,831
Risk Management Oper.	\$ 795	\$ 795	\$ 2,000	\$ 2,050	\$ 2,101	\$ 2,154	\$ 2,208
UTILITIES TOTAL	\$ 10,595	\$ 20,795	\$ 45,400	\$ 46,535	\$ 47,698	\$ 48,891	\$ 50,113
Personnel	\$ 76,862	\$ 164,732	\$ 309,092	\$ 316,819	\$ 324,740	\$ 332,858	\$ 341,180
Operational	\$ 12,710	\$ 82,550	\$ 153,314	\$ 157,913	\$ 162,651	\$ 167,530	\$ 172,556
Utilities	\$ 10,595	\$ 20,795	\$ 45,400	\$ 46,535	\$ 47,698	\$ 48,891	\$ 50,113
TOTAL	\$ 100,167	\$ 268,077	\$ 507,806	\$ 521,268	\$ 535,089	\$ 549,279	\$ 563,849
REVENUE PROJECTION	\$ -	\$ -	\$ 800,000	\$ 848,000	\$ 898,880	\$ 916,858	\$ 935,195
EVENTS CENTER ONLY							

exhibit y  winter park canopy



WINTER PARK 
CANOPY



Exhibit Y | winter park canopy

initial marketing plan

Introduction

This document is intended for use as an initial marketing plan for the City of Winter Park Events Center.

Product & Market Segments

The Event Center at the Canopy will host a wide variety of events including but not limited to:

- Charity/community events
- Civic events
- Civil ceremonies
- Conferences
- Dinners/banqueting
- Exhibitions
- Expositions
- Holiday parties
- Meetings
- Music/concerts
- Private parties
- Provision of classrooms for language schools
- Wedding receptions

Competitor Analysis

An initial competitor analysis was completed by the City of Winter Park. Although there are competitive venues within the market area, what sets the Events Center apart from its competing venues are:

- Architectural uniqueness
- Competitive in rental rates
- Excitement of the newness of the facility
- Flexible capacity of the venue
- Ideal central location
- Natural views of the lake and park space
- Rooftop venue that offers additional event space overlooking the water's edge and greenspace

Website

WinterParkCanopy.org & WinterParkCanopy.com have been secured.





Exhibit Y | winter park canopy

Advertising/Publicity

Traditional print

- Targeted publicity and advertising in bridal, family and event-related magazine/publications
- Direct mail pieces targeted to families, brides-to-be, and residents
- Local newspapers (Orlando Sentinel, Park Press, Winter Park/Maitland Observer, etc.)

International and trade publications

- Working with Adjaye Associates and our in-house architects, secure editorial content in local, state, regional and international architectural trade publications as it relates to the unique design of the Winter Park Canopy.

Partnerships/Collaboration

- Visit Florida and Visit Orlando
- Caterers, wedding planners, realtors & event planners
- Surrounding hotels
- Winter Park Chamber of Commerce

Online/digital Communications

- Targeted membership with TheKnot.com and like bridal services

City Communication Tools

- Website > cityofwinterpark.org the city's most comprehensive tool
- *Winter Park Update* newsletter – mailed to all City of Winter Park residents and businesses quarterly
- Utility Bill inserts – mailed to approximately 25,000 utility customers monthly
- Press Releases and Media Alerts – targeted to local media outlets on a focused topic or event
- Graphic displays on digital kiosks on Park Avenue, City Hall lobby and Winter Park Train Station lobby
- eNewsletters: [citEnews > cityofwinterpark.org/citEnews](http://citEnews.cityofwinterpark.org) subscribe & receive city info via email

WINTER PARK
CANOPY





Exhibit Y | winter park canopy

Social Media

The Winter Park Events Center will utilize all social media daily. Currently, the city maintains the following social tools and will add the Winter Park Canopy to this menu of existing tools:



City of Winter Park @winterparkfla
Parks & Recreation Department @ParksandRecWP
Winter Park Golf Course @WinterParkGolf

Nextdoor® > City and Winter Park Police Department
Video platforms: YouTube® and Vimeo®



Winter Park Police Department @WinterParkPD



City of Winter Park Emergency Information @WinterParkEmergencyInfo
Farmers' Market @WinterParkFarmersMarket
Winter Park Fire-Rescue Department @WinterPark FD



exhibit z  winter park canopy



WINTER PARK 
CANOPY



General Security Plan

The City of Winter Park General Security Plan for The Canopy serves as an operations manual and employee training guide to assure the security and safety of the participants, employees, volunteers, facilities, parks and equipment. The General Security Plan consists of the following sections:

- Emergency Evacuation Plans
- Security and Fire Alarm Systems
- Facility Access Systems
- Robbery/Criminal Activity
- Violent Crime/Community Crime
- Facility Lockdown
- Bomb Threat
- Severe Weather
- Power Outages
- Chemical Storage and Spills
- Gas Leak

PROPERTY NAME	Winter Park Civic Center and MLK, Jr. Park
PHYSICAL ADDRESS	1050 W. Morse Blvd., Winter Park, FL 32789
NAMES	City of Winter Park
MUNICIPALITY	WP – Winter Park
PROPERTY USE	8900 – Municipal
MAILING ADDRESS	401 S. Park Ave., Winter Park, FL 32789-4319





emergency evacuation plans

Each facility shall have a floor plan of each of building on file at the Administrative Office. Floor plans should include the following information and must be posted in a visible location in each building respectively.

- A general layout of the facility.
- Emergency exit routes.
- Exterior doors.
- Fire extinguisher locations.
- AED (Automated External Defibrillator) Locations.
- Where to report in the event of evacuation.

security and fire alarm systems

Each facility owned and operated by the City of Winer Park that is used by the public or has equipment and supplies of over \$10,000 shall have a security system and where applicable a fire alarm system. Alarm codes and passwords shall be kept up to date and listed at the Administrative Office and with the Department Director and Building Maintenance Director.

The alarm system shall be engaged upon each closing of the facility whether it is over night or for short periods of time during normal operating hours.

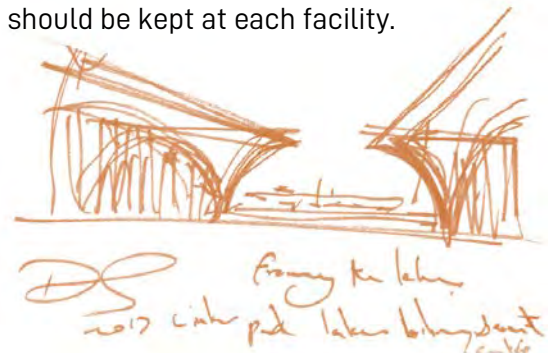
Facilities equipped to operate the alarm system with a key fob shall provide a list of employees with key fobs and that list should be kept on file at the Administrative Office. In the event a key fob is lost or stolen it must be reported immediately.

In the event that an alarm system malfunctions or is not work properly, the employee shall contact their immediate supervisor before leaving the facility for instructions.

The Building Maintenance Director shall provide the contract alarm monitoring company with a list of employees to contact for each facility in the event the alarm is activated. This list should be kept current. Upon activation of the alarm system, the contract company will contact the employee charged with responsibility for the facility, or depending on the circumstances of the situation the Sheriff's Office and/or the proper Fire District.

If the incident is a true illegal entrance into the facility or a fire, the facility operator will fill out the Incident Report Form and give it to their immediate supervisor. False alarms do not require an Incident Report Form. If the Police Department is called, the Incident Form should be attached to the Police Report.

Fire systems shall be inspected annually to ensure proper operation; this includes the monitoring systems as well as the wet and dry sprinkler systems. Record of these inspections should be kept at each facility.





facility access and door lock systems

Each facility shall have door locks in place and a copy of the key shall be given to the Parks Director, Assistant Director and Building Maintenance Director.

Keys will be issued at the discretion of the Assistant Director, who will keep an updated list of all keys issued.

Employees that are issued keys will be responsible for signing out the key through their immediate supervisor.

Only the Director has the discretion to approve the making of copies of keys.

Should a key be lost, stolen or misplaced, the employee shall notify their immediate supervisor.

Each facility shall be secured and locked upon closing of the facility whether it is overnight or for a period during normal operating hours when the facility will not be staffed.

In the event that the door lock will not secure the facility, the employee shall contact their immediate supervisor before leaving the facility for instructions.

Upon leaving the employment of the Department, an employee shall return any issued keys to their immediate supervisor before they can receive their final paycheck.

robbery/criminal activity

If a robbery were to occur, calmly give the person the money or items they want.

During this time, notice all possible features about the person/s:

- Height and weight
- Clothes color and style
- Color of hair
- Age

Once it is safe, call 911, the immediate supervisor and Division Director.

An Incident Form must be filed.





violent crime/community crime

In the event that there is a major crime in the area of a City of Winter Park facility, the facility should go to an immediate lockdown. Staff should not let anyone enter the facility without identification. Staff should call their immediate supervisor and Director for further instructions.

facility lockdown

The City of Winter Park operates several programs where children and/or adults are placed in the care of our staff i.e. after school program, day camps, residential camps and community centers. In the event of criminal activity in the immediate area of one of the facilities where these programs are operated staff will follow local policies and procedures to determine if a facility lockdown is required, Should a lockdown be required follow the policies and procedures specific to that location and program.

bomb threat

The staff should engage the caller and write down the exact statement, if possible try to engage the assistance of 911 while on the phone. (by a secondary staff member)

Do not interrupt the caller except to ask the following questions:

- When is the bomb going to explode?
- Where is the bomb?
- What does the bomb look like?
- What kind of bomb is it?
- What will cause it to explode?
- Why are you doing this?
- Who are you?
- Where are you calling from?

After the caller hangs up, call 911 and record:

- Try to determine the origin of the call.
- Description of the caller's voice (male or female, and estimate the age)
- Accent and tone of the voice?
- Did the caller express familiarity with the facility?
- Were there any background noises?





exhibit z | winter park canopy

Contact your immediate supervisor for instructions.

If it is determined that evacuation is necessary:

- Make a calm announcement for immediate evacuation and sweep the building for all patrons, volunteers and staff.
- Make sure no one is within 100 feet of the building.
- Lock the building.
- Wait for the Public Safety officials to sweep the building for the bomb.

If the facility is not to be evacuated, the staff will search the facility for foreign objects. If found evacuate.

An Incident Form must be filed on all bomb threats.

sudden and severe weather

In the event of severe weather, the facility supervisor will direct staff to make an announcement over the PA system and room by room to notify all participants and staff of the impending weather.

Staff should then make a sweep of all areas of the facility and grounds advising people to seek appropriate shelter.

Participants and staff shall move to the pre-designated location in the facility and instructions shall be announced to everyone.

Once the facility supervisor determines that the weather threat is over, announcements should be made to continue the facility operation or evacuate the facility.

The facility supervisor shall notify their immediate supervisor.

power outage

During a power outage all facilities should be evacuated unless severe weather makes it unsafe to leave the building. The Director shall be contacted for further instructions.

If the power fails during the day light hours and facility supervisor determines there is sufficient light to function reasonably, the staff is expected to complete tasks that do not require a power source to allow its function.





chemical storage and spills

Chemicals and hazardous materials will be stored according to Occupational and Safety Health Administration standards.

Proper signage and/or documentation will be displayed at all times as to the type, classification and safety precautions related to them. (Safety Data Sheets)

Access to chemical storage rooms will be limited to those employees that have completed Hazard Communication training.

The staff shall immediately notify their supervisor after a chemical spill has occurred.
The staff shall consult the SDS sheets to determine appropriate steps to contain and clean the spill.

If someone is injured or something damaged as a result of a spill, an incident report shall be completed.

gas leak

- Evacuate the facility and call 911 and immediate supervisor.
- Notify the Division Director.
- If gas shut off is located, turn it off.
- Do not operate any electrical switches.
- Reoccupy the facility only when cleared by authorities.
- An Incident form must be filed on all gas leaks.





unattended children

SHOULD A PARK OR FACILITY ATTENDANT ENCOUNTER AN UNATTENDED CHILD, IMMEDIATELY CONTACT LAW ENFORCEMENT. DO NOT LEAVE THE CHILD ALONE. STAY WITH THE CHILD UNTIL POLICE DEPARTMENT ARRIVAL. Complete an incident report.

As employees of the City of Winter Park, staff members are authorized to enforce the rules of the parks and facilities. Each employee has been given a set of the rules and in most cases the rules are clearly posted on site. Staff of the Parks and Recreation Department, however, are not citation trained and do not have legal authority to enforce the law. If a guest does not comply with your friendly request to abide by the rules, simply walk away and phone the police. The police department enforces the law.

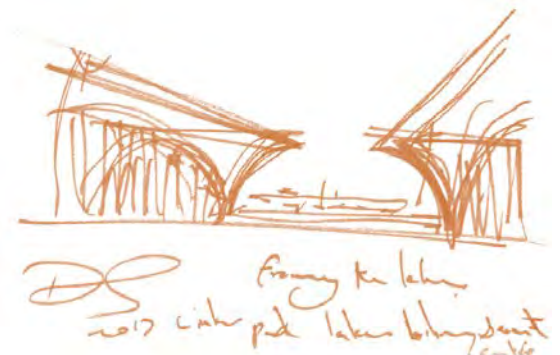
If any member of the Parks and Recreation Department finds any piece of evidence that is related to a crime on City Property or a lost item of value, it is to be immediately turned over to the Police Department for proper handling.

event security

Any event that requires security, uniformed City of Winter Park Police officers are required. Rates listed on the City of Winter Park Fee Schedule will be charged. Rates cover all direct costs for the officers.

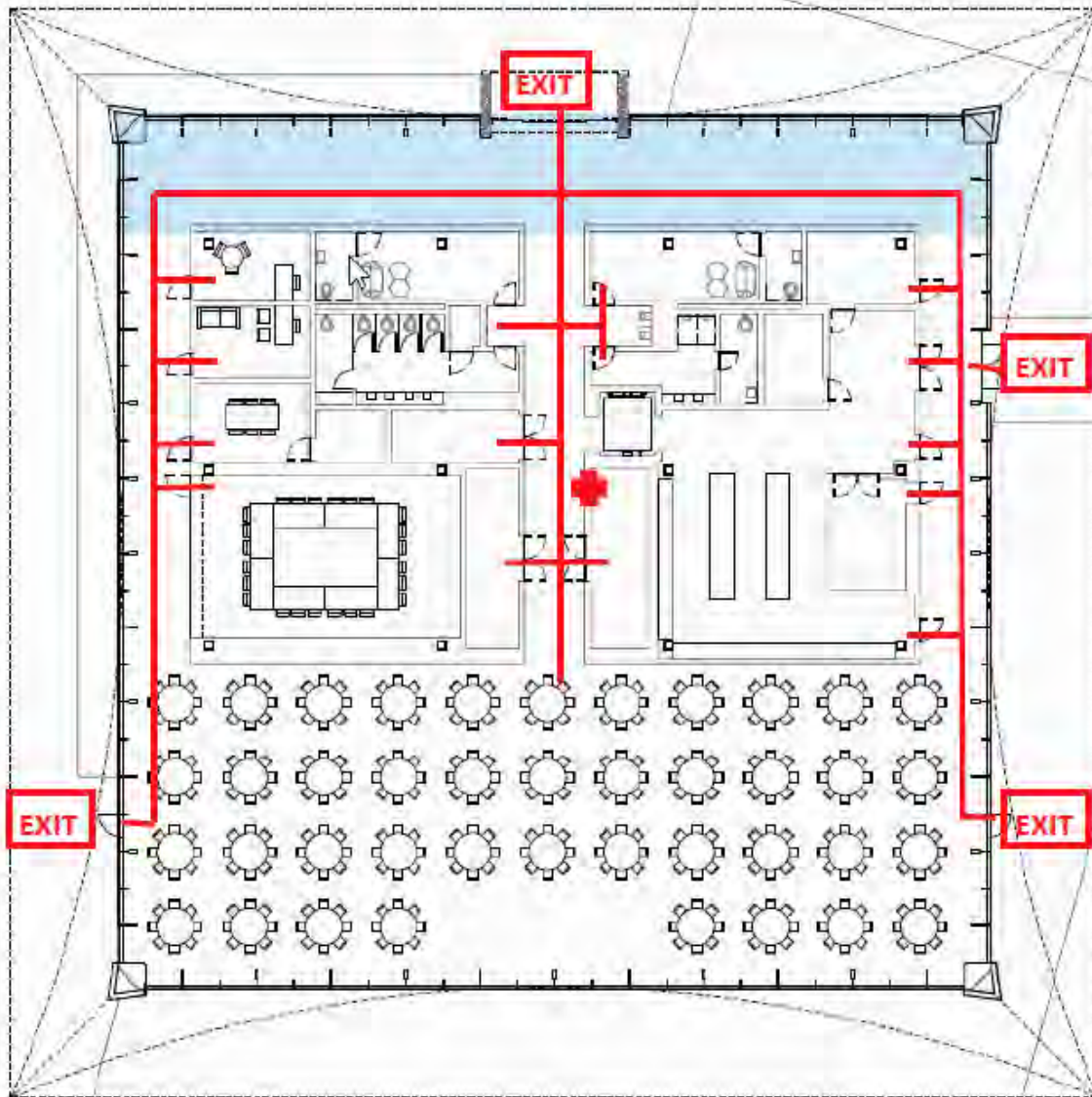
emergency contact information

City Manager	407-599-3235
Assistant City Manager	407-599-3236
Parks and Recreation Director	407-643-1613
Human Resources	407-599-3653
Risk Management	407-599-3390
Winter Park Police	407-599-1313
Winter Park Fire Department	407-599-1212





emergency exit plan and aed location




 AED

WI
CANOPY



*Fromy the lab
2017 winter park lab building
canopy*

exhibit aa  winter park canopy



WINTER PARK 
CANOPY



exhibit aa | winter park canopy economic impact-report



East Central Florida Regional Planning Council
455 N. Garland Avenue, Orlando, FL 32801
Phone 407.245.0300 • Fax 407.245.0285 • www.ecfrpc.org

November 14, 2018

From: Luis Nieves-Ruiz, Economic Development Program Manager *LNR*
East Central Florida Regional Planning Council

To: Kyle Dudgeon, Assistant Director Planning/CRA
City of Winter Park

Re: **Economic Impact of Construction/Operation of Winter Park Events Center**

This analysis estimates the economic impact that the construction and operation of the new Winter Park Events Center will have on Orange County's economy. The East Central Florida Regional Planning Council (ECFRPC) calculated the impact of this project using Regional Economic Models, Inc. (REMI) Policy Insight economic modeling software.

According to information provided by the City of Winter Park, the city will invest \$30 million to build the new Events Center. The City estimates that this venue will host on average a total of 100 weddings annually, which are expected to generate up to \$4 million per year in new expenditures. The ECFRPC used this information to calculate the economic impact that the Events Center would have on Orange County's economy (Table1).

Table 1: Events Center Project Data

Category	Total
Library/Events Center Construction	\$30 Million
Annual Amount of Event Expenditures	\$4 million

Source: City of Winter Park, 2018

To estimate the economic impact of the Events Center's operation, the ECFRPC distributed the event expenditure money among six different spending categories based on the most common wedding costs. This allocation is better explained on Table 2 in the next page.

Serving Brevard, Lake, Marion, Orange, Osceola, Seminole, Sumter, and Volusia counties



Table 2: Event Spending Categories

Spending Category	Types of Services Included
Retail Trade	Florists, Tuxedo Rentals, Bridal Shops
Rental and Leasing	Venue Rental
Professional Services	Photography, Videography
Performing Arts	Music, Entertainment
Food Services	Catering, Bar
Personal Services	Wedding Planner, Beauty Salons, Nail Salon, etc...

Source: ECFRPC research, 2018

The construction of this Events Center will create slightly over 375 jobs. This includes all type of positions including full-time, part-time, and temporary jobs. It will also contribute \$47.9 million to Orange County’s output. Often referred to as total sales volume, output measures the gross level of business revenue which includes both the costs of labor and materials (intermediate inputs) and value added activities (compensation and profits). Personal income refers to total earnings from employee compensation, wage supplements, rents, transfer payments, and other business ventures. The construction of the Events Center is estimated to bring about \$18.8 million in personal income to Orange County residents. Finally, the construction of this project will add \$30.1 million to Orange County’s gross domestic product. This figure represents the total market value of all goods and services produced.

Table 2: Economic Impact

Economic Indicator	Library/Events Center Construction	Operations (Annual Average)
Employment	379	60
Sales (Output)	\$47,899,889	\$5,161,541
Personal Income	\$18,798,912	\$3,059,984
Gross Domestic Product	\$30,114,117	\$3,111,706

Source: REMI PI+ East Central Florida Region v 1.7

On the operation side, this venue will on average create 60 jobs per year. It will also generate close to \$5.2 million in sales and \$3.1 million in personal income, and add \$3.1 million to Orange County’s gross domestic product annually.

If you have any questions about this analysis, please contact Luis Nieves-Ruiz at 407-245-0300 x 308 or via e-mail at luis@ecfrpc.org.

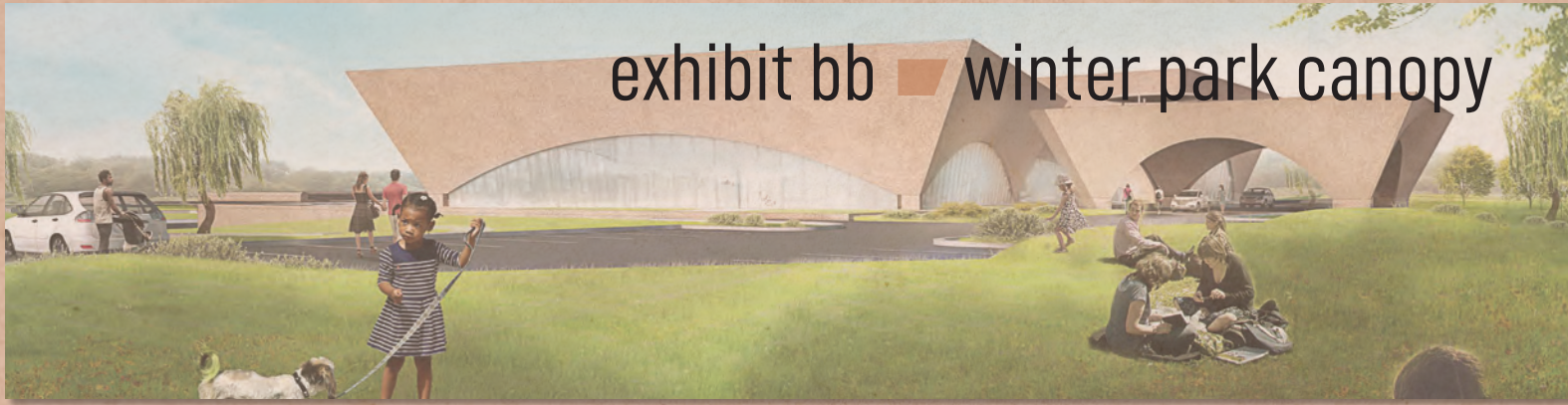


exhibit bb ■ winter park canopy

WINTER PARK
CANOPY



articles of incorporation

city charter

Winter Park, Florida Code of Ordinances, Part One, Charter and Related Laws

We the people of the City of Winter Park, Florida, under the authority of the constitution and laws of the State of Florida, adopt this Charter to define the powers and structure of this City and to secure the benefits of home rule. This action also affirms the values of a representative democracy, professional management, strong political leadership, high ethical standards, citizen participation, and regional cooperation. We desire for Winter Park to be the best place to live, work, and play in central Florida by creating an open and responsive government and preserving a superior quality of life for the current residents and future generations.

(Ord. No. 2790-09, § 2(Am. 1), 12-14-2009)

ARTICLE I. - GENERALLY

Sec. 1.01. - Creation and powers.

The City of Winter Park is created which shall have all governmental, corporate, and proprietary powers to enable it to conduct municipal government, perform municipal functions and render municipal services, and may exercise any power for municipal purposes except as otherwise provided by law.

Sec. 1.02. - Corporate boundaries.

The corporate boundaries of the City of Winter Park shall remain as they exist on the date this amended Charter takes effect, provided that the city shall have the power to change its boundaries in the manner prescribed by law. A description of the corporate boundaries is on file in the City Clerk's office and available to the public.

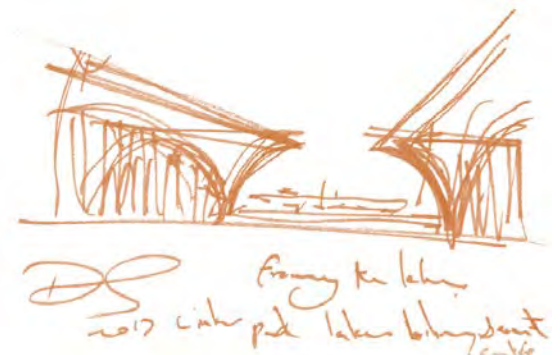




exhibit cc ■ winter park canopy

WINTER PARK
CANOPY



tax status

governmental entity – exempt from income tax

Internal Revenue Service

Date: October 4, 2007

**CITY OF WINTER PARK
FINANCE DEPARTMENT
401 PARK AVE S
WINTER PARK FL 32789**

**Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201**

Person to Contact:
John Kennedy ID 17-57094
Customer Service Representative
Toll Free Telephone Number:
877-829-5500
Federal Identification Number:
59-6000454

Dear Sir/Madam:

This is in response to your request of October 4, 2007, regarding your organization's exemption from Federal income tax.

As a governmental unit or a political subdivision thereof, your organization is not subject to Federal income tax under the provisions of Section 115(1) of the Internal Revenue Code, which states in part:

"Gross income does not include income derived from ... the exercise of any essential governmental function and accruing to a State or any political subdivision thereof ..."

Because your organization is a governmental unit or a political subdivision thereof, its income is not taxable as explained above. Contributions used exclusively for public purposes are deductible under Section 170(c)(1) of the Code.

Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Your organization may obtain a letter ruling on its status under section 115 by following the procedures specified in Rev. Proc. 2004-1 or its successor.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,

for Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations 1



exhibit dd ■ winter park canopy

WINTER PARK
CANOPY



organizational outline

governmental structure

CITY COMMISSION

Mayor Steve Leary
Commissioner Carolyn Cooper
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Pete Weldon

CITY MANAGEMENT

Randy Knight, City Manager
Michelle Neuner, Assistant City Manager



ORGANIZATIONAL

chart

adopted NOVEMBER 2011

updated June 2018

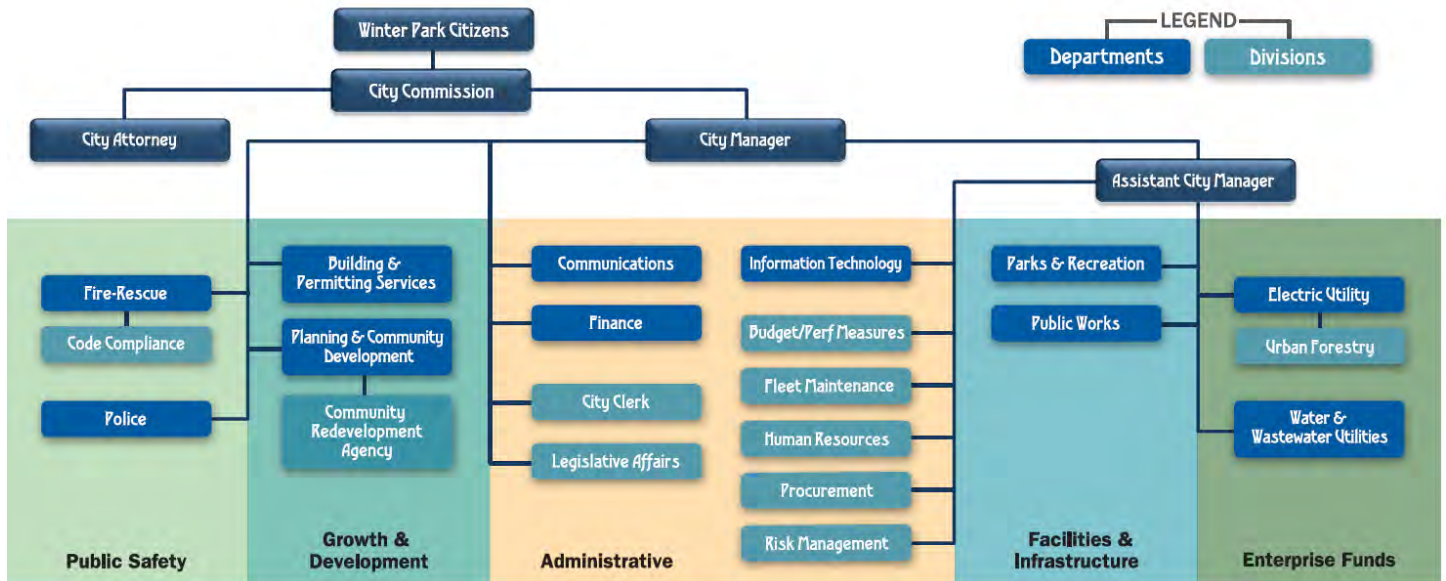




exhibit ee  winter park canopy

WINTER PARK
CANOPY



exhibit ee | winter park canopy complete project budget

canopy project budget

	Events Center	Library	Total Project Costs	TDT Eligible Costs
COSTS				
Base Project Costs	\$ 11,472,000	\$ 20,327,000	\$ 31,799,000	\$ 11,472,000
Rooftop Venue atop events center	\$ 2,613,000		\$ 2,613,000	\$ 2,613,000
Public performance auditorium within Library	\$ -	\$ 1,473,000	\$ 1,473,000	\$ 1,473,000
Entry Feature	\$ 378,000	\$ 692,000	\$ 1,070,000	\$ 378,000
Outdoor Amphitheater	\$ 636,000	\$ -	\$ 636,000	\$ 636,000
On-street parking, Stormwater and Utilities	\$ 269,000	\$ 492,000	\$ 761,000	\$ 269,000
SUBTOTAL CONSTRUCTION COSTS	\$ 15,368,000	\$ 22,984,000	\$ 38,352,000	\$ 16,841,000
Land	\$ 1,250,000	\$ 3,374,000	\$ 4,624,000	\$ 1,250,000
TOTAL PROJECT COSTS	\$ 16,618,000	\$ 26,358,000	\$ 42,976,000	\$ 18,091,000
LESS DISALLOWABLE EXPENSES				
Permit Fees	\$ (115,000)	\$ (217,000)	\$ (332,000)	\$ (115,000)
Owners Rep	\$ (182,000)	\$ (343,000)	\$ (525,000)	\$ (182,000)
Landscaping	\$ (76,000)	\$ (134,000)	\$ (210,000)	\$ (76,000)
Contingency	\$ (621,000)	\$ (1,175,000)	\$ (1,796,000)	\$ (621,000)
NET PROJECT EXPENSES	\$ 15,624,000	\$ 24,489,000	\$ 40,113,000	\$ 17,097,000
NON-TDT FUNDING SOURCES				
General Obligation Bond Proceeds	\$ 9,708,000	\$ 17,792,000	\$ 27,500,000	\$ 9,708,000
Earnings on Bond Proceeds	\$ 282,000	\$ 518,000	\$ 800,000	\$ 282,000
Grant from Edyth Bush Foundation	\$ -	\$ 750,000	\$ 750,000	\$ -
Library Fund Raising Committed	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -
Other City Funds Committed	\$ 269,000	\$ 492,000	\$ 761,000	\$ 269,000
Land Contributed by City	\$ 1,250,000	\$ 3,374,000	\$ 4,624,000	\$ 1,250,000
Less Non TDT Funds needed for Disallowable exp	\$ (994,000)	\$ (1,869,000)	\$ (2,863,000)	\$ (994,000)
TOTAL SOURCES AVAILABLE FOR ELIGIBLE EXPENSES	\$ 10,515,000	\$ 22,057,000	\$ 32,572,000	\$ 10,515,000
FUNDING SHORTFALL	\$ (5,109,000)	\$ (2,432,000)	\$ (7,541,000)	\$ (6,582,000)
TDT REQUEST	\$ 6,000,000		\$ 6,000,000	\$ 6,000,000
REMAINING TO BE RAISED FROM DONORS	\$ 891,000	\$ (2,432,000)	\$ (1,541,000)	\$ (582,000)

exhibit ff  winter park canopy



WINTER PARK
CANOPY



Exhibit FF | Letters of Support

Letters of Support

James T. Barnes, President,
Jambarco Investment Group
Winter Park resident

Michael Brown, President & CEO
Wyndham Vacation Ownership

Phillip N. Brown, CEO
Greater Orlando Aviation Authority

Grant H. Cornwell, President
Rollins College & The Alford Inn
&

Allan E. Keen, Chairman of the Board of
Trustees
Rollins College & The Alford Inn

Alan H. Ginsburg, CEO
AHG Group

Marc Hagle, President & CEO
Tricor International
Winter Park Resident

Sharon Hagle, Board Member
Pulse Foundation

Harvey L. Massey, Founder & Chairman
Massey Services, Inc.

Stephen H. Mauldin, Co-chief Executive Officer
CNL

Anthony J. Nicholson, President
Nicholson Investments

David A. Odahowski, President & CEO
Edyth Bush Charitable Foundation

James H. Pugh, Jr., Chairman/CEO
Epoch Residential

Marc Reicher, Senior Vice-President
Rida Development

Charles Steinmetz, Philanthropist

WINTER PARK
CANOPY

*From my letter
2017 winter park letter bibliography
center*

Jambarco Investment Group, LLC
1031 W. Morse Boulevard, Ste 105
Winter Park, FL 32789

November 13, 2018

Orange County TDT Application Review Committee
Orange County Administration Building
201 S. Rosalind Avenue
Orlando, FL 32801

Grant Review Committee:

I am writing this letter to show our support of the City of Winter Park's application to the TDT Grant Review Committee as it applies to the new facility planned at the Winter Park Canopy, near the corner of Morse Boulevard and Harper Street in Winter Park. Our office is located across the street from where the new Winter Park Canopy development will be constructed and we look forward to the elegant construction planned for this area as well as the many community events that will be drawn to this area once the construction is completed in 2020.

We encourage the Committee to seriously consider this application to help fund this exciting new project called Winter Park Canopy.

Sincerely,

A handwritten signature in blue ink that reads "James T. Barnes, Jr." in a cursive style.

James T. Barnes, Jr.

November 6, 2018

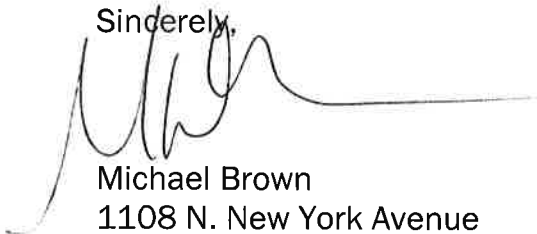
Dear TDT Grand Application Review Committee:

I am writing this letter in support of the City of Winter Park's application for the TDT grant funding for the new Winter Park Canopy. Within the city's 10 square miles, Winter Park is rich in arts & cultural offerings. We have the world's most comprehensive collection of Tiffany glass to images and artifacts of the city's history of over 125 years ago, the city of Winter Park is a mecca for art and culture in the region.

The new Winter Park Canopy will add to this eclectic art collection with the architectural design itself and the pieces it will house inside. This facility is an important addition to our region that will offer views of Winter Park's natural beauty and provide guests a unique experience during their stay.

I am eagerly awaiting the grand opening of The Winter Park Canopy in 2020.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Brown', with a long horizontal line extending to the right.

Michael Brown
1108 N. New York Avenue
Winter Park, FL 32789



Orange County TDT Grant Application Review Committee
Orange County, Florida

November 12, 2018

To Whom It May Concern,

Connecting people and places is the primary function of Orlando International Airport. We take great pride in our role as a welcome mat for millions of annual visitors to discover Central Florida's diverse and interesting leisure activities. We are confident the proposed events center component of the Winter Park Canopy project will be an asset to the community and the unique design by renowned architect Sir David Adjaye will certainly give the facility international appeal.

As the premiere global gateway to the most-visited destination in the United States, Orlando International Airport welcomes more than six million international passengers a year. These visitors come to Central Florida to enjoy not only the region's world-class attractions but to experience our cultural venues as well. The events center will offer another exceptional option for our growing number of world travelers.

Like Orlando International Airport, the City of Winter Park enjoys a reputation for a commitment to excellence. We share a common goal to provide a memorable experience to both residents and visitors. International travelers appreciate fresh opportunities for exploration and a new events center would provide additional incentive to appreciate the offerings of Winter Park. We look forward to watching this project progress toward completion.

Sincerely,

A handwritten signature in blue ink, appearing to read "Phillip N. Brown".

Phillip N. Brown
Chief Executive Officer



Rollins College • President
George D. and Harriet W. Cornell Professor of Distinguished Presidential Leadership
Professor of Philosophy
1000 Holt Ave. - 2711 • Winter Park, FL 32789-4499
T 407.646.2120 • rollins.edu

October 30, 2018

Dear TDT Grant Review Committee:

On behalf of Rollins College and The Alford Inn at Rollins, we write in support of the City of Winter Park's application for the TDT Grant to assist in funding the Events Center at the Winter Park Canopy.

Rollins College and the City have enjoyed a prosperous and mutually beneficial "town-gown" relationship for the past 130 years. With a healthy enrollment of more than 3,100 students seeking both undergraduate and graduate degrees at Rollins, we are excited about construction of the Winter Park Canopy and the significant value it will add to our community's quality of life.

Availability of a new event space within walking distance of the campus is very appealing. The demand for venues to hold memorable events is high, and to have our students celebrate their graduations, engagement parties, weddings, and many other life-changing moments without having to leave our charming city is a perfect scenario.

The Events Center will allow our out-of-town guests to create memories together while enjoying the many treasures Winter Park already offers. With the grand opening of the Winter Park Canopy in 2020, we will have a fresh asset that will draw the attention of our international guests and local families, eager to experience the City's newest showpiece.

Since 1996, *U.S. News & World Report* has consistently listed Rollins College among its top regional universities in the South. *Condé Nast Traveler* 2018 Readers' Choice Awards have ranked The Alford Inn at Rollins once again as a top hotel. We can now add the work of Sir David Adjaye, the Canopy's lead designer, named among the 100 most influential people in the world by *TIME* magazine in 2017, to our list of "must-see" offerings for current and prospective students of Rollins College.

We are impressed by the outstanding team the City of Winter Park has assembled to build Winter Park's newest work of art, and we look forward to the opening of this true community gathering place.

Sincerely,

Grant H. Cornwell
President

Allan E. Keen
Chairman of the Board of Trustees



November 2, 2018

TO: Grant Review Committee

This letter is in strong support of the City of Winter Park's application for Orange County's TDT grant to assist in the funding of the Winter Park Canopy.

As a Winter Park resident for the past 35 years, and personally finding myself in need of facilities to rent for conferences and meetings, I can attest to the fact that this new structure is a huge opportunity for our entire region.

Living in Central Florida, which is one of the top destinations in the world, I can attest to the difficulty (or impossibility) of finding space for larger gatherings which offer a unique experience at the same time. I am confident the Winter Park Canopy will be widely used by event, social and corporate planners, together with our own community residents and our many international guests. We are in dire need of a facility such as the one being proposed and I strongly urge your financial assistance in making this project a reality.

The proposed facility has been approved by the voters and is designed by an internationally acclaimed architect. All of which contribute to making the project not only possible to develop but an exciting and iconic venue.

Yours very truly,

A handwritten signature in blue ink, appearing to read 'Alan H. Ginsburg', with a large, stylized flourish extending to the right.

Alan H. Ginsburg

TRICOR

270 West New England Avenue
Winter Park, Florida 32789
Toll Free 1-866-4TRICOR
Phone (407) 629-2040
FAX (407) 629-5030

November 6, 2018

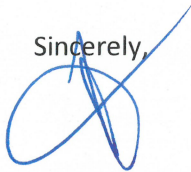
To the grant review committee:

I am writing in support of the City of Winter Park's application for Orange County's TDT Grant to help fund the Winter Park Canopy. The ability to offer additional venues for our community to rent for meetings, weddings and/or conferences is a huge opportunity for our region.

With Central Florida being one of the top destinations of the world, it is difficult to find space for these types of gatherings and offer a unique experience each time. The Winter Park Canopy will open new doors to our event and wedding planners, residents and international guests. The Winter Park Canopy will not only be a wonderful place to gather, but will truly be the place that brings our community together.

On a more personal note, thank you for the grant to the Ballet and for your consideration of a grant to the Orlando Philharmonic. The arts community is part of the back bone of Central Florida.

Sincerely,



Marc Hagle



spacekids.global

November 6, 2018

Dear TDT Grant Application Review Committee:

As a board member of the Pulse Foundation we are most appreciative for the recent grant.

I am writing this letter in support of the City of Winter Park's application for the Tourist Development Tax Grant to assist in the funding for the Events Center at the Winter Park Canopy.

To have a 21st Century, state-of-the-art facility designed by Sir David Adjaye, one of the world's most visionary architects, is a win for Winter Park and the region. As described by Forbes magazine, "Adjaye's genre-redefining structures compel you to reflect, marvel and, at times, even explore your soul." The Events Center at the Canopy will allow all guests to rediscover the beauty of Winter Park in a world-class facility that it in itself is a work of art.

We look forward to the grand opening in 2020 and attending many extraordinary events and celebrations at the Winter Park Canopy.

Sincerely,

Sharon Hagle



MASSEY SERVICES, INC.
315 Groveland Street
Orlando, Florida 32804
(407) 645-2500 • Fax (407) 645-0975
hlm@masseyservices.com

HARVEY L. MASSEY
*Chairman and
Chief Executive Officer*

November 8, 2018

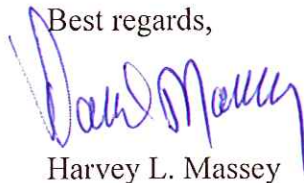
TDT Grant Application Review Committee

Please accept this letter as my support of the City of Winter Park's application for the Tourist Development Tax Grant to assist in the funding for the Events Center at the Winter Park Canopy.

As a long-time resident of the City of Winter Park, I believe it is time to have a state-of-the-art events facility in our community. Having the facility designed by Sir David Adjaye, one of the world's most visionary architects, is a win for Winter Park and the Central Florida region. The Events Center at the Canopy will allow all guests to rediscover the beauty of Winter Park in a world-class facility that, in itself, is a work of art.

We respectfully request the TDT Committee's support of this application to assist in the funding. We look forward to having you join us for the grand opening in 2020, and for future extraordinary events and celebrations at the Winter Park Canopy.

Best regards,



Harvey L. Massey



CNL®

CNL Financial Group
CNL Center at City Commons
450 South Orange Avenue
Orlando, Florida 32801-3336
tel 407.650.1000 800.522.3863
fax 407.540.2544
www.cnl.com

Mailing Address:
P.O. Box 4920
Orlando, Florida 32802-4920

November 6, 2018

RE: WINTER PARK CANOPY

To the TDT Grant Application Review Committee:

The Winter Park Canopy project will undoubtedly influence and help positively shape not only the City of Winter Park, but also the greater Orlando community and our Central Florida region for generations to come. This important physical asset is expected to open in 2020.

I am pleased to write in full support of the City's application for the Tourist Development Tax ("TDT") grant funding for Winter Park Canopy – a place where our families and visitors can grow, learn and celebrate. A unique venue like the Canopy offers the very best of Central Florida, with beautiful views, thoughtful and acclaimed design, and flexible rental opportunities that can accommodate everything from a small work gathering to a large family reunion. I am confident the Canopy will help bolster the attractiveness of our region even further and is a perfect example and use for TDT funds.

With warm regards,

Stephen H. Mauldin
Co-Chief Executive Officer

NICHOLSON INVESTMENTS, LLC

November 1, 2018

Dear Grant Review Committee:

Please consider this letter in support of the City of Winter Park's application for the TDT Grant Review Committee's consideration to help fund the city's newest facility-the Winter Park Canopy. The Canopy is expected to open in 2020 and will be a showpiece which will add to the city's already rich culture. The exterior of the building architecture itself will be a work of art and the facility's interior will house the award winning Winter Park Sidewalk Art Festival's Best of Show pieces and newly acquired art that will add to the city's eclectic collection.

There has been a lot of thought given to every element of the building to make this the most functional yet elegant visual appeal from its exterior design, architectural elements, Grand Hall structure, to its fixtures and frames. I am looking forward to the opening of the Winter Park Canopy and the excitement this new building will bring to our community.

Sincerely,



Anthony J. Nicholson
President
Nicholson Investments



1065 W. Morse Blvd., Suite
202
Winter Park, FL 32789
(321) 972-9979



**EDYTH BUSH
CHARITABLE FOUNDATION**

November 8, 2018

Chairman Lex Veech and Committee Members of the
Tourist Development Tax Application & Review Committee
Orange County Government Administration Center
201 South Rosalind Avenue
Orlando, Florida 32801

Dear Chairman Veech and Committee Members,

I am writing you to endorse the City of Winter Park's request for TDT support of the city's newest facility, the Winter Park Canopy – a synergistic tourist attraction with a Library and Events Center in Martin Luther King, Jr. Park. Winter Park is lauded as “A Town That Became a University” in the publication of the same name by Corra Harris. Today, with The Alford Inn and other lodging options, Winter Park is poised to accept and matriculate tourists in a refined, creative experience.

“Library tourism” is the next big travel trend. Tourists, especially the highly-valued Cultural and International Tourists, are seeking a meaningful relationship with a unique community or location on their itinerary. Like any worthwhile tourist attraction, libraries can tell you a lot about the place you visit. The Canopy will be an intersection of culture, history, education and literary arts in a natural setting. It will be a marketplace, a gateway, a “university” for the Cultural Tourist seeking the experiences of Winter Park, Maitland, Eatonville and Central Florida. It will be an impresario, a hub for educational programming and for the Central Florida that “You Don't Know the Half of It.”

The Canopy is not just a set of buildings located in an outdoor park. It is a masterpiece of Sir David Adjaye, recognized worldwide as an award-winning architect. In 2017, Adjaye was knighted by Her Majesty the Queen for Services to Architecture, following a 2007 Order of the British Empire award. Also in 2017, Sir Adjaye was recognized as one of the *100 Most Influential People of the Year* by *TIME* magazine. He received the Design Miami *Artist of the Year* title in 2011, the Wall Street Journal's *Innovator Award* in 2013, and the *Panerai London Design Medal* from the London Design Festival in 2016. He is an architect the likes of James Gamble Rogers II, Frank Lloyd Wright, and Frank Gehry, with followers who travel far and wide to visit their architectural creations.

Address: 199 E. Welbourne Avenue, Suite 100, Winter Park, FL 32789

Phone: (407) 647-4522 | **Fax:** (407) 647-7716 | **Web Address:** www.edythbush.org

Edyth Bush Charitable Foundation is honored to administer the following Funds:

Richard J. Conlee Fund | **H. Clifford Lee Fund**

The Edyth Bush Charitable Foundation has been a major funder of arts and culture in Central Florida for 45 years. Having served as members of the Martinez-Crotty Arts and Cultural Affairs Task Force (1999-2000) and on the Board of United Arts, we know the importance and value of cultural tourism. As the largest private donor to the Winter Park Canopy (Library) project, we have committed \$750,000 to this synergistic tourist attraction in this "Town That Became a University." Winter Park will never hold to a common definition of a theme park. The Canopy in MLK Park will be an "extraordinary" cultural theme park combining the arts, history and educational experiences. It will leverage the Orlando brand and provide a enriching visitor experience, differentiating Winter Park and Central Florida as a unique world-class destination.

Finally, Winter Park is the only Central Florida community, to my knowledge, that has contributed capital dollars to the Dr. Phillips Performing Arts Center. Winter Park residents believe in the benefits of tourism across our community, and I hope that you will believe in the cultural tourism of Winter Park.

If you have any questions about this correspondence, our financial commitment or our enthusiasm for The Canopy, please do not hesitate to contact me.

Be Well. Do Good Works!

Sincerely,



David A. Odahowski
President and CEO

November 9, 2018

Dear Review Committee:

I am writing this letter in support of the City of Winter Park's application for the Tourist Development Tax Grant to assist in the funding for the Events Center at the Winter Park Canopy.

To have a 21st Century, state-of-the-art facility designed by Sir David Adjaye, one of the world's most visionary architects, is a win for Winter Park and the region. As described by *Forbes* magazine, "Adjaye's genre-redefining structures compel you to reflect, marvel and, at times, even explore your soul." The Events Center at the Canopy will allow all guests to rediscover the beauty of Winter Park in a world-class facility that in itself is a work of art.

I look forward to the grand opening in 2020 and attending many extraordinary events and celebrations at the Winter Park Canopy.

Sincerely,



James H. Pugh, Jr.
Chairman/CEO
Epoch Residential

Marc S. Reicher
1806 N. Park Avenue
Winter Park, FL 32789

November 6, 2018

TO: Members of the ARC
TDT Board
Orange County Commission

As a Rollins alumnus, a stakeholder in tourism, and a 20-year resident of Winter Park, I am writing this letter to support the city of Winter Park's application to receive tourist development funding for the new Winter Park Canopy Project. This project will serve not only as a premier gathering spot for Winter Park but also a fantastic asset to the greater Central Florida community.

Modern libraries have evolved into more than just a place to check-out a book and when programmed properly, like the Winter Park Canopy Project, the facility becomes the hub of civic engagement. These types of facilities offer opportunities for a wide variety of groups to gather, learn, socialize, and create a sense of community. Winter Park has always been one of those special places and the addition of this amazing project will serve to further enhance the quality of life for those who live and visit our city.

My family and friends look forward to enjoying the many offerings the new facility will provide and are excited to have a venue that we can share with visitors to Central Florida and the community at large.

Best regards,

Marc Reicher
Winter Park Resident

CHARLES STEINMETZ

November 2018

Orange County TDT Application Review Committee
Orange County Administration Building
201 S. Rosalind Avenue
Orlando, FL 32801

To the TDT Grant Application Review Committee:

Winston Churchill said, "We shape our buildings; thereafter they shape us." The Winter Park Canopy, which is the city's newest civic building expected to open in 2020, is one of those buildings that will shape this community for generations to come.

I am writing in support of the city's application for the Tourist Development Tax grant funding for their Winter Park Canopy, a place our families and guests can grow, learn and celebrate.

To have such a unique venue like the Canopy that offers the beautiful views and flexible rental opportunities that can accommodate a small work gathering to a large family reunion is such an advantage for Winter Park and the region. This is a perfect and use of TDT funds.

Sincerely,



Charles Steinmetz

exhibit gg  winter park canopy



WINTER PARK
CANOPY

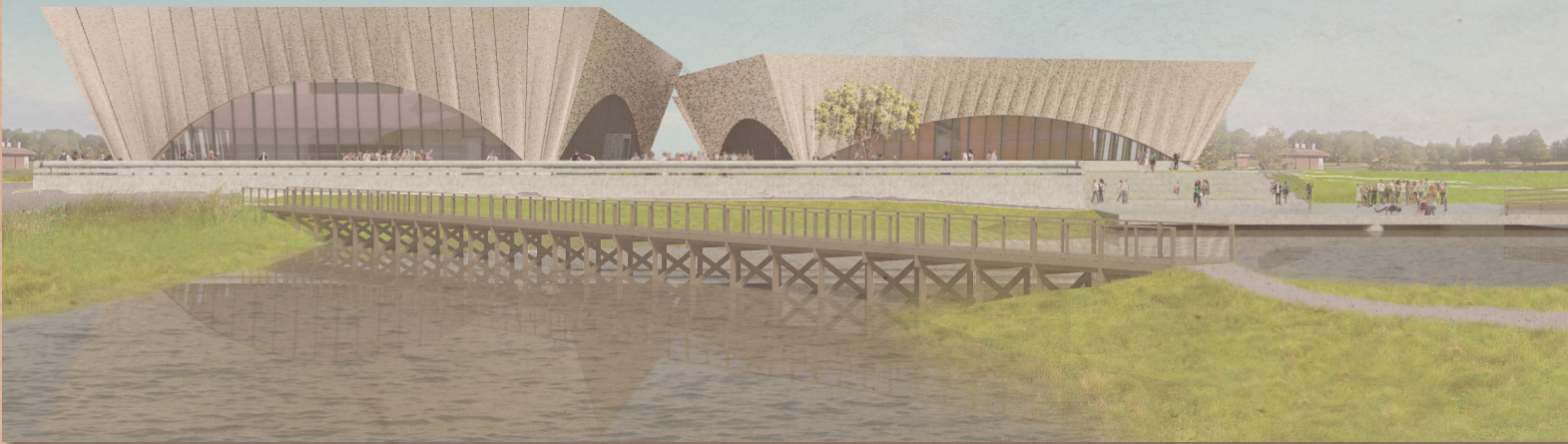


Proforma

EVENT CENTER BUDGET	Construction Phase Certificate of Occupancy in FY21	Pre Opening Phase Training/ Stocking Marketing Opens in FY 21	Five Year Proforma					
			FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Personnel								
Regular Wages	\$ 57,720	\$ 111,351	\$ 164,981	\$ 169,106	\$ 173,333	\$ 177,666	\$ 182,108	
Part-time Wages	\$ -	\$ 17,500	\$ 85,500	\$ 87,638	\$ 89,828	\$ 92,074	\$ 94,376	
OT Wages	\$ -	\$ -	\$ 400	\$ 410	\$ 420	\$ 431	\$ 442	
FICA Taxes	\$ 3,800	\$ 8,000	\$ 16,370	\$ 16,779	\$ 17,199	\$ 17,629	\$ 18,069	
Pension	\$ 3,970	\$ 5,070	\$ 9,342	\$ 9,576	\$ 9,815	\$ 10,060	\$ 10,312	
ICMA City Contrib.	\$ 1,700	\$ 1,800	\$ 1,800	\$ 1,845	\$ 1,891	\$ 1,938	\$ 1,987	
Group Health Ins.	\$ 9,200	\$ 18,677	\$ 26,429	\$ 27,090	\$ 27,767	\$ 28,461	\$ 29,173	
Life Ins.	\$ 130	\$ 163	\$ 243	\$ 249	\$ 255	\$ 262	\$ 268	
AD&D Ins.	\$ 12	\$ 22	\$ 27	\$ 28	\$ 28	\$ 29	\$ 30	
Disability Ins.	\$ 140	\$ 229	\$ 270	\$ 277	\$ 284	\$ 291	\$ 298	
Worker's Comp.	\$ 180	\$ 1,870	\$ 3,660	\$ 3,752	\$ 3,845	\$ 3,941	\$ 4,040	
Unemployment Comp.	\$ 10	\$ 50	\$ 70	\$ 72	\$ 74	\$ 75	\$ 77	
PERSONNEL TOTAL	\$ 76,862	\$ 164,732	\$ 309,092	\$ 316,819	\$ 324,740	\$ 332,858	\$ 341,180	
Operational								
Contractual Service	\$ 6,000	\$ 6,000	\$ 7,000	\$ 7,210	\$ 7,426	\$ 7,649	\$ 7,879	
Credit Card Fees	\$ -	\$ 750	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814	
Cell Phones	\$ 720	\$ 1,000	\$ 1,400	\$ 1,442	\$ 1,485	\$ 1,530	\$ 1,576	
Postage & Freight	\$ 100	\$ 400	\$ 500	\$ 515	\$ 530	\$ 546	\$ 563	
Copier Rental	\$ 500	\$ 500	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	
Maintenance Contract	\$ -	\$ 1,000	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	
Building Maintenance	\$ -	\$ 2,000	\$ 6,000	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753	
Equipment Maintenance	\$ -	\$ 200	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	
Printing & Binding	\$ 5,000	\$ 5,000	\$ 4,500	\$ 4,635	\$ 4,774	\$ 4,917	\$ 5,065	
Copier	\$ 190	\$ 200	\$ 414	\$ 426	\$ 439	\$ 452	\$ 466	
Gen. Operating Supply	\$ 200	\$ 1,000	\$ 6,000	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753	
Janitorial Supplies	\$ -	\$ 10,000	\$ 62,500	\$ 64,375	\$ 66,306	\$ 68,295	\$ 70,344	
Clothing	\$ -	\$ 1,500	\$ 2,300	\$ 2,369	\$ 2,440	\$ 2,513	\$ 2,589	
Equipment Under \$1000	\$ -	\$ 3,000	\$ 3,200	\$ 3,296	\$ 3,395	\$ 3,497	\$ 3,602	
Advertising/Marketing	\$ -	\$ 50,000	\$ 50,000	\$ 51,500	\$ 53,045	\$ 54,636	\$ 56,275	
OPERATIONS TOTAL	\$ 12,710	\$ 82,550	\$ 153,314	\$ 157,913	\$ 162,651	\$ 167,530	\$ 172,556	
Utilities								
Tel. Equipment Charges	\$ 800	\$ 1,200	\$ 3,000	\$ 3,075	\$ 3,152	\$ 3,231	\$ 3,311	
Water	\$ 600	\$ 1,800	\$ 2,400	\$ 2,460	\$ 2,522	\$ 2,585	\$ 2,649	
Electricity	\$ 5,400	\$ 14,000	\$ 30,000	\$ 30,750	\$ 31,519	\$ 32,307	\$ 33,114	
General Liability	\$ 3,000	\$ 3,000	\$ 8,000	\$ 8,200	\$ 8,405	\$ 8,615	\$ 8,831	
Risk Management Oper.	\$ 795	\$ 795	\$ 2,000	\$ 2,050	\$ 2,101	\$ 2,154	\$ 2,208	
UTILITIES TOTAL	\$ 10,595	\$ 20,795	\$ 45,400	\$ 46,535	\$ 47,698	\$ 48,891	\$ 50,113	
Personnel	\$ 76,862	\$ 164,732	\$ 309,092	\$ 316,819	\$ 324,740	\$ 332,858	\$ 341,180	
Operational	\$ 12,710	\$ 82,550	\$ 153,314	\$ 157,913	\$ 162,651	\$ 167,530	\$ 172,556	
Utilities	\$ 10,595	\$ 20,795	\$ 45,400	\$ 46,535	\$ 47,698	\$ 48,891	\$ 50,113	
TOTAL	\$ 100,167	\$ 268,077	\$ 507,806	\$ 521,268	\$ 535,089	\$ 549,279	\$ 563,849	
REVENUE PROJECTION	\$ -	\$ -	\$ 800,000	\$ 848,000	\$ 898,880	\$ 916,858	\$ 935,195	
EVENTS CENTER ONLY								



attachments ■ winter park canopy



WINTER PARK
CANOPY



CITY OF WINTER PARK

401 South Park Avenue

Winter Park, Florida

32789-4386

COMMUNICATIONS DEPARTMENT

P 407.599.3343

cityofwinterpark.org

PRESS RELEASE

For Immediate Release:

Media Contact: Clarissa Howard 407-599-3428 or cell 407-948-2044

NEXT CHAPTER BEGINS FOR CITY'S NEW LIBRARY & EVENTS CENTER WITH DESIGN LED BY ADJAYE ASSOCIATES

WINTER PARK, Fla., an internationally recognized ICMA Excellence Award winner with accredited fire-rescue, police and parks & recreation agencies (April 27, 2017) – On April 24, the Winter Park City Commission gave unanimous approval to execute the agreement with [HuntonBrady Architects](#) for the signature architectural design of the new library & events center and parking garage (*subject to final review and approval by the city*) to be built on the northwest corner of Martin Luther King, Jr. Park.

In association with HuntonBrady Architects, internationally-renowned architect Sir David Adjaye's firm [Adjaye Associates](#) will lead the design for the new project. Adjaye was recently knighted by Queen Elizabeth II and was named among the [100 most influential people](#) in the world for 2017 by *TIME* magazine.

"Winter Park's vision for this project truly embraces the continued evolution of the library in the 21st century. With a diverse program that recognizes it as a critical piece of cultural infrastructure, this will be a dynamic space for shared education, recreation and interaction. I am thrilled to be working with the city on a design that I hope can become a true beacon for its neighborhood, with resonance for the entire community," said Adjaye.

Adjaye Associates has received worldwide acclaim for its innovative and field-leading approach to civic and library design. Previous libraries include two pioneering neighborhood libraries in Washington D.C. and the award-winning Idea Stores in the London Borough of Tower Hamlets. The firm's largest project to date, the Smithsonian Institution's National Museum of African-American History & Culture, opened on the National Mall in Washington D.C. in September 2016.

"We have assembled a world-class team to build a state-of-the-art library and events center for Winter Park. We are eager to begin working together to design this project that will serve residents and guests for generations to come," said Winter Park Mayor Steve Leary.

Winter Park Public Library Executive Director Shawn Shaffer shares, "This is the true beginning to our next chapter. With the team's incredible talents at work, we are confident that the new library and events center will be one of Winter Park's premier locations for education, business support, and community collaboration."

[Pizzuti Solutions](#) serves as Owner's Representative and is managing the library and events center project on behalf of the City of Winter Park. As the project develops, for more information, project updates, and community meetings please visit the city's official website cityofwinterpark.org/nextchapterwp. #nextchapterwp

###



Photograph by Jared Soares—Redux

David Adjaye

By

Thelma Golden



David Adjaye is one of the great architectural visionaries of our time. His work—deeply rooted in both the present moment and the complex context of history—has envisioned new ways for culture to be represented and reflected in the built environment. Nowhere is this more evident than in his recent triumph on the National Mall.

Every architect has to contend with gravity—but when David designed the National Museum of African American History and Culture, the challenges of that elemental force went far beyond the ordinary. How can a design acknowledge, and embody, the weight of this monumental history and yet transcend it right before your eyes? How can a building be true to the earthbound burdens of centuries of oppression and struggle, while at the same time displaying the faith, joy and triumphs of African-American life, so that the structure soars into the light?

TIME 100

Viola Davis

In his epoch-making design, David made us aware of those questions and brilliantly solved them, with a singular gesture.

Golden is the director and chief curator of the Studio Museum in Harlem



CITY OF WINTER PARK

401 South Park Avenue

Winter Park, Florida

32789-4386

COMMUNICATIONS DEPARTMENT

P 407.599.3343

cityofwinterpark.org

PRESS RELEASE

For Immediate Release:

Media Contact: Clarissa Howard 407-599-3428 or cell 407-948-2044

DESIGN ARCHITECT DAVID ADJAYE TO HOLD PUBLIC DIALOGUE FOR NEW LIBRARY & EVENTS CENTER

WINTER PARK, Fla., an internationally recognized ICMA Excellence Award winner with accredited fire-rescue, police and parks & recreation agencies (June 6, 2017) – Internationally acclaimed architect Sir David Adjaye will lead a public discussion regarding the Winter Park Public Library & Events Center Project **Tuesday, June 20, from 6 to 8 p.m.**, at the **Rachel D. Murrah Civic Center** located at **1050 W. Morse Blvd.** Attendees will be able to share their vision for the design of this project by participating in a series of intimate public roundtable discussions that will focus on themes central to the role and scope of libraries and occasion venues in 21st-century communities.

Guiding the process will be principles developed by the prestigious Aspen Institute, which provides access to an online community working together to address the transformation of public libraries in the digital age. In June 2016, the Winter Park Public Library (WPPL) hosted the *Aspen Institute Dialog on Public Libraries Program* that brought together community leaders to discuss the crucial place libraries hold in the lives of Winter Park citizens. The result of this meeting was a blueprint for how the WPPL can be at the forefront of helping residents be full and successful participants in the changing culture and economy.

[Adjaye's firm](#), in association with [HuntonBrady Architects](#), will lead the design for the new library & events center. Adjaye was recently knighted by Queen Elizabeth II and named among the [100 most influential people](#) in the world for 2017 by *TIME* magazine. He will be joined by representatives from the city, WPPL, and design team to facilitate discussions that share and engage the public in developing the vision for the new library & events center.

For more information about the project, please visit the city's official website at cityofwinterpark.org/nextchapterwp. #nextchapterwp

###

PRESS RELEASE



CITY OF WINTER PARK

401 South Park Avenue

Winter Park, Florida

32789-4386

COMMUNICATIONS DEPARTMENT

P 407.599.3343

cityofwinterpark.org

For Immediate Release:

Media Contact: Clarissa Howard 407-599-3428 or cell 407-948-2044

CITY'S NEW LIBRARY & EVENTS CENTER CONCEPTUAL DESIGN TO BE PRESENTED

WINTER PARK, Fla., an internationally recognized ICMA Excellence Award winner with accredited fire-rescue, police and parks & recreation agencies (October 17, 2017) – On Wednesday, November 1, from 5:30 to 7:30 p.m., a Special City Commission meeting will be held at the **Rachel D. Murrah Civic Center**, located at 1050 W. Morse Blvd., to present the conceptual design of the new Library & Events Center to the public for the first time. Attendees will see the work of internationally-renowned architect Sir David Adjaye, learn about his design process, and have an opportunity to provide feedback. This is an exciting page in the #nextchapterWP for our new state-of-the-art community asset.

As the inspiration for the conceptual design, the design team has incorporated information gathered in 2015 and integrated it with the most recent 2017 public input. In June, the design architect team held multiple meetings which included:

- input from various community members such as arts & cultural entities, city staff, library board of trustees, and parks & recreation advisory board members.
- visiting and speaking with people from different places in the city including the Hannibal Square Heritage Center, Cornell Fine Arts Museum, Winter Park Public Library, civic center and Martin Luther King, Jr. Park.
- feedback from more than 200 members of the public who shared their thoughts about facility amenities, technology and the actual building site. At break-out tables, attendees had the opportunity to offer design requests such as natural light, open space, rooftop deck, striking architecture, Florida materials, sense of arrival, and a celebration of the outdoors.

Sir David Adjaye, was recently knighted by Queen Elizabeth II and named among 2017's [100 most influential people](#) in the world by *TIME* magazine. His firm has received worldwide acclaim for its innovative and field-leading approach to civic and library design. Previous libraries include two pioneering neighborhood libraries in Washington, D.C., and the award-winning Idea Stores in the London Borough of Tower Hamlets. The firm's largest project to date, the Smithsonian Institution's National Museum of African-American History & Culture, opened in the National Mall in Washington D.C., September 2016.

The members of the world-class team the city has assembled for this project are:

- **Owner's Representative** [Pizzuti Solutions](#) – manages the project, budget and schedule with city staff
- **Architect** [HuntonBrady Architects](#) – develops the signature architectural design in partnership with Sir Adjaye and his firm [Adjaye Associates](#).
- **Construction Management Team** [Brasfield & Gorrie](#) and [Lamm & Company](#) – builds the project

For updates, please visit cityofwinterpark.org/nextchapterwp. #nextchapterwp

#



MEDIA ALERT

FOR IMMEDIATE RELEASE:

Media Contact: Clarissa Howard 407-599-3428 or cell 407-948-2044

SIR DAVID ADJAYE TO PRESENT CONCEPTUAL DESIGNS FOR NEW LIBRARY & EVENTS CENTER

CITY OF WINTER PARK

401 South Park Avenue

Winter Park, Florida

32789-4386

COMMUNICATIONS DEPARTMENT

P 407.599.3343

WHO: Steve Leary, City of Winter Park, Mayor
Maurizio Maso, HuntonBrady Architects, Vice President
Sir David Adjaye, Adjaye Associates, Principal

WHAT: First look at Sir David Adjaye's conceptual designs for Winter Park's new library & events center

WHEN: Wednesday, November 1, 2017
5:30 to 7:30 p.m.

WHERE: Rachel D. Murrah Civic Center
1050 W. Morse Blvd.

WINTER PARK, Fla., an internationally recognized ICMA Excellence Award winner with accredited fire-rescue, police and parks & recreation agencies (October 31, 2017) – The City of Winter Park has assembled a world-class team to design and build its new library & events center. Members of the team include:

- **Owner's Representative** [Pizzuti Solutions](#)
- **Architect** [Adjaye Associates](#) in partnership with executive architect [HuntonBrady Architects](#)
- **Construction Mgmt. Team** [Brasfield & Gorrie](#) and [Lamm & Company](#)

Attendees of this presentation will have the opportunity to see internationally-renowned architect Sir David Adjaye's work, learn about his design process, and provide feedback.

This presentation will be **broadcasted live** via the following outlets:

- cityofwinterpark.org/facebook
- cityofwinterpark.org/nextchapterwp
- Orange TV Channels:
 - Spectrum® (formerly BrightHouse): Channel 488
 - Comcast®: Channel 9
 - CenturyLink®: Channel 1081 (HD) Channel 81 (SD)
 - WSWF: (digital over the air) Channel 10-2

To experience the excitement of the #nextchapterWP for our new state-of-the-art community asset, please make plans to attend, watch us live, or share your comments at nextchapterwp@cityofwinterpark.org.

cityofwinterpark.org

#



Adjaye wins Florida library commission

5 May 2017
Practice to lead design of centre for Winter Park City

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Adjaye wins Florida library commission

5 May 2017 | By Jim Dunton



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Practice to lead design of centre for Winter Park City

Adjaye Associates has been picked to lead on the design of a \$30m library and events centre for Winter Park City in Florida.

The practice will work with local firm HuntonBrady Architects on the building, starting this month.

Winter Park, which is part of the Orlando metropolitan area, cited Adjaye's Idea Stores in east London in saluting his "field-leading" expertise in library design.

It also referenced his neighbourhood libraries in Washington DC, and his recently-completed National Museum of African-American History and Culture in the US capital.

Mayor of Winter Park Steve Leary said the city was eager to begin working with the "world-class team" of Adjaye and HuntonBrady.

Adjaye said Winter Park's vision for the project "truly embraced" the continued evolution of the library in the 21st century.

"With a diverse program that recognizes it as a critical piece of cultural infrastructure, this will be a dynamic space for shared education, recreation and interaction," he said.

"I am thrilled to be working with the city on a design that I hope can become a true beacon for its neighbourhood, with resonance for the entire community."

Winter Park last year approved the launch of a \$30m bond to finance the library's construction.

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WINTER PARK IS COMING

Adjaye Associates to design new library in suburb of Orlando, Florida

By LAUREN LLOYD • May 2, 2017

Architecture East



Adjaye Associates to design new library in Florida. (Courtesy Ed Reeve)

Adjaye Associates, the London-based firm of [Sir David Adjaye](#), will be designing a new 50,000-square-foot library in the Orlando suburb of Winter Park, Florida.

The \$30 million project will sit on the northwest corner of Martin Luther King Jr. Park and will also house 8,500 square feet of civic center space and a parking deck.

“Winter Park’s vision for this project truly embraces the continued evolution of the library in the 21st century,” said Adjaye in a press release. “With a diverse program that recognizes it as a critical piece of cultural infrastructure, this will be a dynamic space for shared education, recreation, and interaction.”

Orlando-based firm Hunton-Brady Architects will be the executive architects on the project with [Adjaye Associates](#) serving as the design architects. Adjaye Associates is likely best known in the U.S. for being on the team that designed the [National Museum of African American History and Culture](#), which opened in September of 2016 on the National Mall.

The firm is also known for having a principal who has been [knighted by Queen Elizabeth II](#) and named among the 100 most influential people of 2017 by *TIME Magazine*.

Design work for the new library is expected to begin next month.

ABOUT THE AUTHOR

[Lauren Lloyd](#)
Intern, The Architect's Newspaper

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Acclaimed architect chosen to design new Winter Park library and civic center

👤 Terry Roen 🕒 04/28/2017 📁 Our Politics

An internationally known architect touted for his innovative approach to civic and library designs will create Winter Park's new library and events complex.

David Adjaye of **Adjaye Associates** will lead the design in association with **HuntonBrady Architects**. He designed the \$360 million **Smithsonian Institution's National Museum of African American History & Culture**, which opened on the National Mall in Washington D.C. last September. He was named among the top 100 Most Influential people of 2017 by **Time** magazine.

Adjaye Associates has offices in London and New York City. Previous works include two neighborhood libraries in Washington D.C., the **Museum of Contemporary Art** in Denver and the award-winning **Idea Store** library and learning center near London.

City commissioners gave unanimous approval Monday to execute a \$2.4 million agreement with the firm. The new 50,000-square-foot library, 8,500-square-foot civic center and 200-vehicle parking garage will be built on the northwest corner of **Martin Luther King, Jr. Park**.

"We have assembled a world-class team to build a state-of-the-art library and events center for Winter Park," said Winter Park Mayor **Steve Leary**. "We are eager to begin working together to design this project that will serve residents and guests for generations to come."

A coalition of citizens filed suit against the city, objecting to the complex taking up green space in the public park. The suit was thrown in March after a judge determined that voters approved the measure in a citywide referendum. The issue passed by a narrow 214 votes. The legal battle cost taxpayers \$246,113 in attorney fees.

Adjaye said he hopes the new complex will be "a beacon for the neighborhood."

"Winter Park's vision for this project truly embraces the continued evolution of the library in the 21st century," said Adjaye, who has been knighted by **Queen Elizabeth II**. "With a diverse program that recognizes it as a critical piece of cultural infrastructure, this will be a dynamic space for shared education, recreation and interaction."

Recognized as a leading architect of his generation, Adjaye was born in Tanzania to Ghanaian parents and his influences range from contemporary art, music and science to African art forms and the civic life of cities.

Shawn Shaffer, executive director of the **Winter Park Public Library**, called the step "the true beginning of our next chapter."

"With the team's incredible talents at work, we are confident that the new library and events center will be one of Winter Park's premier locations for education, business support, and community collaboration," Shaffer said.

Pizzuti Solutions is managing the library and events center project on behalf of the **City of Winter Park**. For project updates and community meetings, go to: cityofwinterpark.org/nextchapterwp.

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National Museum of African American History & Culture designed by David Adjaye

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Home > Architecture > Adjaye Associates Unveils Proposal for Winter Park Library and Event Center in Florida



Courtesy of Adjaye Associates

ARCHITECTURE ♦ CULTURAL CENTER ♦ LIBRARY ♦ NEWS

Adjaye Associates Unveils Proposal for Winter Park Library and Event Center in Florida

Editor: Arch20 Editorial Team



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2 Retreat Center on 20 acres - Cathedral like studio space

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Adjaye Associates has unveiled the proposal for its new project which is a winter park library and an event center. The project will reside at the City of Winter Park in Florida, and it has been lately approved by the city council.

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The project will cost 30 million dollars and will include three pavilions which are regarded by the designers as a 'micro-village'. Although the three pavilions will be assigned for different purposes, the design unites them all. The design features structural arches which relate, not only to the wildlife in the area, but also to the folk architecture, the big windows, and the vaulted roofs. All these items create homogeneity as well as permit daylight to shower the interiors.



"Our goal is to create a vibrant community village that engages the beauty of the park, maximizes social interactive spaces and holds collaborative learning and education at its core," Adjaye commented. *"I am thrilled that Winter Park has embraced our vision, which is truly about celebrating the city's heritage and preparing for its future."*

The winter park library pavilion will have an area of 39,456 square feet, while the event center pavilion will spread across an area of 12,604 square feet. The third pavilion will be designated for welcoming visitors. The three structures will share a platform which provides views of the nearby lake and augments the interaction with the park and the outdoor areas.

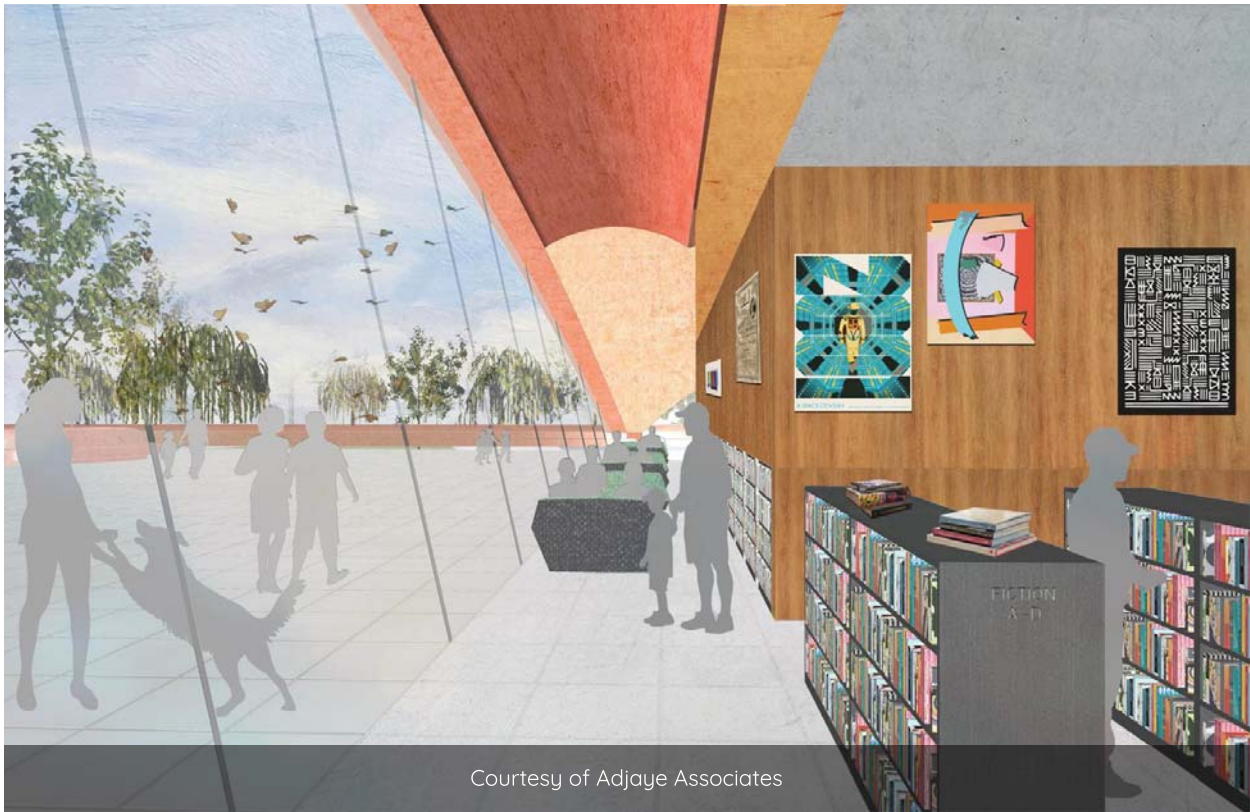


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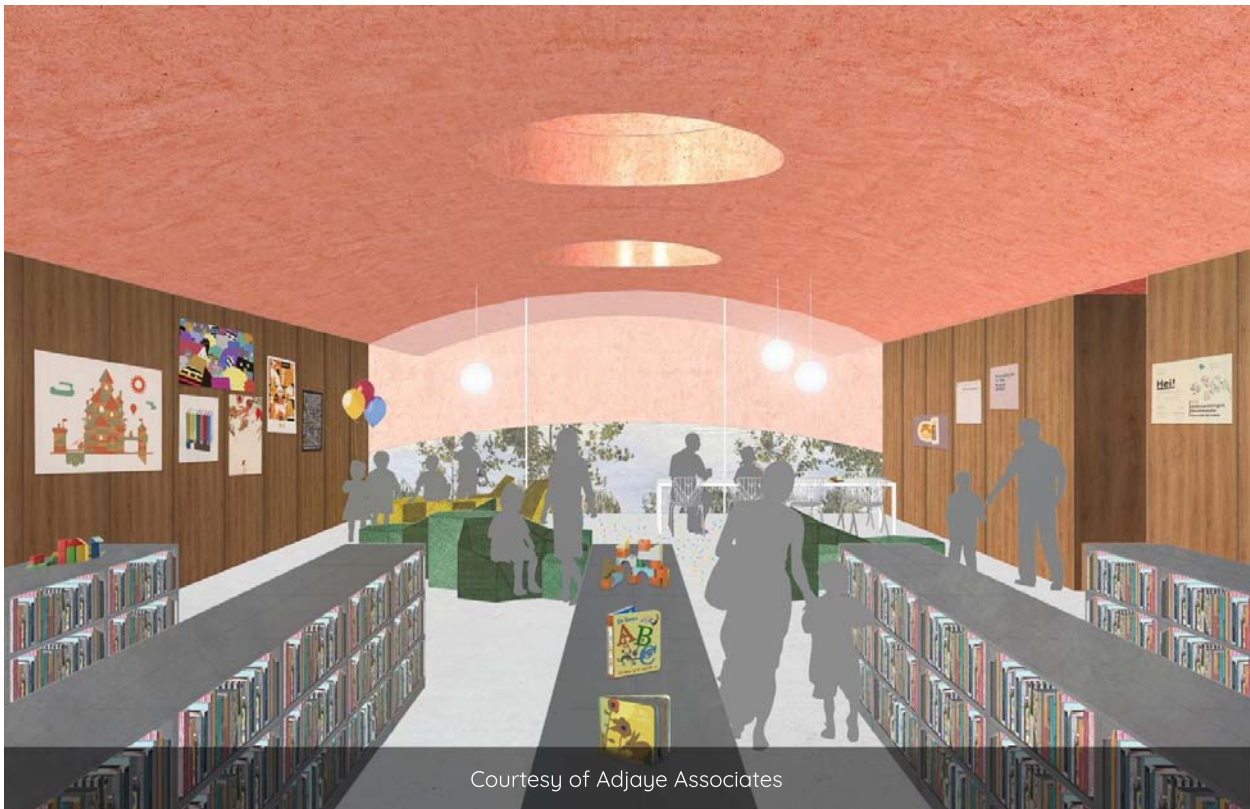
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Courtesy of Adjaye Associates

A variety of activities and programs have already been considered for the cultural venue. For that purpose, the design focused on incorporating flexible door sheets as well as modifiable elements.

The project includes several spaces with technological features like the auditorium, the business center, the historical archives, the meeting rooms, and the reading rooms.



Courtesy of Adjaye Associates

“We tasked the design team with creating an inspirational complex to provide a multitude of uses,” commented Steve Leary, Mayor of Winter Park. “It has to provide a 21st-century learning environment while also incorporating an entertainment venue for the community. We wanted a unique and forward-looking aesthetic that still felt true to our heritage and it had to be “of the park,” rather than simply a structure within the park. Sir David and his team delivered on our request and exceeded our expectations.”

“The library is thrilled with the design as an inviting place for 21st-century learning, collaboration, and community,” explained the President of the Board of Trustees—Winter Park Library Association, Dan McIntosh. “The design reflects the experiences we’ve hoped and planned for with input from Winter Park residents and one of the most prestigious think tanks in the world, The Aspen Institute. Sir David Adjaye’s design fuels the imagination, incorporates the park and elements unique to Central Florida, and will provide 360° access to learning for generations to come.”

[Library & Events Center Conceptual Design Presentation \(November 1, 2017\)](#) from [City of Winter Park](#) on [Vimeo](#).



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Beside Adjaye Associates, several other parties are involved in the project like HuntonBrady as the architect of record, Pizzuti Solutions as the representatives of the owner, and Brasfield & Gorrie and Lamm & Company for management of the construction.

The project’s construction is slated to begin in 2018 and finish in 2020.



BOOKIN' UP

David Adjaye reveals 'sweeping' Winter Park Library design

By JONATHAN HILBURG (@JHILBURG) • November 2, 2017

Site overview for the proposed new Winter Park Library. (Courtesy Adjaye Associates)



[Sir David Adjaye](#) was on hand last night to publicly present [Adjaye Associates'](#) conceptual design for the new 34,000-square-foot Winter Park Library and adjacent events center. [Announced in May](#), the \$30 million project will be built on the northwest corner of Martin Luther King Jr. Park, in the Orlando suburb of Winter Park.

In front of a packed crowd of [300 residents](#) and public officials, the firm detailed its approach to creating a space that blurs indoor and outdoor usage while still preserving views of the nearby lake. The library, long and rectangular with enormous arched windows running the length of the building, stands apart from the plaza without blocking sunlight from passing through. The two-story library will have a stage, spaces for children of all ages, and historical components.

A shorter, square version of the main building, the events center is angled to the library and cuts a triangular public space between the two that still allows for visitors to see the waterfront at all times. Capable of holding up to 300 people, the events center will also host a dining area on its roof.

"It feels like somebody has found the perfect position and placed a beautiful tent," said Adjaye.

By angling the windows and sides of each building upward, Adjaye said that he hopes the buildings will shade the deck area in the summer, while still allowing enough sunlight through in the winter to keep the plaza warm. That same shape, he continued, would allow visitors to walk around the outside of each building while staying dry in the rain.

The audience was enthusiastic about the renderings overall, but some had still had their concerns. A parking deck that had been previously mentioned was absent at Wednesday's presentation. Mayor Steve Leary answered that planners for the city were currently working on adding a 220 car parking lot nearby, including 70 more spots than the city's required minimum for a project of this size.

Describing Winter Park Library as a "[community campus](#)" composed of complimentary forms, Adjaye said that he hopes his design will honor Winter Park's past, present and future while preserving its natural environment.

Orlando-based [HuntonBrady Architects](#) will be serving as the executive architects on the project, and Winter Park City Commissioners will hold a vote on proceeding with the current design on November 13th.

ABOUT THE AUTHOR

[Jonathan Hilburg \(@jhilburg\)](#)
Assistant Editor, The Architect's Newspaper

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Thursday, November 2, 2017

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Renowned architect unveils 'world-class' design for Winter Park library

BY RYAN GILLESPIE
Staff Writer

For the first time, Winter Park residents got a glimpse Wednesday night at plans for the new massive library and events center in Martin Luther King Jr. Park, designed by one of Time Magazine's Most Influential People for

2017.

David Adjaye, who was knighted this year by English royalty, presented his design for the 34,000-square-foot library and the adjacent events center, to be built on the shores of the park's lakes. The plans were met with mostly rave reviews by the crowd of about 300, though some resi-

dents had concerns about parking and said it's not large enough.

The \$30 million project is planned for the same spot as the current Rachel D. Murrah Civic Center at Morse Boulevard and Harper Street. Adjaye said his design was meant to incorporate sweeping waterfront views, while also effectively mixing indoor and

outdoor spaces.

"One of the things that became very important was acknowledging it's part of a park," Adjaye said. "I want the community to say, 'That's our building.'"

City commissioners will vote Nov. 13 whether the project will

Please turn to **LIBRARY, A10**

LIBRARY

Continued from Page A1

move forward to the next design phase.

In Adjaye's drawing, the library is rectangular, with four massive arching windows that provide views of the park. The events center is next to it and shaped more like a square. The space in between the two structures is open, allowing visitors to see straight through to the lake.

The two-story library has a stage, as well as spaces for children, teens and a historical component.

The events center calls for a room that holds 300 people with more arch-shaped windows that open up to the waterfront.

"The events center becomes this extraordinary space. ... It feels like somebody has found the perfect position and placed a beautiful tent," Adjaye said.

He said he plans on angling the windows to pro-



JOE BURBANK/STAFF PHOTOGRAPHER

David Adjaye unveils part of his design for the new \$30 million library and events center in Winter Park.

tect the open deck space from the harsh summer sun, while still allowing the milder sun in the winter to warm the plaza. He also said visitors will be able to walk all the way around the outside of the building while staying dry from the rain.

Adjaye is a renowned architect who previously designed the Smithsonian Institution's \$540 million

National Museum of African American History and Culture as well as the Cape Coast Slavery Museum in Ghana. The design work of this project costs about \$2.4 million.

Voters narrowly approved selling bonds for \$30 million to fund the library in 2016.

Members of the public complimented the draw-

ings but also had concerns about parking — previously there had been talk of a parking structure. That's not currently the plan, Mayor Steve Leary said, and planners added they're working on a 220-car parking lot — 70 more than the city requires.

Dr. Michael Perelman said the current design is only slightly bigger than the current Winter Park Library and feared the design wasn't large enough.

Adjaye noted that his design allows for better use of the space and that the use of computers and other technology allows for information and resources to take up less space.

City commissioners said they are impressed with the plans so far.

"When you were talking, I felt like you knew me and I felt like you knew my neighbors," Commissioner Sarah Sprinkel said. "I know how I felt when I saw what you drew ... and that's all I can ask for."

Dan McIntosh, chairman of the library's board of trustees, saw the design for the first time last week and said he was impressed with how it was embedded into the park. He added that it's unique to the city.

"It's world-class," McIntosh said.

Leary said he was glad to see the design showcased

the park and incorporated its trails.

"I want people to drive up to that building and say, 'Wow, look at this thing,' and I want the people walking out to say, 'Wait until you see the inside,'" Leary said.

rygillespie@orlando
sentinel.com, 407-420-5002,
or @byryangillespie

PLANS UNVEILED FOR WINTER PARK'S NEW LIBRARY

By **Brendan O'Connor** - November 2, 2017

UPDATE: The Winter Park City Commission will discuss the designs at the Monday, November 13 City Commission meeting.

Winter Park residents were finally shown the first conceptual plans for their future 50,000 SF civic library and events center, planned for MLK Jr. Park.

The City of Winter Park [awarded the design contract](#) to renowned architect Sir David Adjaye and Hunton-Brady Architects in May and the designs were only just made public. Adjaye Associates were behind the award-winning Smithsonian National Museum of African American History and Culture in DC.

You can watch the entire public unveiling of these early designs in the Facebook Live video from the City of Winter Park above.

Notable design elements from the Wednesday night event include indoor and outdoor public gathering spaces, passive solar design techniques, a performance stage, and a lake-side outdoor amphitheater.

The Winter Park Public Library exists outside of the Orange County Public Library system. Plans for increased funding for more library programming and hiring more staff has yet to be made public during the design stage of the new building.





Screen captured image

Screen captured image

Editor's Note: We would like to see peacock boats on the lake.



Adjaye unveils £23m Florida library vision

14 November, 2017 By Merlin Fulcher

Adjaye Associates has unveiled plans for a £23 million library in Winter Park, a suburb of Orlando, Florida

The project – backed by the Winter Park City Commission – will deliver a 4,600m² library, events space and civic centre in the north-west corner of the city's landmark Martin Luther King, Jr Park.

The practice is working with local firm HuntonBrady Architects to deliver the scheme, which comes 12 years after the practice's Ideas Store Whitechapel Road completed.

Commenting on his firm's appointment in May, Adjaye said: 'Winter Park's vision for this project truly embraces the continued evolution of the library in the 21st century.

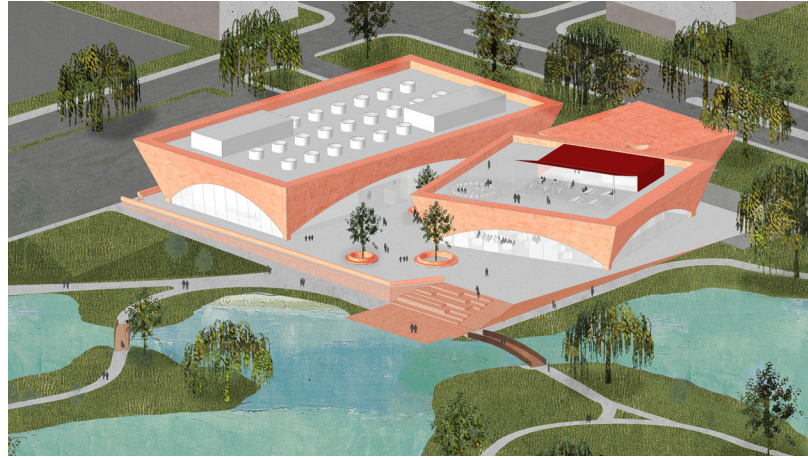
'With a diverse programme that recognises it as a critical piece of cultural infrastructure, this will be a dynamic space for shared education, recreation and interaction. I am thrilled to be working with the city on a design that I hope can become a true beacon for its neighbourhood, with resonance for the entire community.'

The lakeside proposal includes two neighbouring structures each with four massive arching windows providing views over the surrounding green space.

Last year the studio completed its largest commission to date, the National Museum of African-American History and Culture, while its founder, David Adjaye, picked up a knighthood in January.

Last month the practice won the contest to design a [Holocaust memorial](#) in London. Other US schemes currently in the pipeline include a [spy museum in New York](#) and [Harlem's Studio Museum](#).

Winter Park Approves Adjaye Associates' Design for New Library and Events Center



WINTER PARK, FL – November 14, 2017 – Last night, Winter Park City Commission unanimously approved Adjaye Associates' concept design for the future Winter Park Public Library and Events Center. The \$30 million project consolidates and replaces the existing library and civic center buildings and will be located on the northwest corner of a reinvigorated Martin Luther King Jr. Park.

Firm principal Sir David Adjaye presented the concept to the Winter Park City Commission and 300 community members on November 1st. The design consists of a micro-village of three pavilions, each of different scale and function but which share a common formal language. Structural arches, inspired both by local fauna and the region's vernacular architecture, form vaulted rooflines and sweeping windows, establishing a porous relationship between interior and exterior and drawing natural light deep into the buildings. The pavilions respectively house the new library, event center and a new welcome pavilion and rest on a raised belvedere that provides privileged, dramatic views onto the lake, increases connectivity to the park and supports exterior community spaces that run between the three buildings.

"Our goal is to create a vibrant community village that engages the beauty of the park, maximizes social interactive spaces and holds collaborative learning and education at its core," said Adjaye. "I am thrilled that Winter Park has embraced our vision, which is truly about celebrating of the city's heritage and preparing for its future."

The diverse program includes flexible floorplates that support collection spaces accessible to all ages and abilities, interactive youth and children areas, an indoor auditorium, makerspaces and technology portals, a business center, continuing education spaces, Winter Park historical and archival collection spaces, community meeting rooms and private reading rooms.

"We tasked the design team with creating an inspirational complex to provide a multitude of uses," said Winter Park Mayor Steve Leary. "It has to provide a 21st century learning environment while also incorporating an entertainment venue for the community. We wanted a unique and forward-looking aesthetic that still felt true to our heritage and it had to be "of the park," rather than simply a structure within the park. Sir David and his team delivered on our request and exceeded our expectations."

"The library is thrilled with the design as an inviting place for 21st century learning, collaboration and community," said Dan McIntosh, President, Board of Trustees, Winter Park Library Association. "The design reflects the experiences we've hoped and planned for with input from Winter Park residents and one of the most prestigious think tanks in the world, The Aspen Institute. Sir David Adjaye's design fuels the imagination, incorporates the park and elements unique to Central Florida, and will provide 360° access to learning for generations to come."

Adjaye Associates was announced as the design architect in April of this year. The firm is collaborating with a world-class team on the new community asset, including architect of record HuntonBrady, owner's representative Pizzuti Solutions and construction management team Brasfield & Gorrie and Lamm & Company. Construction is due to begin in fall 2018 and conclude in the first half of 2020.

--Ends--

Note to editors:

Further information and full image set available here

Highlights from the conceptual presentation available here

All images copyright Adjaye Associates

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www.adjaye.com

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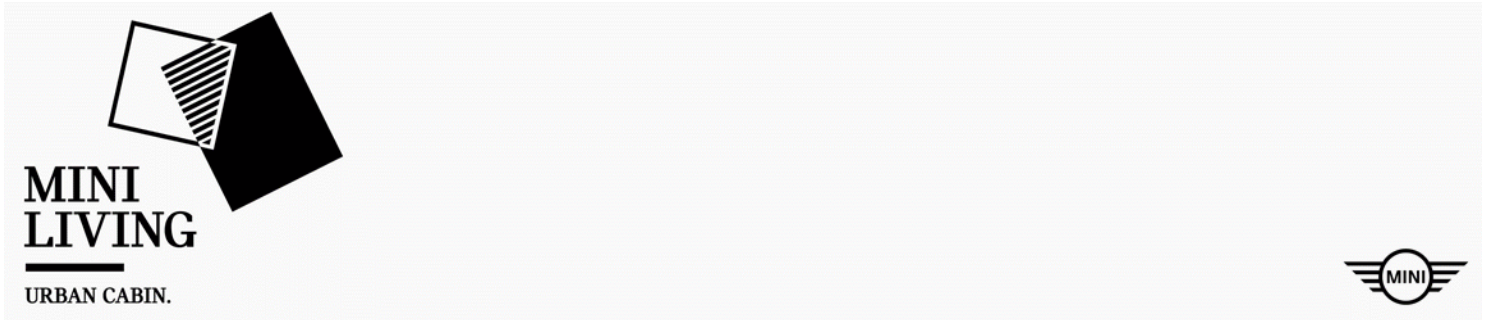
Adjaye Associates was established in June 2000 by founder and principal architect, Sir David Adjaye OBE. Receiving ever-increasing worldwide attention, the firm has offices in London, New York and Accra and completed work in Europe, North America, the Middle East, Asia, and Africa. The firm's largest project to date, the Smithsonian Institution's National Museum of African American History and Culture, opened this past fall on the National Mall in Washington D.C. Further projects range in scale from private houses, exhibitions, and temporary pavilions to major arts centers, civic buildings, and masterplans. Renowned for an eclectic material and color palette and a capacity to offer a rich civic experience, the buildings differ in form and style, yet are unified by their ability to generate new typologies and to reference a wide cultural discourse.

City of Winter Park

One of the finest cities in the United States, Winter Park, Fla., is considered by many to be the premier urban village in the sunshine state. With its rich heritage, strong sense of community, vast parks system, diverse economic base, and beautiful chain of lakes, the city provides a high quality of life to both its residents and visitors alike. Located just three miles north of Orlando in Orange County, the city is nine square miles with over 29,000 residents. Known for its Old World charm, elegant homes, quaint bricked streets, extensive tree canopy, first-class shopping and dining experiences, world-class museums and Rollins College, the City of Winter Park is truly a unique community with an international appeal. For more information, please visit us online at cityofwinterpark.org/nextchapterwp.

Winter Park Library

The Winter Park Public Library inspires learning, opens minds and transforms lives by providing the highest quality library materials, programs and services. Founded in 1885, the WPPL is a 501(c)(3) nonprofit organization that enjoys an enduring public-private partnership with the City of Winter Park which provides Winter Park residents with a margin of excellence in services and programming that neither could provide on its own. With over 15,000 borrowers, program participation has soared over 50 percent in the last two years as the WPPL develops innovative and collaborative initiatives to meet the needs of residents of every age and demographic. For more information about the WPPL, visit www.wppl.org or call 407-623-3300.



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david adjaye unveils approved design for new public library and events center in florida

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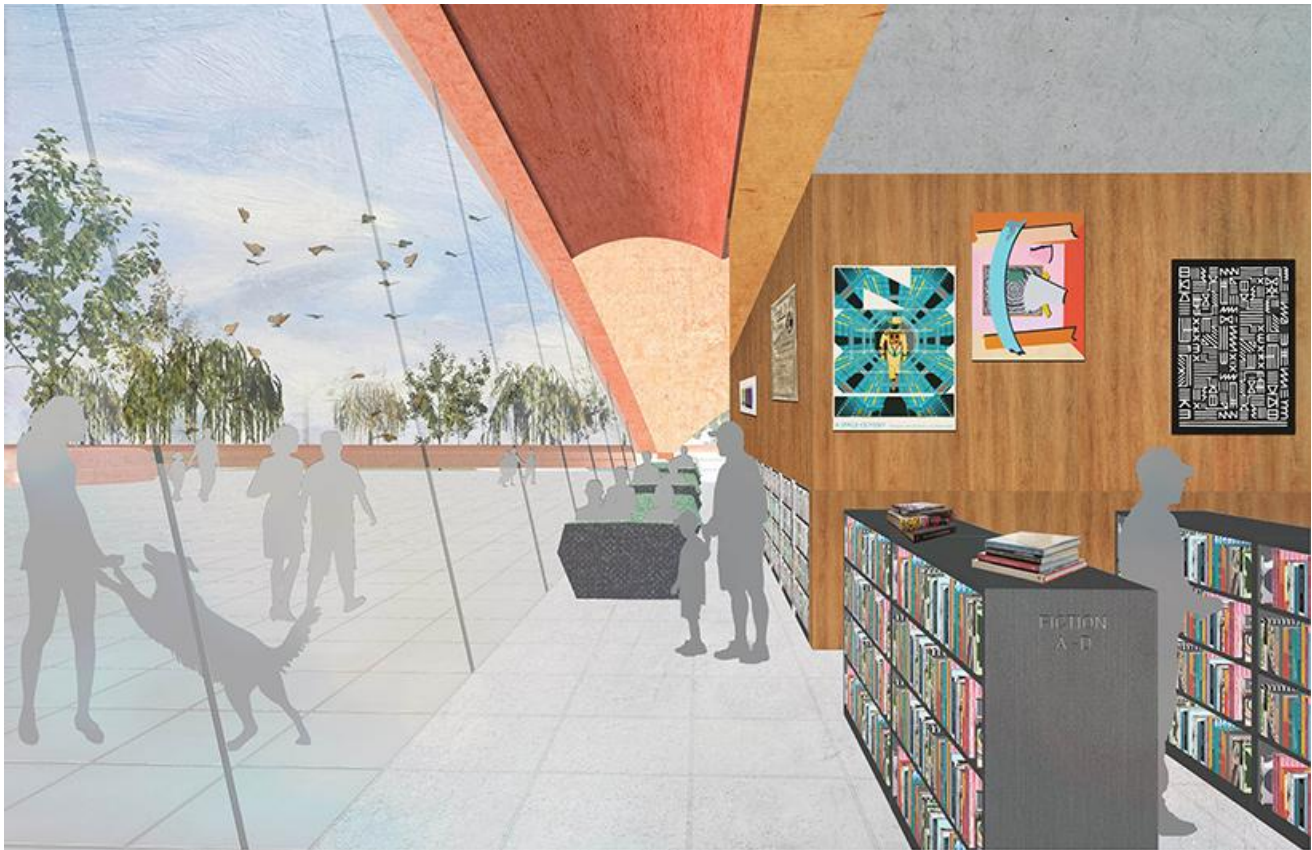
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david adjaye's (<https://www.designboom.com/tag/david-adjaye/>) conceptual design for a new library (<https://www.designboom.com/tag/library-architecture-and-design/>) and events center in florida (<https://www.designboom.com/tag/architecture-in-the-us/>) has been unanimously approved by local authorities. to be built in winter park, a city near orlando, the \$30 million USD project will consolidate and replace the site's existing buildings and will form part of a reinvigorated park setting. *'our goal is to create a vibrant community village that engages the beauty of the park, maximizes social interactive spaces and holds collaborative learning and education at its core,'* explains adjaye. *'I am thrilled that winter park has embraced our vision, which is truly about celebrating of the city's heritage and preparing for its future.'*



all images courtesy of adjaye associates

the future 'winter park public library and events center' comprises a micro-village of three pavilions, each of different scale and function. adjaye associates' (<http://www.adjaye.com/>) design features arches that serve as a nod to the region's vernacular architecture, while vaulted rooflines and sweeping windows help establish a connection between interior and exterior space. resting on an elevated 'belvedere', the three structures house the library, event center, and a new welcome pavilion.



vaulted rooflines help establish a connection between interior and exterior space

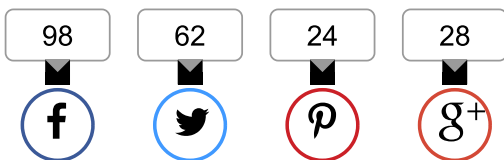
'we tasked the design team with creating an inspirational complex to provide a multitude of uses,' says winter park (<https://cityofwinterpark.org/>) mayor steve leary. 'it has to provide a 21st century learning environment while also incorporating an entertainment venue for the community. we wanted a unique and forward-looking aesthetic that still felt true to our heritage and it had to be 'of the park' rather than simply a structure within the park. sir david and his team delivered on our request and exceeded our expectations.'



construction is to get underway in fall 2018, with a targeted completion date set for 2020

internally, flexible floorplates have been designed to include a range of facilities, including: interactive youth and children areas, an indoor auditorium, makerspaces and technology portals, a business center, educational spaces, historical and archival collection spaces, community meeting areas, and private reading rooms. **adjaye associates** is collaborating with architect of record **hunton brady** (<http://huntonbrady.com/>), owner's representative **pizzuti solutions** (<https://www.pizzuti.com/>), and construction management team **brasfield & gorrie** (<https://www.brasfieldgorrie.com/>) and **lamm & company** (<http://lammco.com/>). construction is to get underway in fall 2018, with a targeted completion date set for 2020.

philip stevens | designboom



As usual the floating description “vernacular” is used to vague effect, promising something that has no contemporary reflexion. Florida vernacular is a massive hodgepodge with little aesthetic resonance. Last century’s small wood frame homes with metal roofs remain a partial legacy of a time when vernacular meant a

combination of practical and (accidental) aesthetic. Florida's current dearth of satisfying architecture is certainly not being addressed by this disappointing proposal.

 Cliff Smith

jan 02, 2018

(<https://www.designboom.com/architecture/david-adjaye-winter-park-public-library-events-center-florida-11-14-2017/#comment-1296430>)

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Adjaye Associates Reveals Design of Winter Park Library and Events Center in Florida

14:00 - 15 November, 2017 | by [Patrick Lynch](#)

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Adjaye Associates has revealed the design of the latest building, a new public library and events center located in the city of [Winter Park, Florida](#), as the project has been granted unanimous approval from the city commission.

The \$30 million project will replace existing, dated library and civic center structures with a series of three red-hued pavilions described by the architects as a “micro-village.” Each pavilion will house a different program element, but will share a common formal language including structural arches inspired by local fauna and the region’s vernacular architecture, vaulted roof lines, and sweeping windows. These elements will allow natural light to penetrate deep into the buildings and create a sense of a unified local civic center.

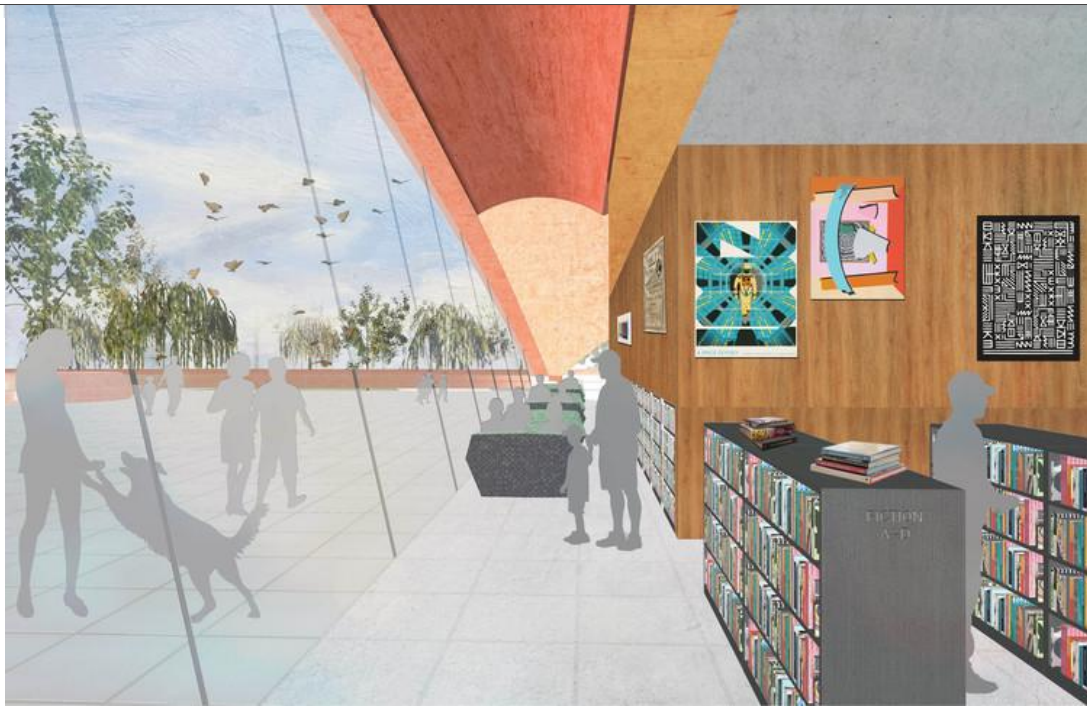




“Our goal is to create a vibrant community village that engages the beauty of the park, maximizes social interactive spaces and holds collaborative learning and education at its core,” said Adjaye. “I am thrilled that [Winter Park](#) has embraced our vision, which is truly about celebrating of the city’s heritage and preparing for its future.”

The three pavilions will house a 39,456-square-foot library, a 12,604-square-foot events hall and a welcome pavilion. All three will be located on a shared plinth that will offer views onto the adjacent lake and increase connectivity to the park and exterior community spaces. A diverse program of events is already being planned for the interior spaces, made possible by flexible floor plates and reconfigurable arrangements. Other spaces include an indoor auditorium, makerspaces, technology portals, a business center, classrooms, historical archives, community meeting rooms and private reading rooms.





“We tasked the design team with creating an inspirational complex to provide a multitude of uses,” said [Winter Park](#) Mayor Steve Leary. “It has to provide a 21st century learning environment while also incorporating an entertainment venue for the community. We wanted a unique and forward-looking aesthetic that still felt true to our heritage and it had to be “of the park,” rather than simply a structure within the park. Sir David and his team delivered on our request and exceeded our expectations.”

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Adjaye Associates will work with architect of record HuntonBrady, owner's representative Pizzuti Solutions and construction management team Brasfield & Gorrie and Lamm & Company to realize the project. Construction is set to begin in fall 2018 with completion slated for Summer 2020.

View the complete gallery



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Patrick Lynch

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Associates

Courtesy of Adjaye

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