



Convention Hall

August 12, 2010

# Cape May Convention Hall



## Conceptual Design Presentation



America's Oldest Seashore Resort

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## Review from August 4, 2010 Meeting:

Convention Hall

August 12, 2010

The Building Committee met for the first time on the redesign of the Convention Hall on August 4<sup>th</sup>.

Highlights from this meeting included setting the project schedule, setting the building construction budget, reviewing the impact of a redesigned building on the CAFRA permit, discussing site plan options for the building and determining what spaces are critical to a new, smaller, building.



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## Most Important Issues for the Committee:

Convention Hall

August 12, 2010

The group agreed that the following items were of primary importance to the success of the project:

- The entire project must fit into the established budget of \$10.5 million. This leaves approximately \$7.6 million for construction of the building (translates into a building of approximately 20,000 sf.)
- The group would work together to make timely decisions and recommendations so the building would be open for Memorial Day 2012.
- The main hall is the most important aspect of the building. It should be multi-functional, have good acoustics, be able to be divided proportionately and be of high quality.
- The final approved conceptual building design should have minimal impact on the CAFRA permit.



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# Important Aspects of the New Building:

Convention Hall

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The group agreed that the selection of the best conceptual building plan would be based on the following criteria:

- Multi-functional hall that can be divided and is as large as possible.
- Community rooms are desirable if they can be accommodated.
- Lobby / Pre function Space is required and view to the ocean desirable.
- Administration: a minimum of 1 office and 3 cubicals (plus associated spaces) is required.
- Biggest building you can get for the construction budget.
- Provide the most storage space possible.
- Lease spaces are low priority if solarium remains. Higher priority if the solarium is demolished.
- A large Catering Kitchen is important to the success of the building.



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# The Site:

Convention Hall  
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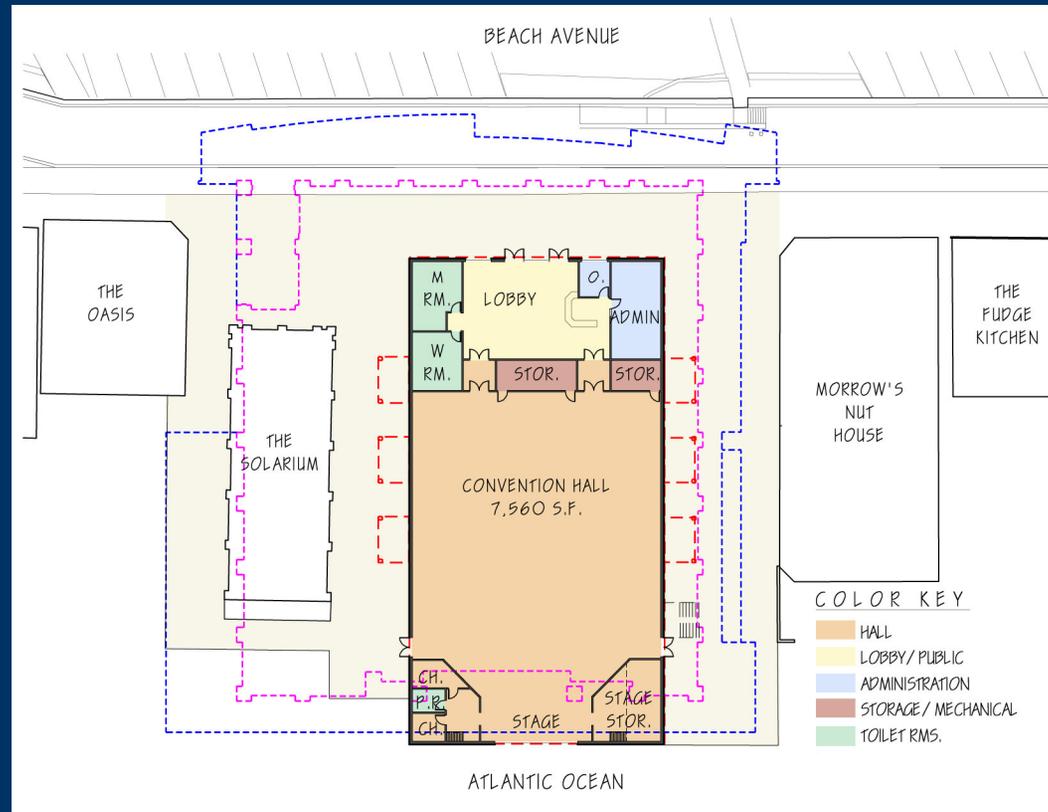
# Conceptual Building Plan #1

Convention Hall

August 12, 2010

Single Story Building in the Current Footprint, Solarium remains.  
12,240 square feet

- Dividable Hall No
- Lobby open to Ocean No
- Biggest Bldg for Budget No
- Lease Spaces No
- Community Rooms No
- Required Administration No
- Maximum Storage No
- Catering Kitchen No





# Conceptual Building Plan #1

Convention Hall

August 12, 2010

Single Story Building in the Current Footprint, Solarium remains.

## PRO:

Fits the existing bldg footprint for minimal CAFRA impact.

## CON:

Does not meet most requirements for the building.

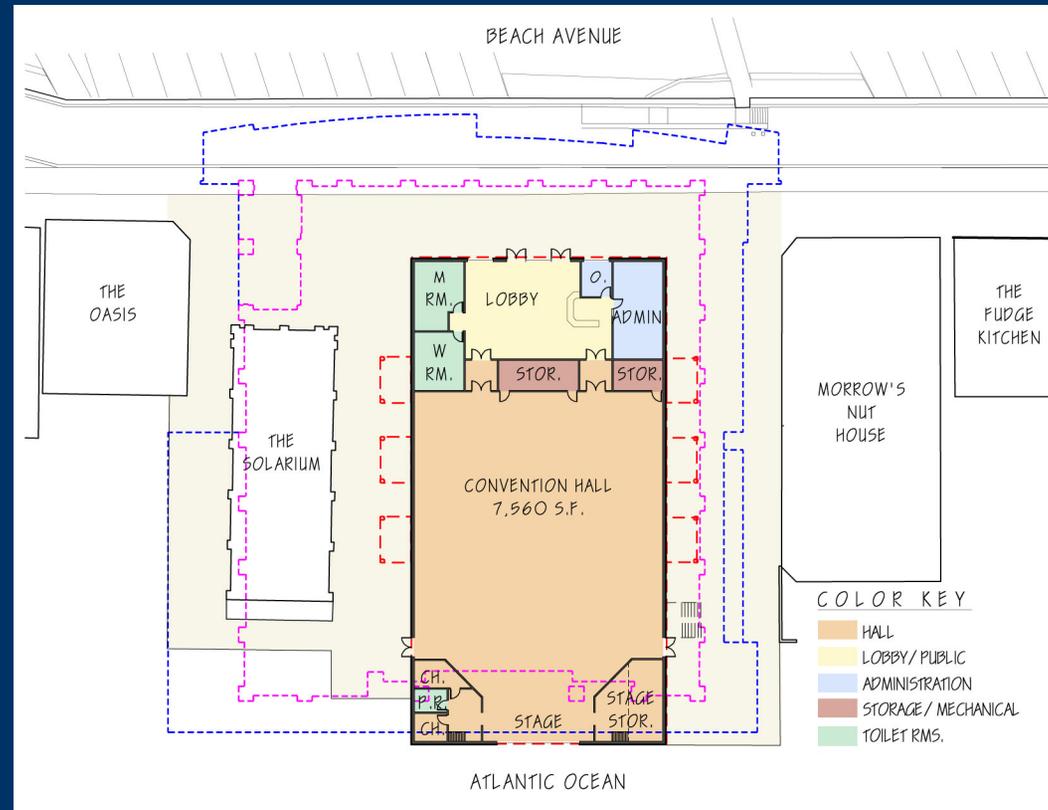
New hall smaller than existing hall

Cannot divide hall.

No easy access to mechanical space.

No beach side boardwalk.

Providing appropriate office and catering would make hall smaller.



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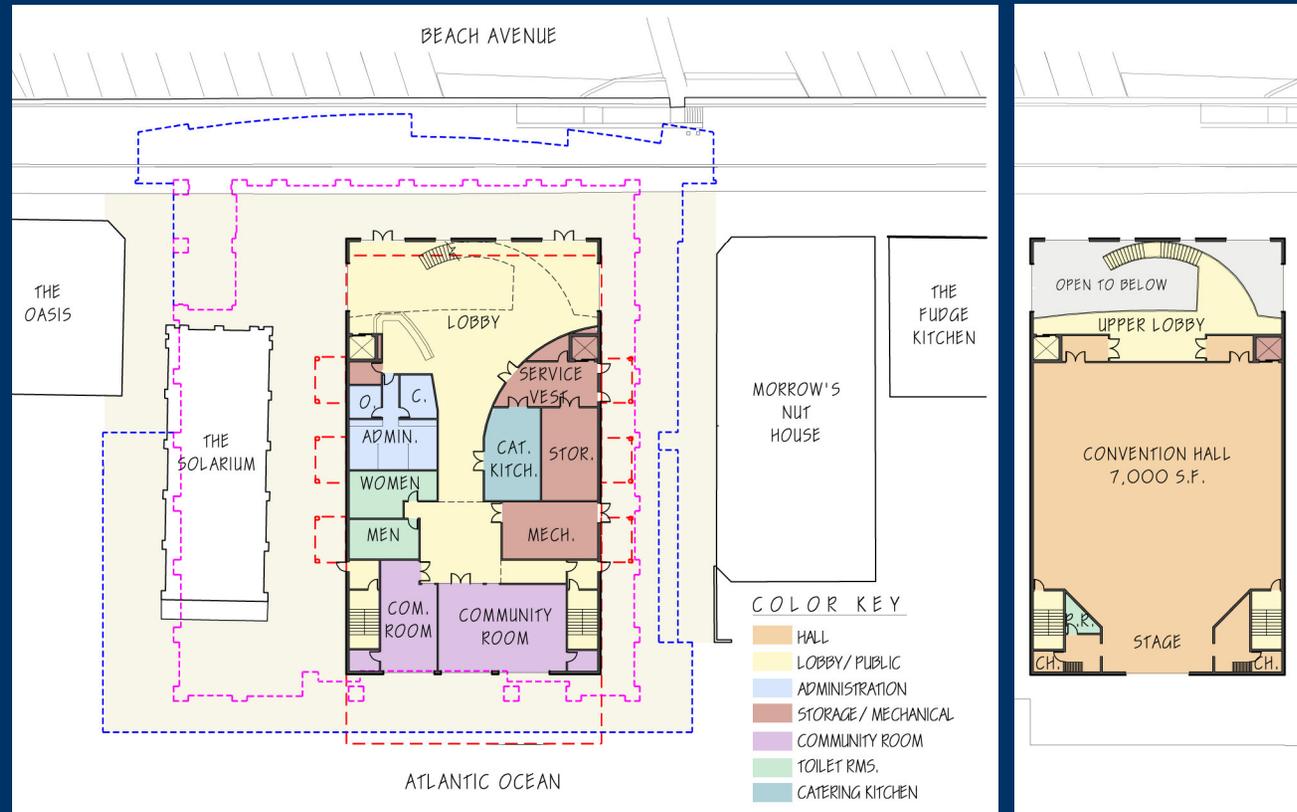
# Conceptual Building Plan #2

Convention Hall

August 12, 2010

Two Story Building in the Current Footprint, Solarium remains.  
20,000 square feet

- Dividable Hall **No**
- Lobby open to Ocean **No**
- Biggest Bldg for Budget **Yes**
- Lease Spaces **No**
- Community Rooms **Yes**
- Required Administration **Yes**
- Maximum Storage **No**
- Catering Kitchen **Yes**



First Floor

Second Floor





# Conceptual Building Plan #2

Convention Hall

August 12, 2010

Two Story Building in the Current Footprint, Solarium remains.

## PRO:

Fits the existing bldg footprint for minimal CAFRA impact.

## CON:

New hall smaller than existing hall.

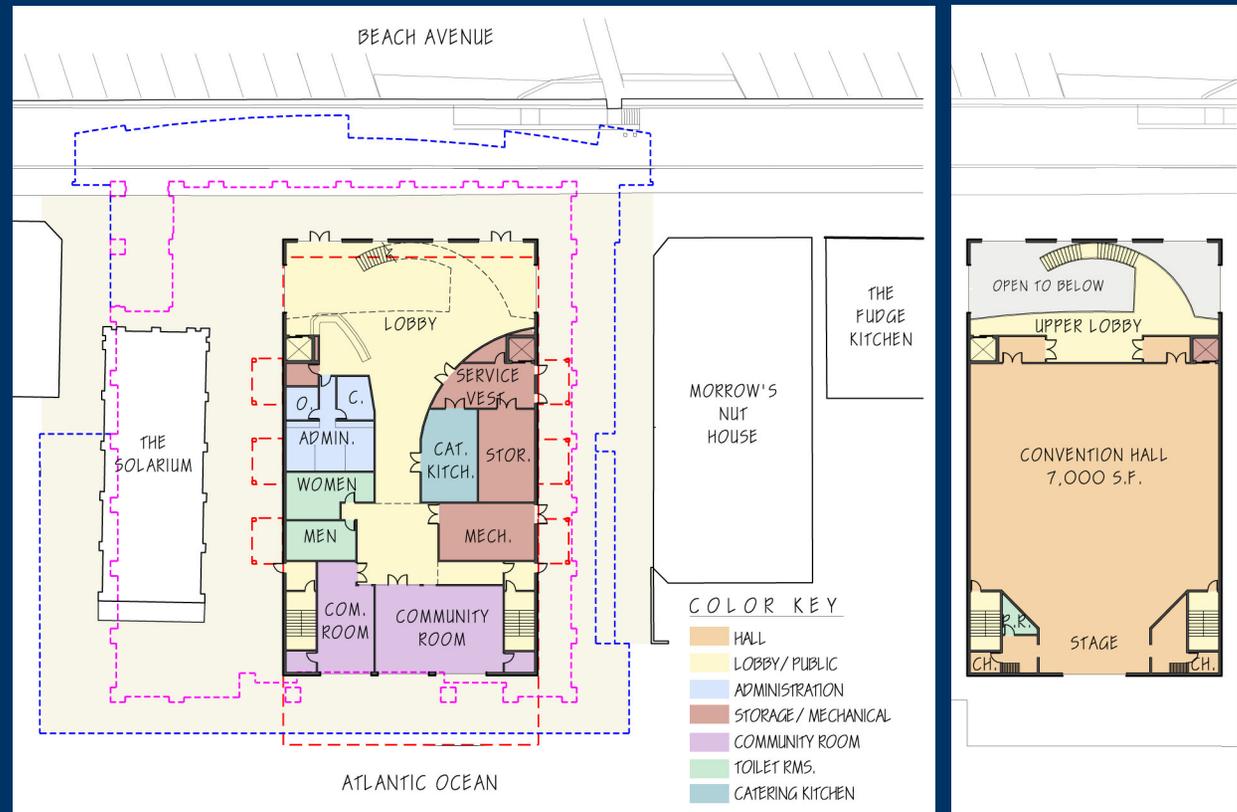
Cannot divide hall.

Hall on Second Floor and Bathrooms on First Floor.

2 elevators & 3 stairs required.

Building will be taller than current design. Variance? CAFRA issue?

Catering kitchen & hall storage on lower level.



First Floor

Second Floor



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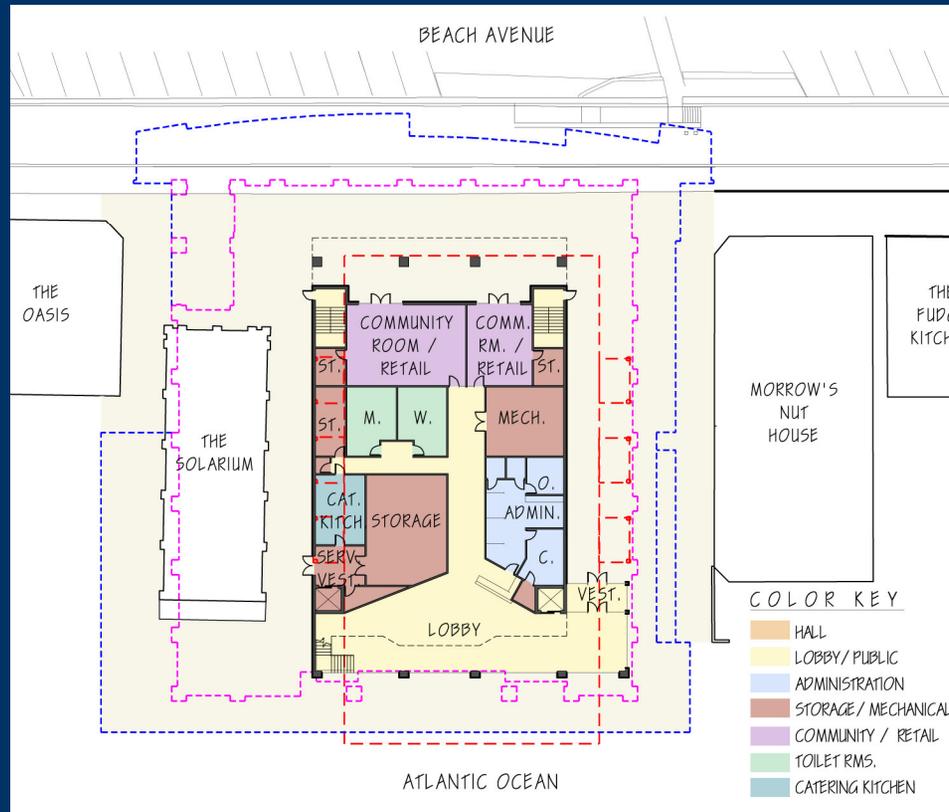
# Conceptual Building Plan #3

Convention Hall

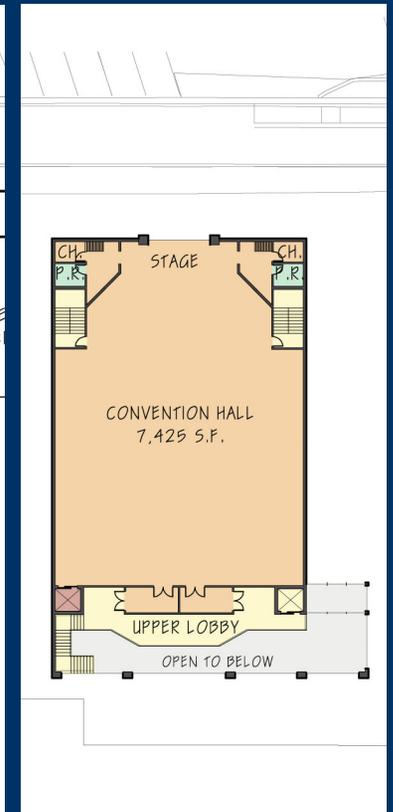
August 12, 2010

Two Story Building on Expanded Footprint, Solarium remains.  
20,000 square feet.

- Dividable Hall **No**
- Lobby open to Ocean **Yes**
- Biggest Bldg for Budget **Yes**
- Lease Spaces **Yes**
- Community Rooms **Yes**
- Required Administration **Yes**
- Maximum Storage **No**
- Catering Kitchen **Yes**



First Floor



Second Floor



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# Conceptual Building Plan #3

Convention Hall

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## Two Story Building on Expanded Footprint, Solarium remains.

### PRO:

Increased boardwalk between the hall and Morrow's Building.

### CON:

New hall smaller than existing hall and cannot be divided.

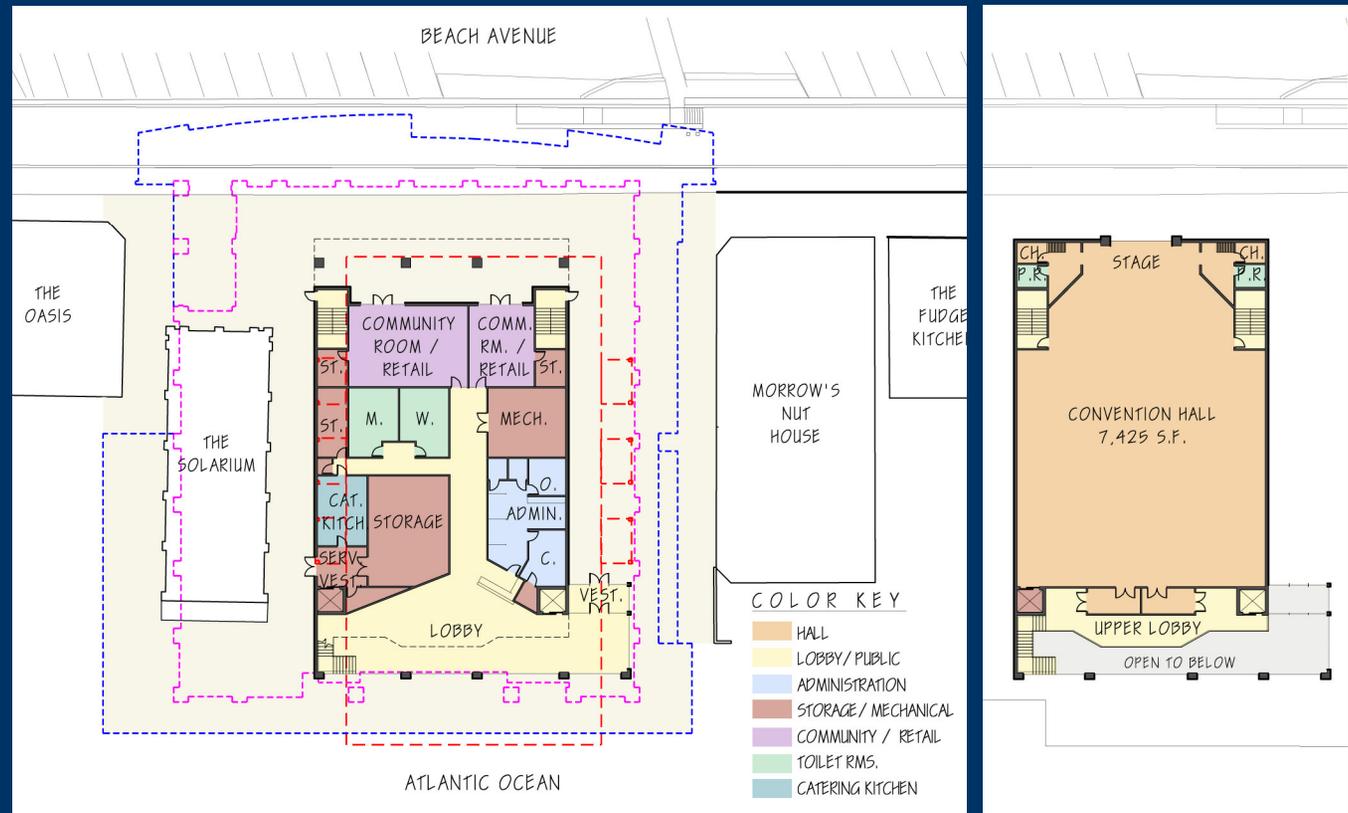
Hall on Second Floor and Bathrooms on First Floor.

2 elevator & 3 stairs req'd.

Entry not on Beach Avenue.

Catering kitchen and hall storage on lower level.

Building will be taller than current design. Variance? CAFRA issue?



First Floor

Second Floor





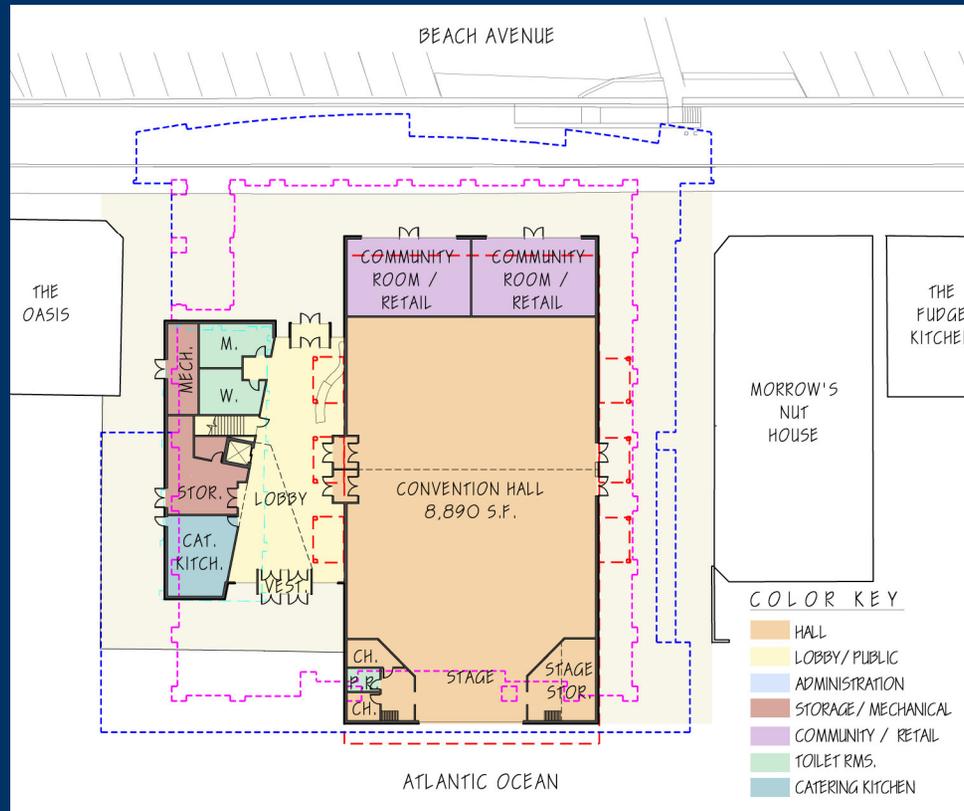
# Conceptual Building Plan #4

Convention Hall

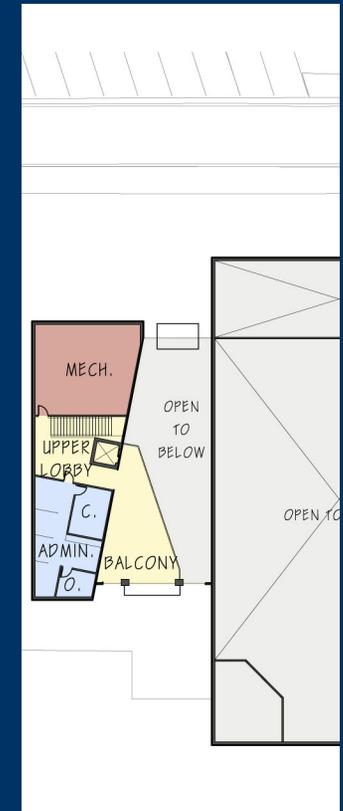
August 12, 2010

Two Story Building on Expanded Footprint, Solarium removed.  
20,000 square feet.

- Dividable Hall **Yes**
- Lobby open to Ocean **Yes**
- Biggest Bldg for Budget **Yes**
- Lease Spaces **Yes**
- Community Rooms **Yes**
- Required Administration **Yes**
- Maximum Storage **Yes**
- Catering Kitchen **Yes**



First Floor



Second Floor





# Conceptual Building Plan #4

Convention Hall

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## Two Story Building on Expanded Footprint, Solarium removed.

### PRO:

Large deck / boardwalk at ocean side.

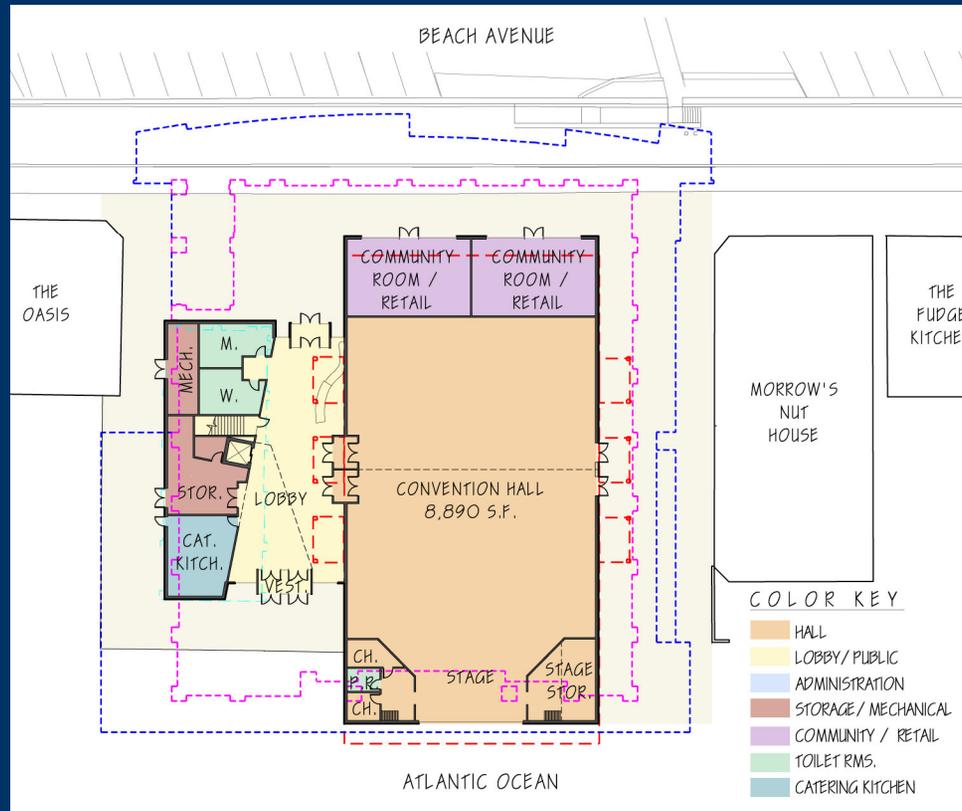
Hall larger than existing hall.

Hall can be divided.

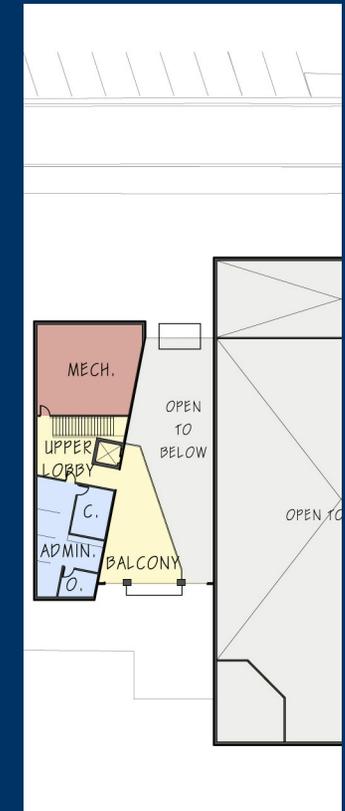
Bathrooms and hall on same level.

### CON:

Storage room and catering kitchen not adjacent to the hall.



First Floor



Second Floor





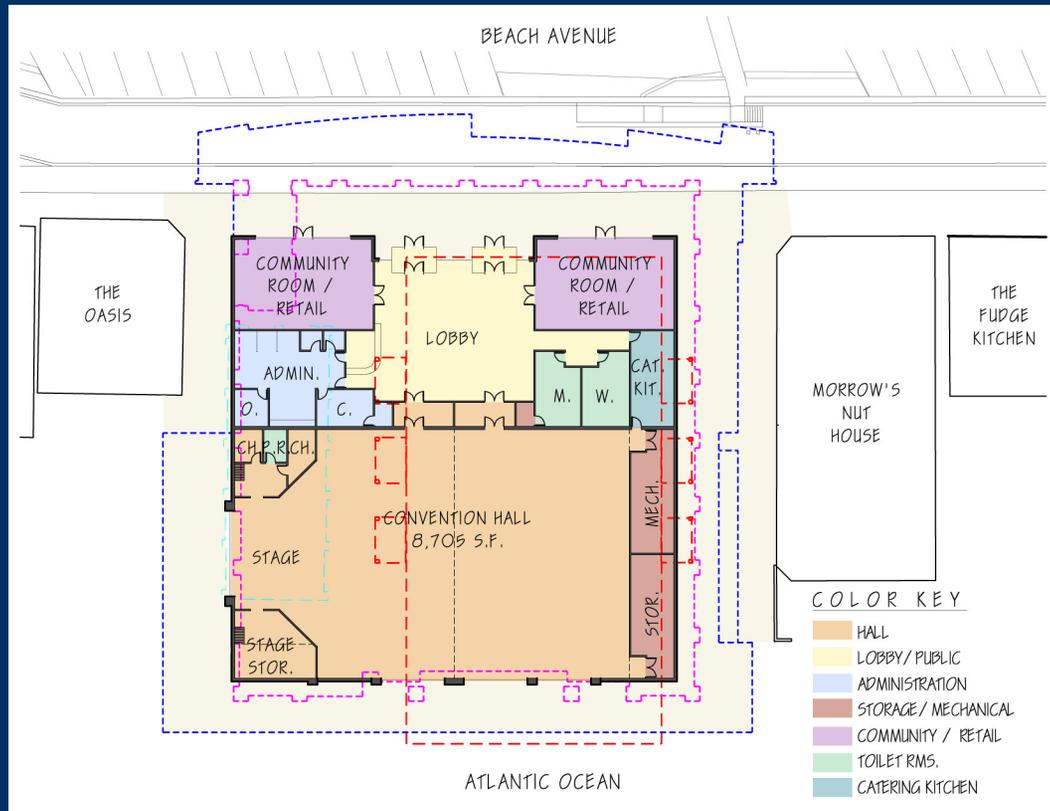
# Conceptual Building Plan #5

Convention Hall

August 12, 2010

Single Story Building on Expanded Footprint, Solarium removed.  
20,000 square feet.

- Dividable Hall **Yes**
- Lobby open to Ocean **No**
- Biggest Bldg for Budget **Yes**
- Lease Spaces **Yes**
- Community Rooms **Yes**
- Required Administration **Yes**
- Maximum Storage **Yes**
- Catering Kitchen **Yes**



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# Conceptual Building Plan #5

Single Story Building on Expanded Footprint, Solarium removed.

Convention Hall

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## PRO:

Hall has large window openings to beach and ocean.

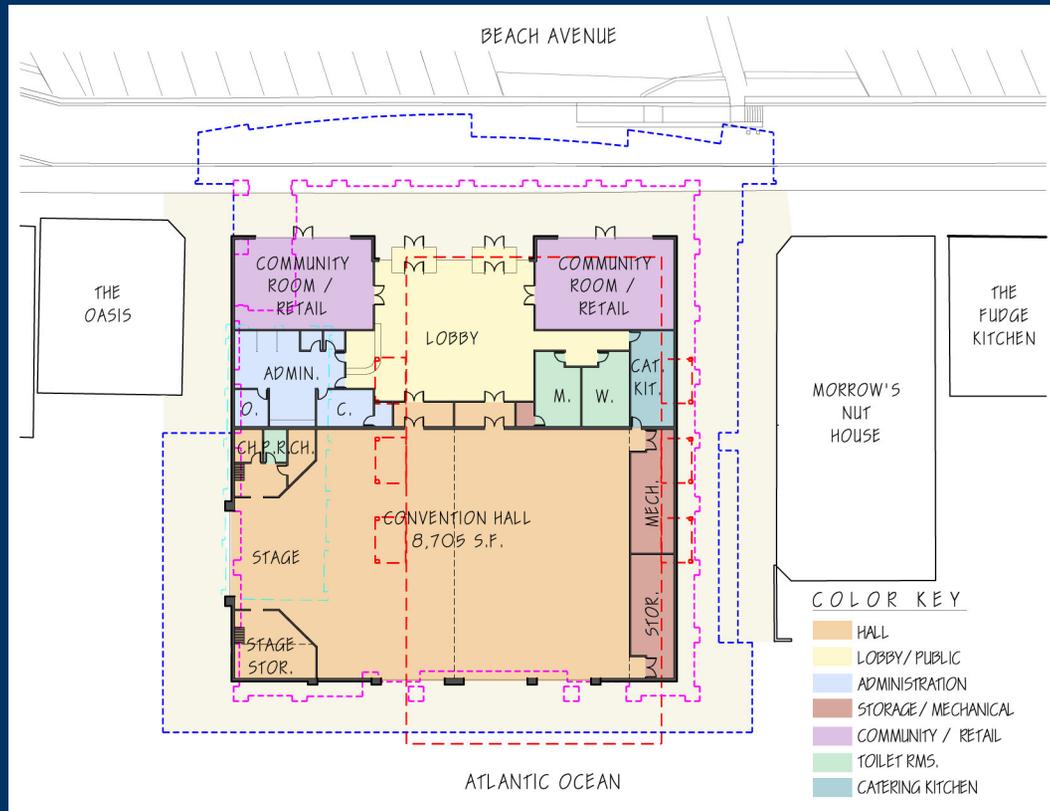
Hall larger than existing hall.

Hall can be divided.

Bathrooms and hall on same level.

## CON:

Lobby not on ocean side.



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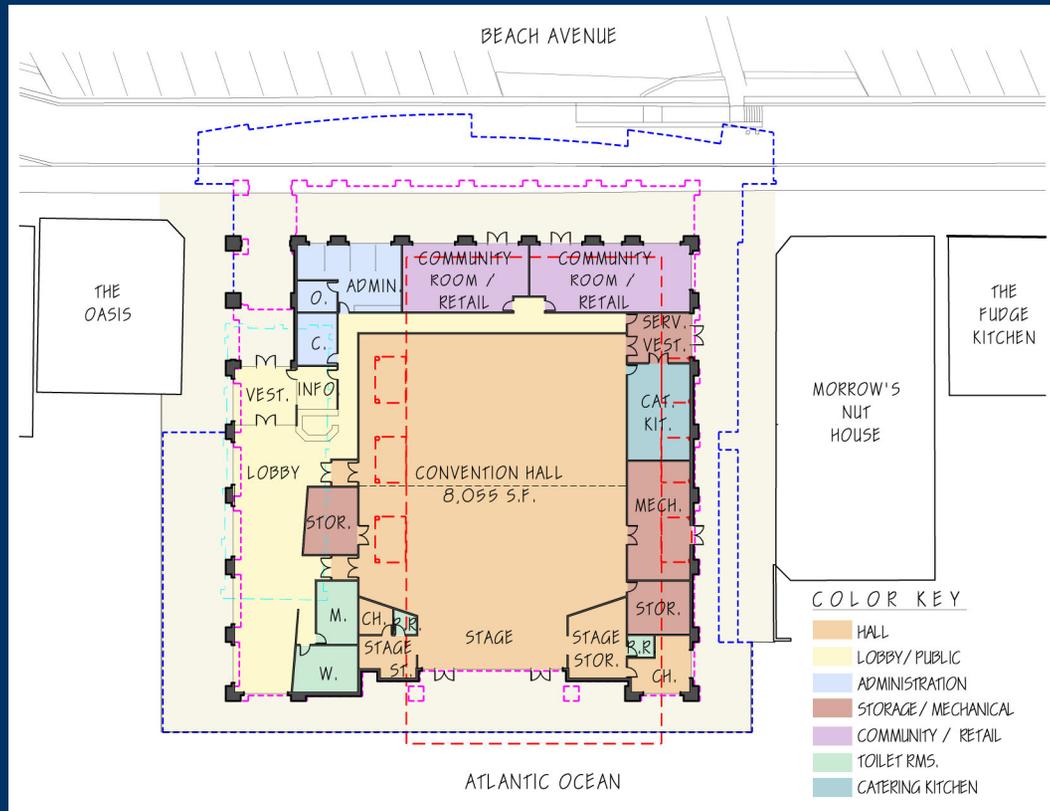
# Conceptual Building Plan #6

Convention Hall

August 12, 2010

Single Story Building on Expanded Footprint, Solarium removed.  
20,000 square feet.

- Dividable Hall** **Yes**
- Lobby open to Ocean** **Yes**
- Biggest Bldg for Budget** **Yes**
- Lease Spaces** **Yes**
- Community Rooms** **Yes**
- Required Administration** **Yes**
- Maximum Storage** **Yes**
- Catering Kitchen** **Yes**



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# Conceptual Building Plan #6

## Single Story Building on Expanded Footprint, Solarium removed.

Convention Hall

August 12, 2010

### PRO:

Similar to current building layout.

Hall larger than existing hall.

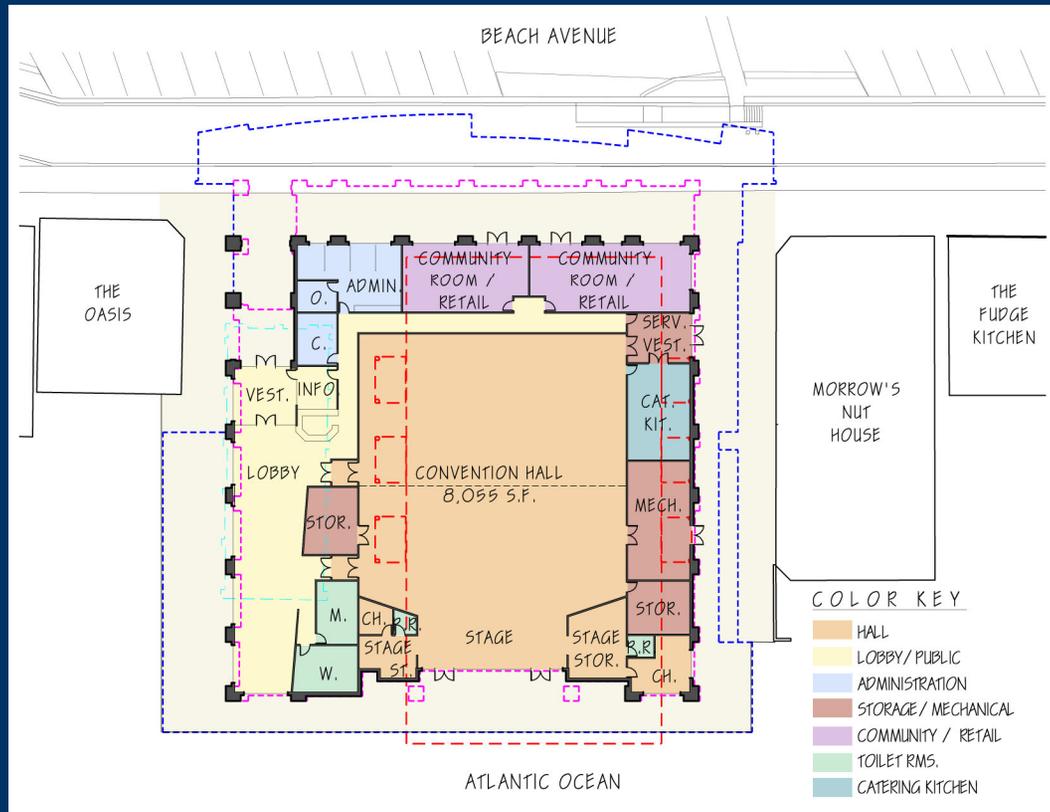
Hall can be divided.

Bathrooms and hall on same level.

Largest back stage area of all schemes.

### CON:

?????????????





# What Must Happen Today:

Convention Hall

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In order for the project to meet the schedule outlined last week the Building Committee **MUST** select and recommend a floor plan to City Council for approval by the end of today's meeting.



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