



September 18, 2017

Etienne Bejarano  
Parks & Recreation Director  
Town of Cutler Bay  
Cutler Ridge Park  
10100 SW 200 Street  
Cutler Bay, FL 33157

**RE: RFQ #15-06 "TOWN CENTER PLAZA - CONCEPTUAL PLANS DESIGN AND COST ESTIMATE SERVICES"**

Dear Mr. Bejarano:

Thank you for the opportunity to offer the Town of Cutler Bay, our scope of services and fee for the preparation of "Town Center Plaza Construction Plans and Final Design Services" for the Town Center Plaza project. We are very excited about the opportunity to continue to work with you and your team on the next phase of Town Center Plaza project.

Opportunities to truly enhance the fabric of a Town are rare. With this project, the Town of Cutler Bay is unmatched in their ability to strengthen their Town Center by improving the aesthetic of the Town Center site while strengthening and supporting its sense of place. The Kimley-Horn Team flourishes in such an arena and we are passionate about creating beautiful and functional public environments for today with a response reaching into a sustainable future.

**TOWN CENTER PLAZA  
CONCEPTUAL PLAN  
PREFERRED OPTION REVISED**



This project offers the opportunity for the Town of Cutler Bay to be sustainable while enhancing this community where we live, work, and play. Therefore, our team offers creativity and technical expertise to provide the best service to you with sustainable solutions such as the selection of Florida friendly/native plant material and locally sourced specialty paving, the use of solar lighting as well as coordination with FPL regarding the use of solar panels in the proposed parking area and over the proposed stage/ restroom/ storage building.

**PROJECT UNDERSTANDING**

Kimley-Horn and Associates, Inc. understands that the Town of Cutler Bay is soliciting a proposal from Kimley-Horn to provide Professional Services for the "Town Center Plaza - Conceptual Plans Design and Cost Estimate Services" in accordance with the terms and conditions set forth in the "Town Center Plaza Conceptual Plans Design & Cost Estimate Services" RFQ #15-06 Non-Exclusive Professional Services Agreement.

The attached scope of services covers schematic design through construction phase services based on the "Town Center Plaza Conceptual Plan Preferred Option Revised" (see exhibit above) approved by the Town Council on January 18th, 2017. Following is a brief synopsis of the work done to date for this project as well as team qualifications and the estimated future project schedule.

### PROJECT SYNOPSIS

Following is a breakdown of the project milestones to date:

- Advertisement Date: June 4, 2015
- Executed PSA Date: April 20, 2016
- Project Kick-Off: Completed on April 20, 2016
- **Task 1: Conceptual Design**- Preliminary and Final Conceptual Plans: Completed between April 20, 2016 through October 21, 2016.
- **Task 2: Opinion of Probable Costs**- Budget Level: Completed on January 6, 2017.
- **Task 3: Project Meetings & Public Engagement** - 5 public meetings: Completed on May 31, 2016, June 28, 2016, July 26, 2016, August 30, 2016 and October 22, 2016.
- Town Council approval of "Town Center Plaza Conceptual Plan Preferred Option Revised" on January 18th, 2017.
- Town Council approval of Resolution No. 17-34 on April 19th, 2017 authorizing the Town Manager to negotiate and issue an additional purchase order to Kimley-Horn and Associates, Inc. for the Town Center Plaza Construction Plans and Final Design Services.

### TEAM QUALIFICATIONS

Following is a listing of the prime consultant and sub consultants on the project:

**Kimley-Horn and Associates, Inc.**, is the prime consultant for this project responsible for the overall project management responsibilities as well as the design of the landscape architectural and civil engineering components. As one of the nation's premier planning and design consultants with 4 offices in South Florida and a well-earned reputation for combining creative ideas, technical excellence resulting in dynamic projects, we emphasize the development of a pleasing visual environments with a strong sense of place, while remaining sensitive to your budget and long-term maintenance obligations. By teaming with the following uniquely qualified sub-consultants, Kimley-Horn is committed to providing expertise to the Town of Cutler Bay:

- **Site Design Group, Inc.**, is a premier skate park design firm successfully completed dozens of municipal plaza and park designs nationwide. They are responsible for the design of the skate park components of the project.
- **Wolfberg Alvarez & Partners**, is a South Florida integrated full service architectural and engineering services firm with direct experience working with the Town of Cutler Bay. They are responsible for the design of the architectural, MEP and structural engineering components of the project.

- **Aquadynamics Design Group, Inc.**, is an aquatic design engineering company located in South Florida specializing in the design of pools and water features. They are responsible for the design of the water feature MEP and structural engineering components of the project.
- **Edward Dugger + Associates, P.A.**, is a South Florida architectural acoustics design, analysis and consulting firm. They are responsible for the design of the stage acoustical engineering lighting components of the project.
- **Construction Management Services, Inc.**, is a South Florida Construction Management business services company. They are responsible for providing opinions of probable costs for the project.
- **Nelco Testing and Engineering Services, Inc.** is a South Florida firm that provides geotechnical and environmental engineering services, and construction inspection and materials testing services to the development and construction communities. They are responsible for providing geotechnical engineering services for the project.
- **Longitude Surveyors, LLC**, is one of South Florida's premier surveying & mapping companies. They are responsible for providing surveying services for the project.

**ESTIMATED DESIGN AND CONSTRUCTION SCHEDULE**

Based on "Town Center Plaza Conceptual Plan Preferred Option Revised", the Kimley-Horn team will provide schematic design through construction phase services for the Town Center Plaza project. In

Town Center Plaza Estimated Schedule		
Phase	Weeks	Dates
<b>DESIGN PHASE</b>		
Notice to Proceed	-	10/18/2017
Project Set Up / Sub Consultants Contracts	1	10/17/2017 - 10/23/2017
Conceptual Design	3	10/24/17 - 11/6/2017
Schematic Design	4	11/7/2017 - 12/4/2017
Schematic Design Review by Town staff	2	12/5/2017 - 12/18/2017
Holidays	-	12/20/17 - 1/2/2018
30% Contract Documents (CD's)	4	1/3/2018 - 1/31/2018
30% Contract Documents Review by Town staff	2	2/1/2018 - 2/14/2018
60% Contract Documents (CD's)	8	2/15/2018 - 4/16/2018
60% Contract Documents Review by Town staff	2	4/17/2018 - 4/30/2018
90% Contract Documents (CD's)	4	5/1/2018 - 5/28/2018
90% Contract Documents Review by Town staff	2	5/29/2018 - 6/11/2018
Final Contract Documents (CD's) (after receiving permitting comments)	4	10/1/2018 - 11/1/2018
<b>Total Design Weeks</b>	<b>32</b>	
<b>PERMITTING PHASE</b>		
Permitting (Starts following 90% CD Submittal)	16	5/26/2018 - 8/30/2018
<b>Total Permitting Weeks</b>	<b>16</b>	
<b>ADVERTISEMENT, BIDDING &amp; AWARD PHASE</b>		
Advertisement, Bidding & Award (Starts at 90% CD Submittal)	8	5/26/2018 - 7/31/2018
<b>Total Bidding Weeks</b>	<b>8</b>	
<b>CONSTRUCTION PHASE</b>		
Construction (10 month estimated time)	40	8/1/2018 - 5/31/2019
<b>Total Construction Weeks</b>	<b>40</b>	
<b>Total Weeks All Phases</b>	<b>100</b>	

addition, the scope of services also includes design improvements of the Town Center Building Main Entry Plaza.

To the left is an estimate of the project schedule for the design, permitting, advertisement / bidding/ award and construction phases of the project.

**CONSTRUCTION COST & FEE**

Based on the Town Council approved "Town Center Plaza Conceptual Plan Preferred Option Revised" an opinion o probable costs was prepared for the project showing a probable construction cost of \$13,908,381. This amount does not include estimated construction costs for the Town Center Building Main Entry Plaza since this was not part of the scope of services.



Industry standard for the design and construction phase services for this type of project is approximately 7% - 10% of the estimated probable construction cost. Kimley-Horn's team fee for schematic design thru construction phase services for the Town Center Plaza is 7.1% of the estimated probable construction cost. In addition, the design and construction phase services fee also includes schematic design thru construction phase services for the Town Center Building Main Entrance Plaza which lowers the design and construction phase services to approximately 7.0% of estimated probable construction cost.

We look forward to continuing working with the Town of Cutler Bay on this great project.

With Kimley-Horn, you should expect more and will experience better.

Thank you again for this opportunity!

Sincerely,

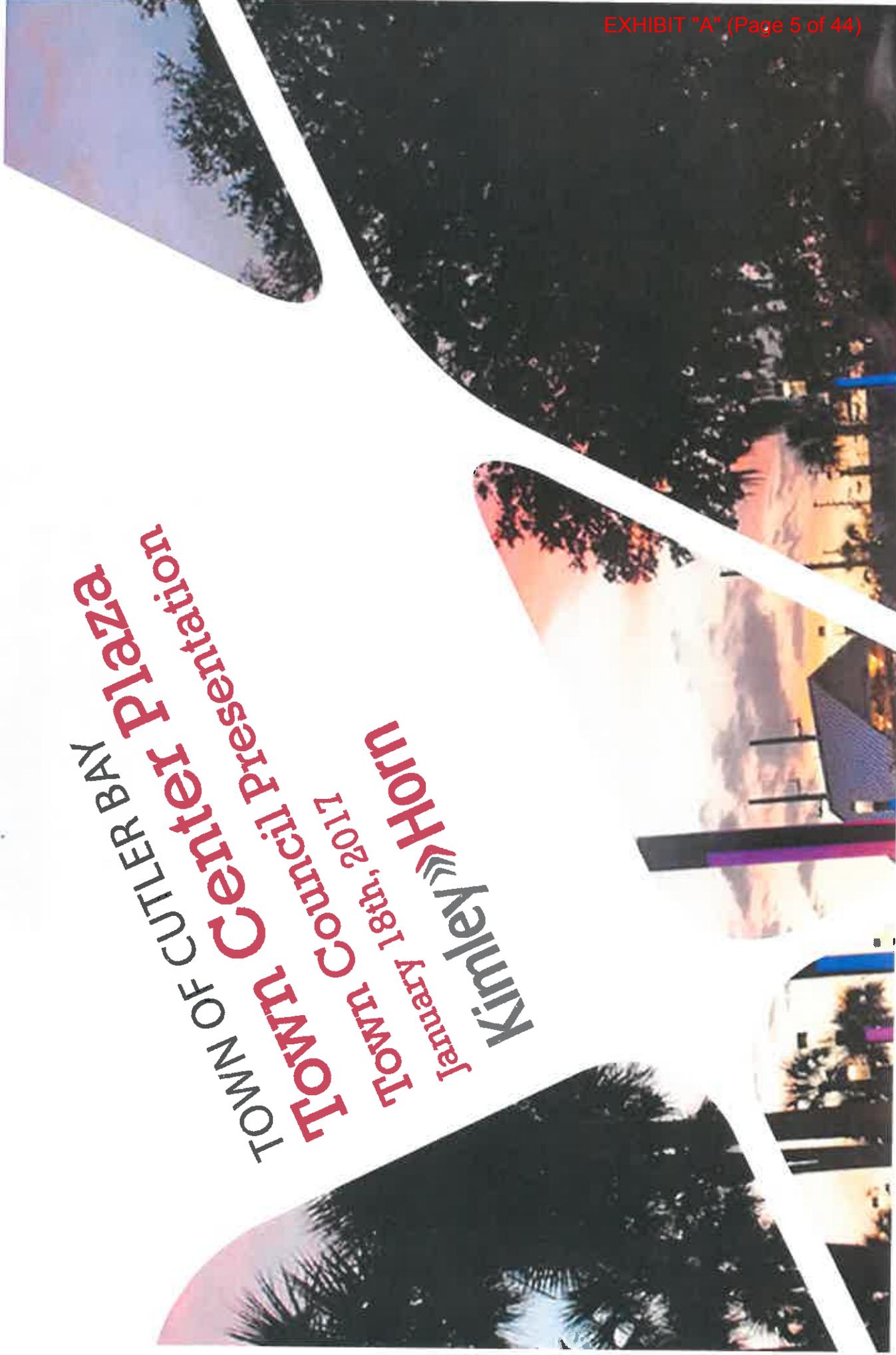
A handwritten signature in blue ink that reads "Aaron Buchler".

Aaron Buchler, P.E.  
Senior Vice President

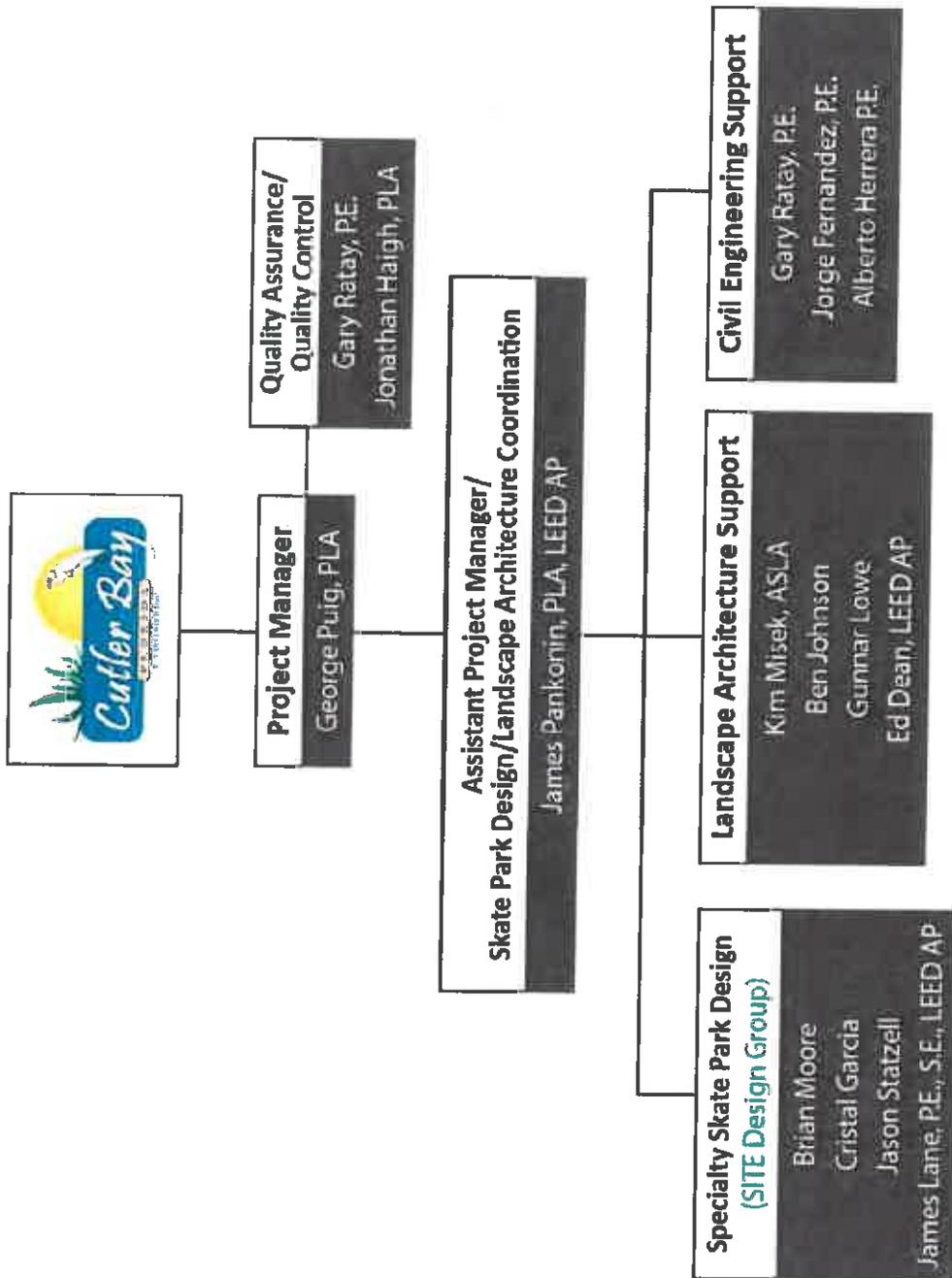
A handwritten signature in blue ink that reads "George Puig".

George Puig, RLA  
Senior Project Manager

**TOWN OF CUTLER BAY**  
**TOWN Center Plaza**  
 Presentation  
**TOWN Council Presentation**  
**January 18th, 2017**  
**Kimley»Horn**



# Project Team





# Team Introduction

## Key Team Members:

- Kimley-Horn and Associates, Inc.
- Site Design Group, Inc.



## Team Qualifications

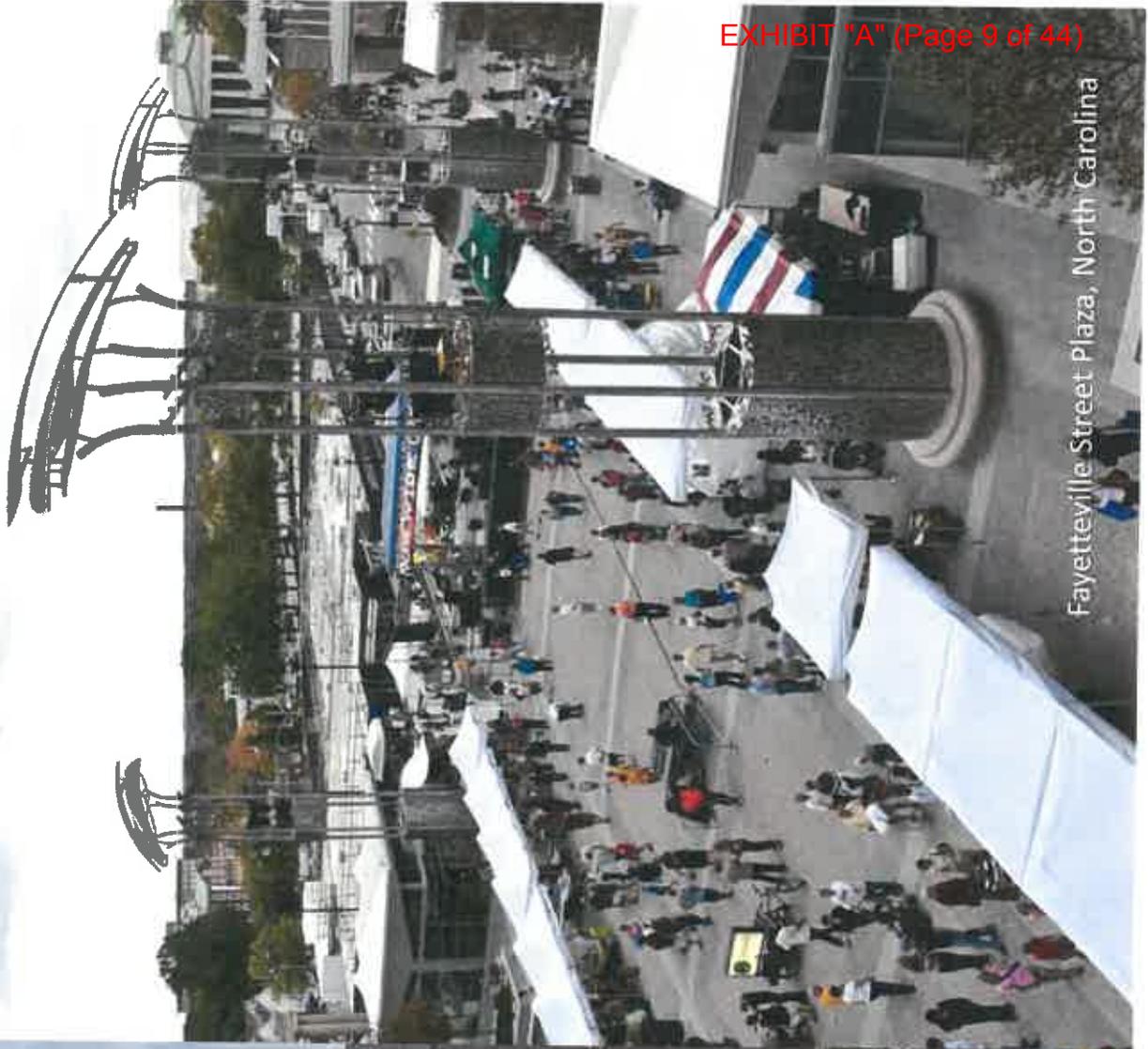
- Kimley-Horn is a premier plaza, park and streetscape multi-disciplinary design firm in Florida with over 120 landscape architects nationwide
- Site Design Group, Inc. is a premier skate park design firm
- successfully completed dozens of municipal plaza and park designs
- well-earned reputation for combining creative ideas, technical excellence, and client collaboration, resulting in dynamic projects
- We emphasize the development of a pleasing visual environments with a strong sense of place, while remaining sensitive to your budget and long-term maintenance obligations



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# Team Qualifications



Fayetteville Street Plaza, North Carolina

Team Qualifications

Lowes Corporate Plaza, North Carolina



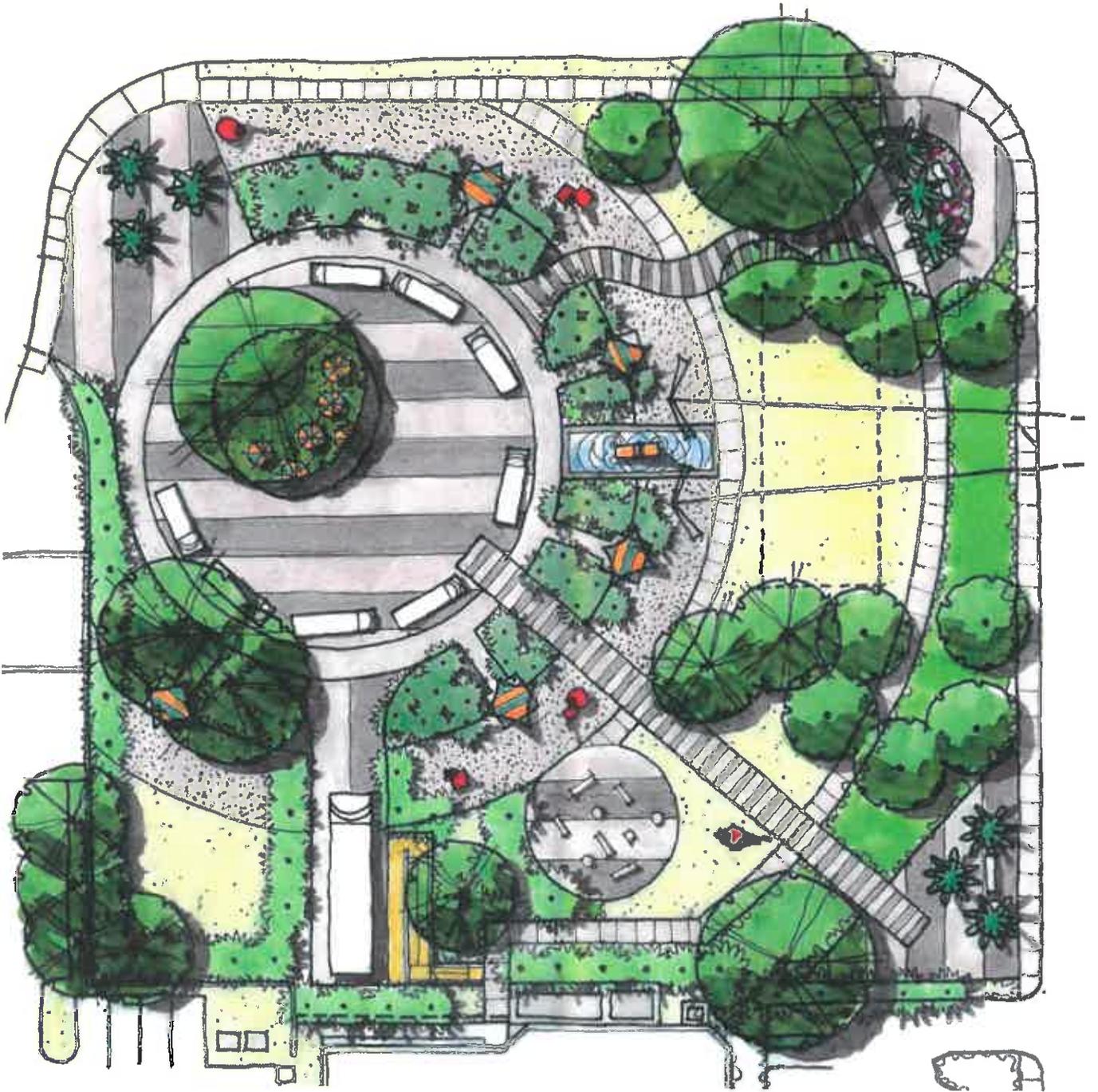
Team Qualifications

EXHIBIT "A" (Page 11 of 44)

Monarch Plaza, Georgia

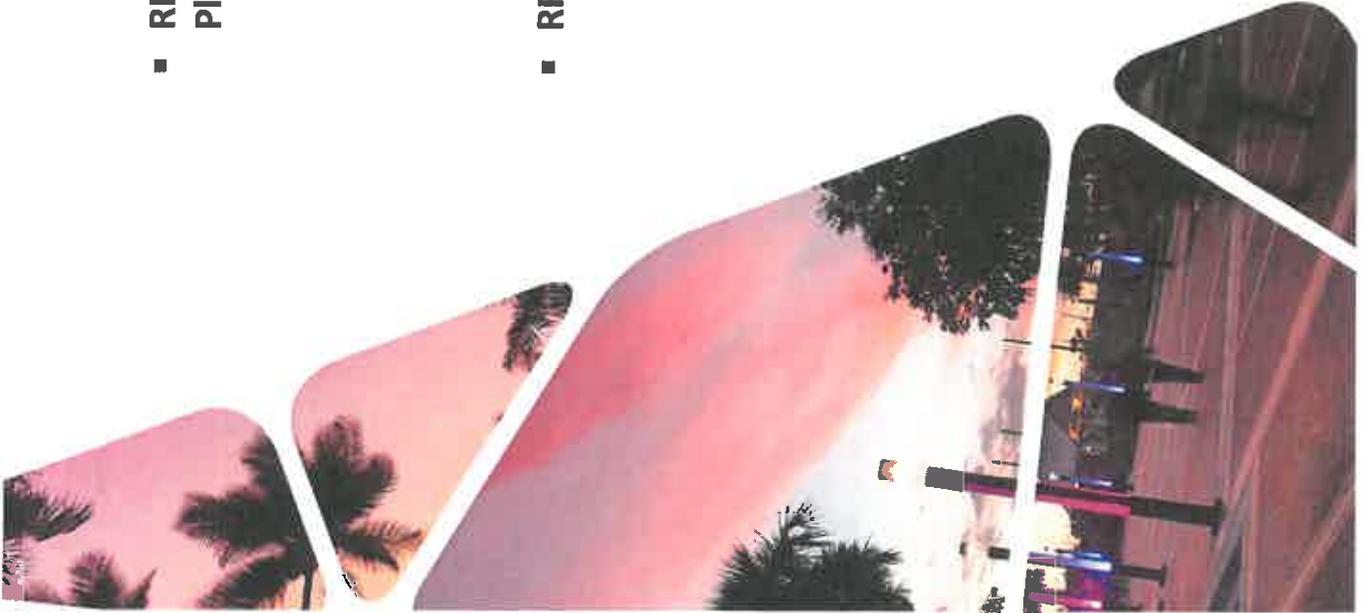


Team Qualifications



## Scope of Work

- **RFQ #1506- Request for Qualifications - Town Center Plaza Conceptual Plans Design and Cost Estimate Services**
  - Advertisement Date: June 4, 2015
  - Mandatory Pre-Bid Meeting Date: June 22, 2015
  - RFQ Response Due Date: July 22, 2015
  - Oral Presentation Date: September 18, 2015
  - Town Council Approval Date: October 21, 2015
  - Executed PSA Date: April 20, 2016
  
- **RFQ #1506 Scope of Work**
  - **Task 1: Conceptual Design**
    - Prepare one (1) Project Boundary Exhibit
    - Prepare one (1) Vision, Goals and Objectives
    - Prepare two (2) Preliminary Conceptual Plans
    - Prepare one (1) Final Conceptual Plan
    - Prepare one (1) Image and Materials Exhibit
    - Prepare three (3) 3D Exhibits
  
  - **Task 2: Opinion of Probable Costs**
    - Prepare one (1) Budget Level Cost Estimate
  
  - **Task 3: Project Meetings & Public Engagement**
    - Attend Coordination Meetings With Town Staff
    - Attend Meetings With Town Council Members
    - Attend three (3) Public Workshops
    - Attend two (2) Public Presentations
    - Attend one (1) Town Council Presentation



# Site Area Overview



Ronald Reagan Turnpike



Cutler Bay Town Center  
Site Location



Southland Mall

South Dixie Hwy



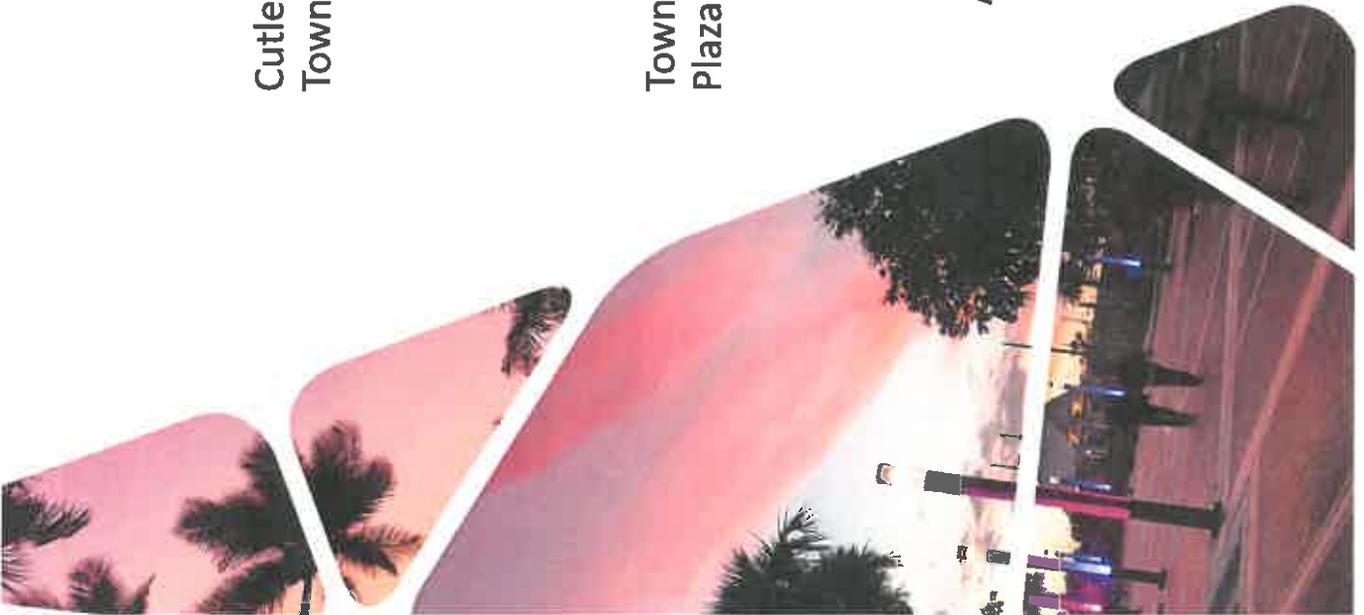
Project Site



Cutler Bay  
Town Center

Town Center  
Plaza Site

Site Area  
Approximately  
2.27 acres



# Project Site



View looking west from Turnpike Ramp S



# Project Site



View looking west from Turnpike Ramp S



Project Site



View looking west from Turnpike Ramp S



Project Site



View looking west from Turnpike Ramp S



Project Site



View looking west from Turnpike Ramp S



# Project Site



View looking south from Town Hall



# Vision



- Develop a passive/flexible urban recreational space
- Create an amenity/outdoor room for Town Hall
- Become a community gathering & special events destination/venue





# Community Involvement

## 5 Successful Community Involvement Meetings!

- **Public Workshops**
  - May 31, 2016 at Town Hall
  - June 28, 2016 at Cutler Ridge Park
  - July 26, 2016 at Town Hall
  
- **Public Meetings**
  - August 30, 2016 at Cutler Ridge Park
  - October 22, 2016 at Town Hall



### Town of Cutler Bay Public Involvement Meetings TOWN CENTER PLAZA

On behalf of the Mayor and Town Council, you are cordially invited to attend a series of Public Involvement Meetings to discuss the Town's New Town Center Plaza. The Town contracted with a Professional Engineering Firm (Kimley-Horn and Associates, Inc.) to host a series of Public Involvement Meetings in order to engage the community on its vision for a New Town Center Plaza – located adjacent to our Town Hall Building.

*Your thoughts and input are important to us. We hope to see you and hear your opinions. If you have any questions please feel free to contact the Parks & Recreation Department at (305) 238-1166 or if you are not able to attend the meeting please email us at: [townplazaproject@cutlerbay-fl.gov](mailto:townplazaproject@cutlerbay-fl.gov)*

<b>Date</b>	<b>Time</b>	<b>Location</b>	<b>Meeting Status</b>
May 31, 2016 Tuesday	6:00 PM	Town Hall – Council Chambers 10720 Caribbean Blvd, Suite 115	✓
June 28, 2016 Tuesday	6:00 PM	Cutler Ridge Park – 10100 SW 200 St	✓
July 26, 2016 Tuesday	6:00 PM	Town Hall – Council Chambers 10720 Caribbean Blvd, Suite 115	✓
August 30, 2016 Tuesday	6:00 PM	Cutler Ridge Park – 10100 SW 200 St	✓
October 22, 2016 Saturday	Noon	Town Hall – Council Chambers 10720 Caribbean Blvd, Suite 115	✓



10720 Caribbean Blvd, Suite 105 – Cutler Bay, FL 33189 – (305) 234-4062 – [www.cutlerbay-fl.gov](http://www.cutlerbay-fl.gov)



# Comment Card

## ■ Sample Comment Received Via Email



**Pulg, George**

**From:** Tom-Mary Ann Hansen <[lobo1136@msn.com](mailto:lobo1136@msn.com)>  
**Sent:** Tuesday, June 28, 2016 7:28 PM  
**To:** [townplazaproject@cutlerbay-fl.gov](mailto:townplazaproject@cutlerbay-fl.gov)  
**Subject:** comments

**Mary Ann Hansen**  
9490 Martinique Dr-  
Cutler Bay, FL 33189  
[LOBO1136@msn.com](mailto:LOBO1136@msn.com)

**Comments:**

I was thinking about the stage idea but with the solar top and that could also be used to show movies on and be an amphitheater for music events and town hall events. One structure for several uses. Then another area that can be used for a Farmers Market once a month or so. Maybe a small area with water for kids and a garden area to clean the air from all the exhaust from the Turnpike traffic. We do need shade structures. Sitting areas that are permanent so they can't be carried off. Maybe the stage if it is in the plan could be on the South side with it's back to the road going into the mall parking. Then other things could be planned on the sides and sitting areas in the middle facing the stage, like a circle and a path from the Town Hall. I will think about it more before the next meeting.

Mary Ann

Oh, another thing about design. Since we use rock columns in our bus benches and we are Cutler "Bay" maybe we can use some kind of water theme design and use the rock, metal and wood.

----- Original Message -----

**From:** [townplazaproject@cutlerbay-fl.gov](mailto:townplazaproject@cutlerbay-fl.gov)  
**To:** [lobo1136@msn.com](mailto:lobo1136@msn.com)  
**Sent:** Tuesday, June 28, 2016 7:28 PM  
**Subject:** comments

**Dear Resident:**

On behalf of the Mayor and Town Council, Thank You for submitting your comments/questions regarding our proposed Town Center Plaza Project.

The Town's project team has received your comments/questions and are preparing a response.

Your comments are very important to us and we look forward towards your participation in our upcoming Public Involvement Meetings. For additional information regarding upcoming meetings, please visit the Town's website at: [www.cutlerbay-fl.gov](http://www.cutlerbay-fl.gov)

Thank You.



# Meeting Minutes



TOWN OF CUTLER BAY  
**Town Center Plaza**  
Public Workshop #3



- Meeting minutes were prepared for verbal and written comments received during each public workshop and public meeting

### Public Meeting Summary

**Date and Time:** July 27<sup>th</sup>, 2016 at 6:00 pm  
**Location:** Cutler Bay City Hall, 10720 Caribbean Blvd. #105, Cutler Bay, Fl. 33189  
**Subject:** Town Center Plaza project – 3rd Public Meeting  
**Attendees:** Etienne Bejarano - Parks & Recreation Director; Elizabeth Deveaux- Parks & Recreation Administrative Assistant; Tom Hansen - Resident; Mary Ann Hansen - Resident; Carol Medina – CRWC; Richard Medina – CRWC; Michael Callahan; Barbara Condon - Resident; Jose Rodriguez; George Pulg - Kimley-Horn; Kim Misek - Kimley-Horn

The third public meeting for the Town Center Plaza project took place at Cutler Bay City Hall on July 27<sup>th</sup>, 2016 at 6:00pm.

The purpose of the 3rd public meeting was to receive community input on the proposed concepts for the Town Center Plaza. Kimley-Horn and Associates presented two design options that reflected the most voted amenities and activities from the previous workshops feedback. Residents of Cutler Bay participated and the following are comments provided during the 3<sup>rd</sup> public meeting:

- Residents preferred option B
- Talk to Mall about the project and get them familiarized with it and propose possible agreements for parking use.
- Extend the use of solar panels over stage and restrooms
- Restrooms to include family restrooms
- Add more shading structures to the exercise equipment area
- Incorporate some seating within skate park for viewers
- Residents like the idea of incorporating a dog park next to the skate park area.
- Reduce the quantity of palms and add more shade trees
- Portions of the different walks throughout the project to be rubberized material.
- Add fencing along the Turnpike edge
- Increase shade over open lawn event area

The next public meeting will be held at the Cutler Ridge Park on August 30<sup>th</sup> 2016 at 6:00pm.

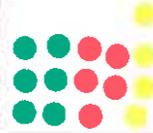
# 1st, 2nd and 3rd Public Workshop meeting feedback

## Possible Activities

With dot stickers, indicate the top three activities that you would want in your community



Summer Festivals



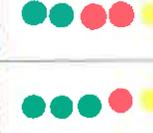
Farmers Market



Food Truck Rallies



Art Festivals



Fitness Bootcamps



Farmers Market



Fitness Events



Fitness Bootcamps



1st Public workshop feedback



2nd Public workshop feedback



3rd Public workshop feedback



TOWN OF CUTLER BAY  
**Town Center Plaza**  
**Public Workshop #2**



# 1st, 2nd and 3rd Public Workshop meeting feedback

## Possible Amenities

With dot stickers, indicate the top three amenities that you would want at your future park.



EXHIBIT "A" (Page 28 of 44)

1st Public workshop feedback

2nd Public workshop feedback

3rd Public workshop feedback



TOWN OF CUTLER BAY  
**Town Center Plaza**  
**Public Workshop #2**



# 1st, 2nd and 3rd Public Workshop meeting feedback

## Possible Amenities

With the feedback we're getting, these are the amenities that we would like to see at our community.



Playground



Swimming Pools



Landscaping



Site Furniture



Site Lighting



Art Sculpture



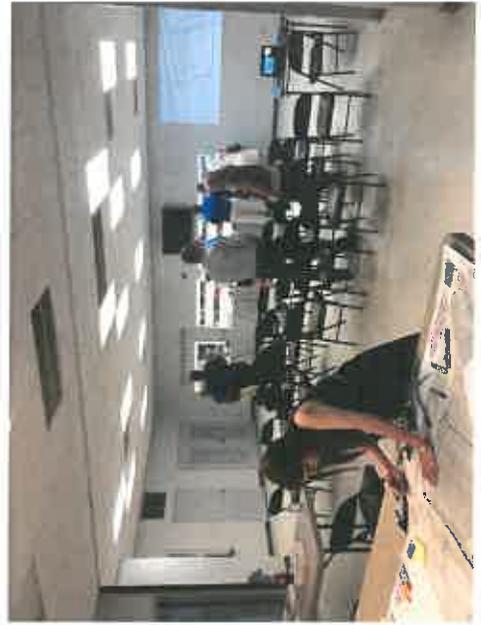
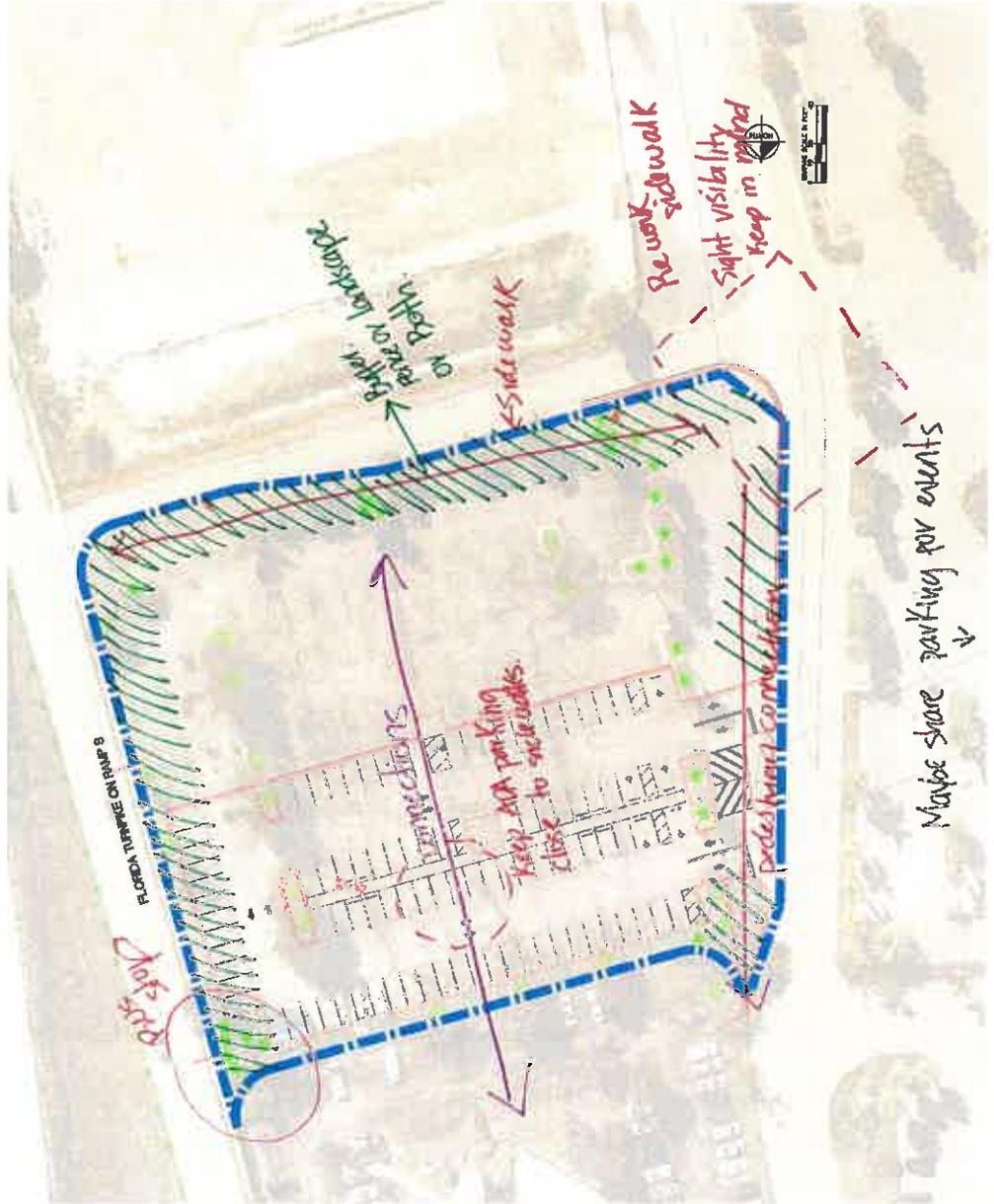
- 1st Public workshop feedback
- 2nd Public workshop feedback
- 3rd Public workshop feedback



TOWN OF CUTLER BAY  
**Town Center Plaza**  
**Public Workshop #2**



# Public Workshop Graphic Feedback



# Community Involvement

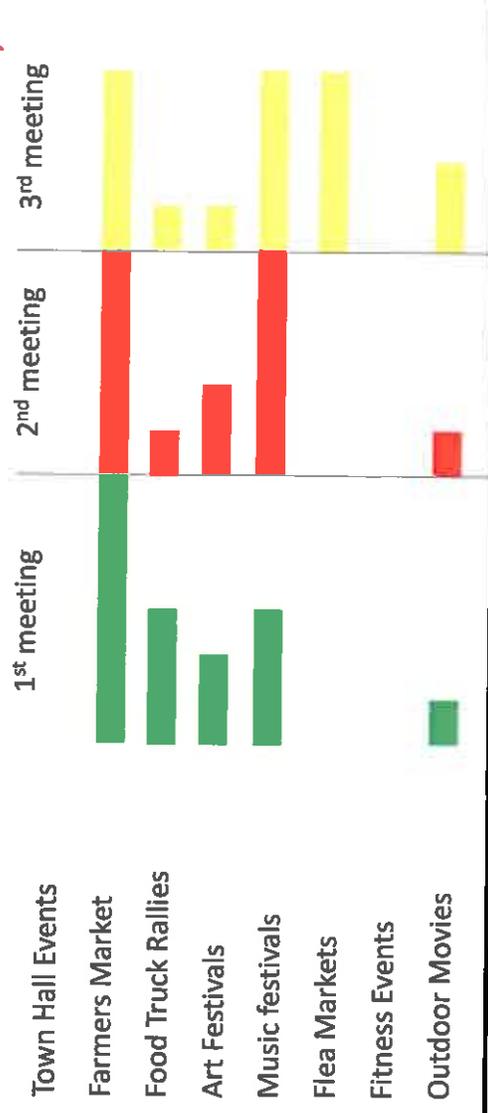


- Public Workshops
- Public Meetings

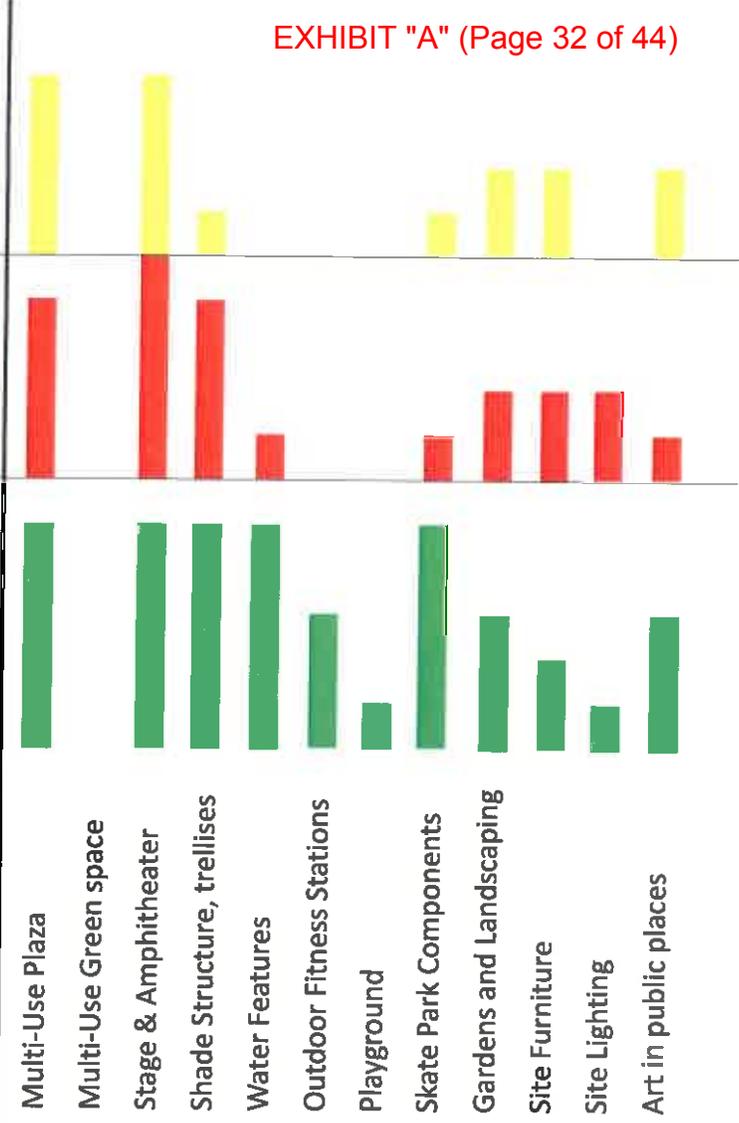


# Public Workshop Feedback Summary

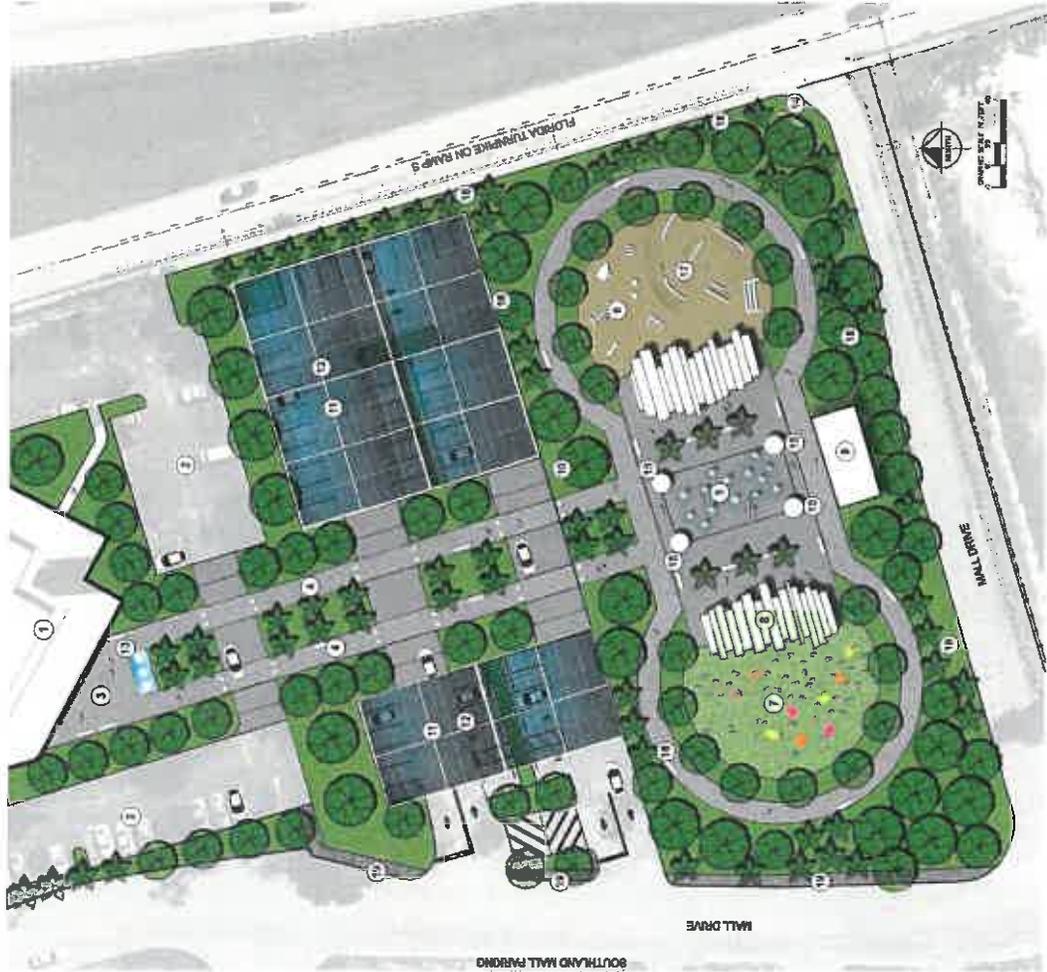
## Possible Activities



## Possible Amenities

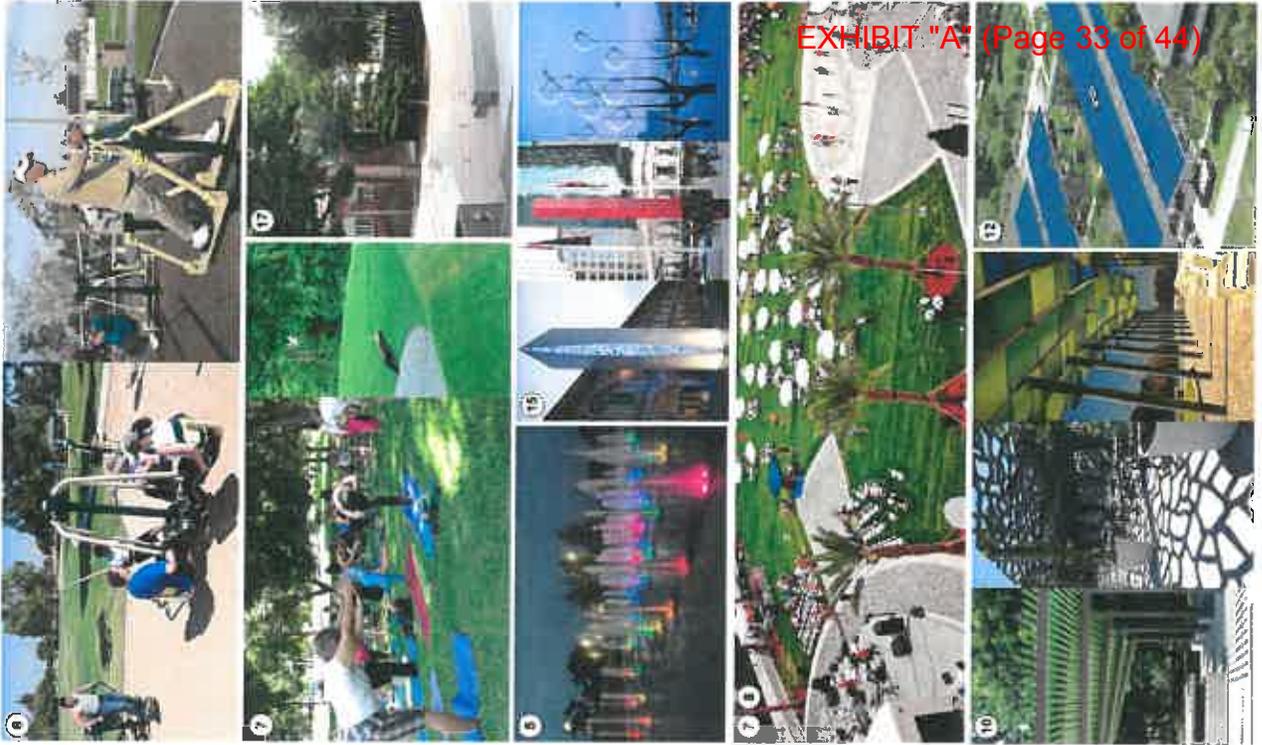


# TOWN CENTER PLAZA CONCEPTUAL PLAN OPTION A



- LEGEND**
- 1 TOWN CENTER BUILDING
  - 2 EXISTING TOWN CENTER PARKING
  - 3 MAIN PROMENADE PLAZA
  - 4 MAIN PROMENADE
  - 5 INTERACTIVE WATER FEATURE
  - 6 OUTDOOR FITNESS
  - 7 EVENT LAWN
  - 8 EVENT SHELTER
  - 9 RESTROOMS
  - 10 SHELTER
  - 11 PARKING (61 SPACES)
  - 12 SOLAR PANEL
  - 13 WATER FEATURE
  - 14 MONUMENT SIGN
  - 15 VERTICAL ARCHITECTURAL ELEMENT
  - 16 BENCH
  - 17 SKATE PARK
  - 18 LANDSCAPE BUFFER
  - 19 SIDEWALK CONNECTION

## INSPIRATIONAL IMAGES

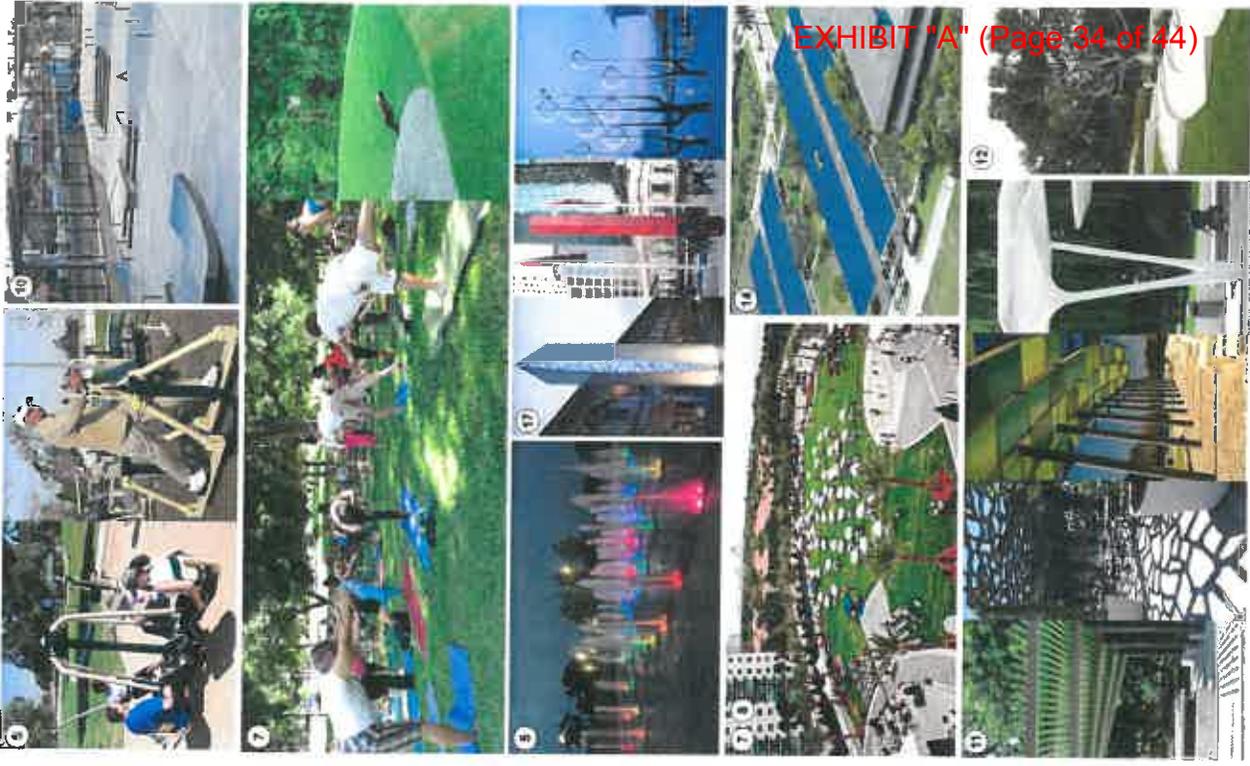


# TOWN CENTER PLAZA CONCEPTUAL PLAN OPTION B



- LEGEND**
- 1 TOWN CENTER BUILDING
  - 2 EXISTING TOWN CENTER PARKING
  - 3 MAIN PROMENADE PLAZA
  - 4 MAIN PROMENADE
  - 6 INTERACTIVE WATER FEATURE
  - 6 OUTDOOR FITNESS
  - 7 EVENT LAWN
  - 8 OUTDOOR COVERED STAGE
  - 9 BACKSTAGE / RESTROOMS
  - 10 SKATE PARK
  - 11 SHELTER
  - 12 AMPHITHEATER STYLE STEPS
  - 13 PARKING (31 SPACES)
  - 14 SOLAR PANEL
  - 15 WATER FEATURE
  - 16 MONUMENT SIGN
  - 17 VERTICAL ARCHITECTURAL ELEMENT
  - 18 BENCH
  - 19 LANDSCAPE BUFFER
  - 20 SIDEWALK CONNECTION

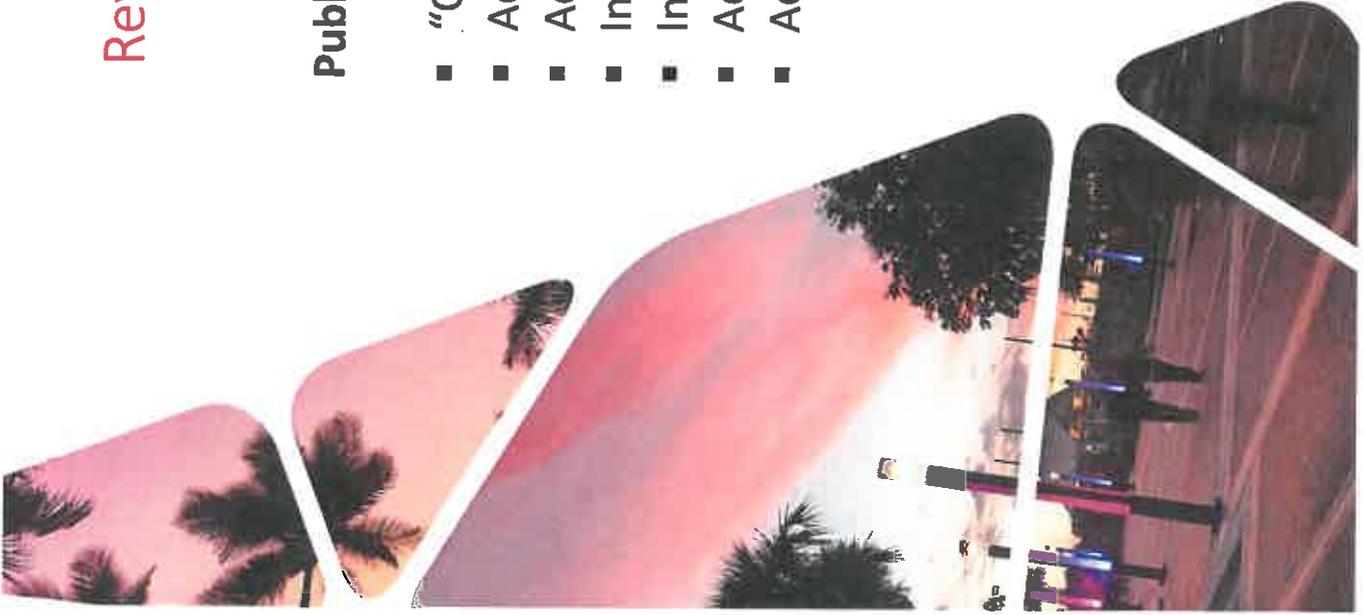
## INSPIRATIONAL IMAGES



## Revised Concept Based on Public Meeting Feedback

### Public Comments Included:

- “Option B” is the preferred Conceptual Plan option
- Add more shade trees
- Add on-street parking and sidewalk along mall drive off 107<sup>th</sup> avenue
- Increase surface parking
- Increase solar panel locations
- Add a pedestrian connection to bus stop off 107<sup>th</sup> avenue
- Add a perimeter fence along east and south site boundary



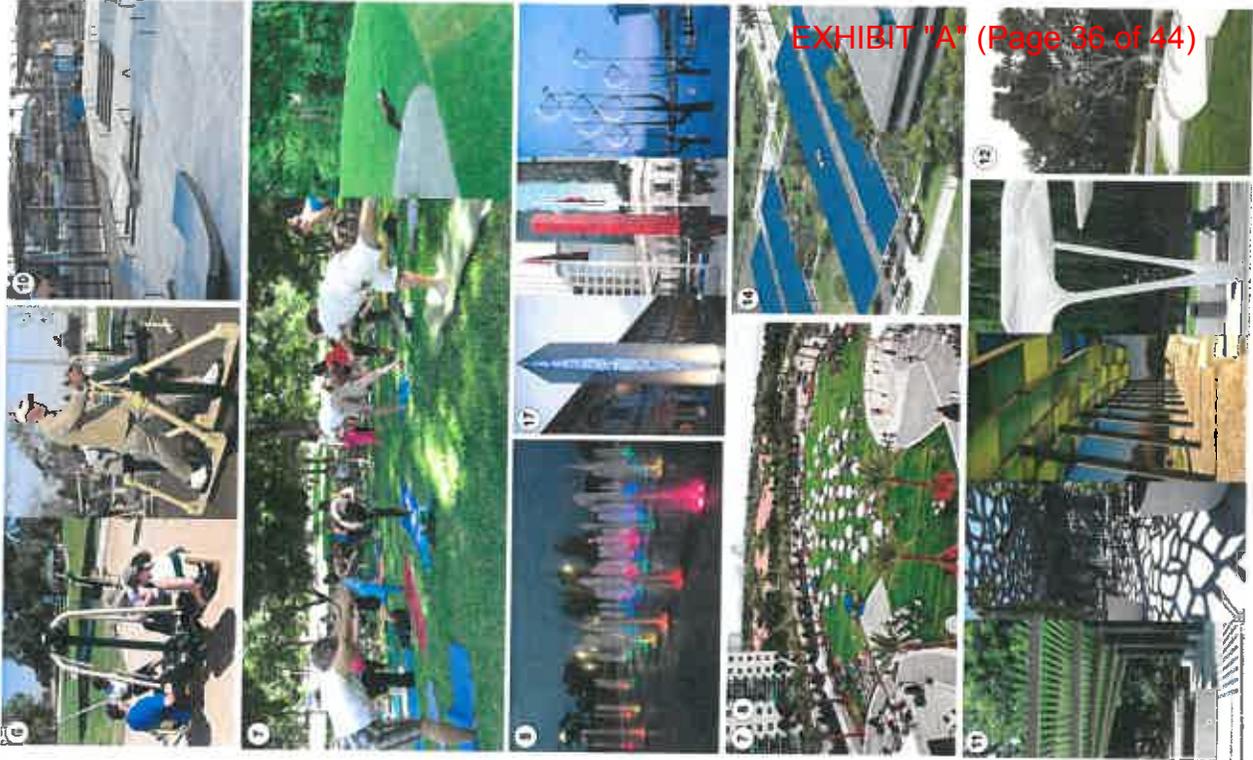
# TOWN CENTER PLAZA CONCEPTUAL PLAN PREFERRED OPTION REVISED



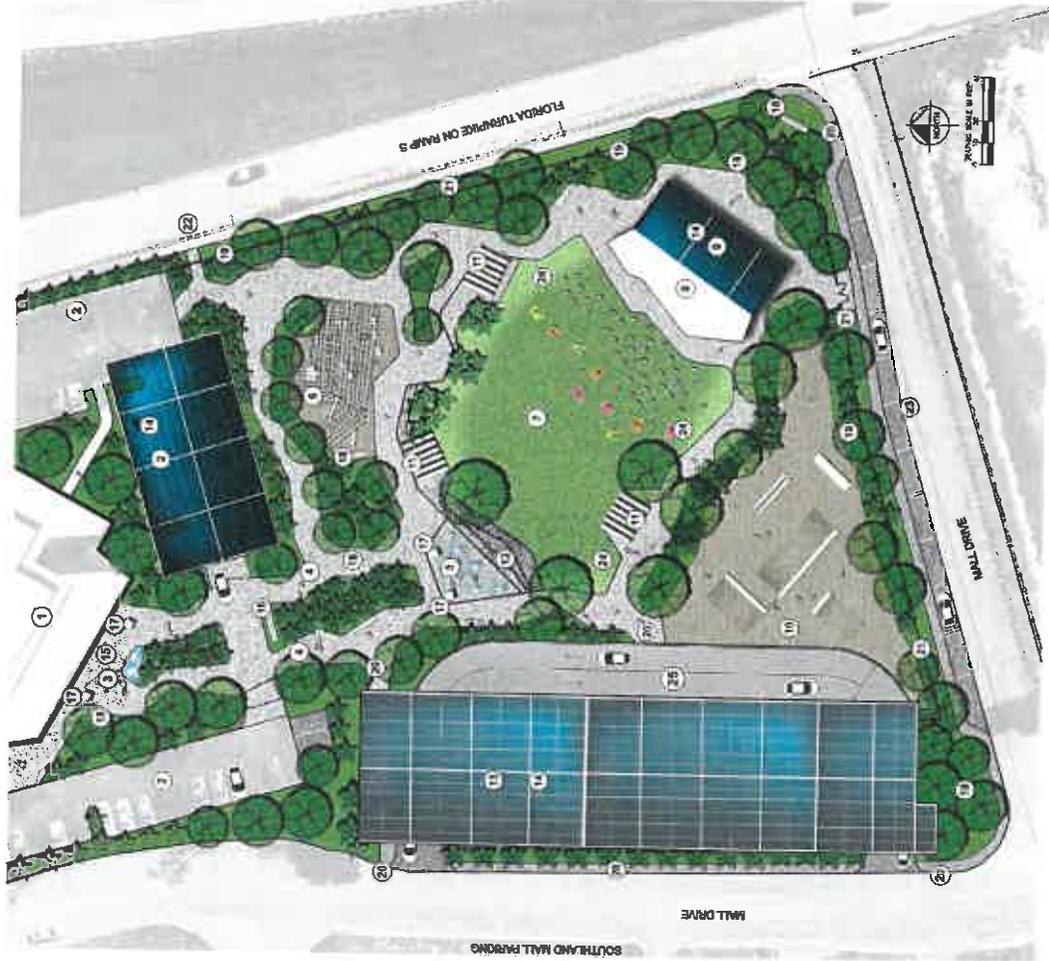
- LEGEND**
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  - 2 EXISTING TOWN CENTER PARKING
  - 3 MAIN PROMENADE PLAZA
  - 4 MAIN PROMENADE
  - 5 INTERACTIVE WATER FEATURE
  - 6 OUTDOOR FITNESS WITH SHADE STRUCTURE
  - 7 EVENT LAWN
  - 8 OUTDOOR COVERED STAGE
  - 9 BACKSTAGE / RESTROOMS
  - 10 SKATE PARK
  - 11 SHELTER
  - 12 AMPHITHEATER STYLE STEPS
  - 13 PARKING (42 SPACES)
  - 14 SOLAR PANEL
  - 15 WATER FEATURE
  - 16 MONUMENT SIGN
  - 17 VERTICAL ARCHITECTURAL ELEMENT
  - 18 BENCH
  - 19 LANDSCAPE BUFFER
  - 20 SIDEWALK CONNECTION
  - 21 PERIMETER FENCE
  - 22 BUS STOP
  - 23 STREET PARKING
  - 24 BERM

- ADDED SIDEWALK CONNECTION TO BUS STOP
- EXTENDED SOLAR PANELS TO STAGE AND RESTROOMS
- INCORPORATED MORE PARKING AND OFF-STREET PARKING
- ADDED PERIMETER FENCE
- REDUCED AMOUNT OF PALMS AND ADDED MORE SHADE TREES

## INSPIRATIONAL IMAGES

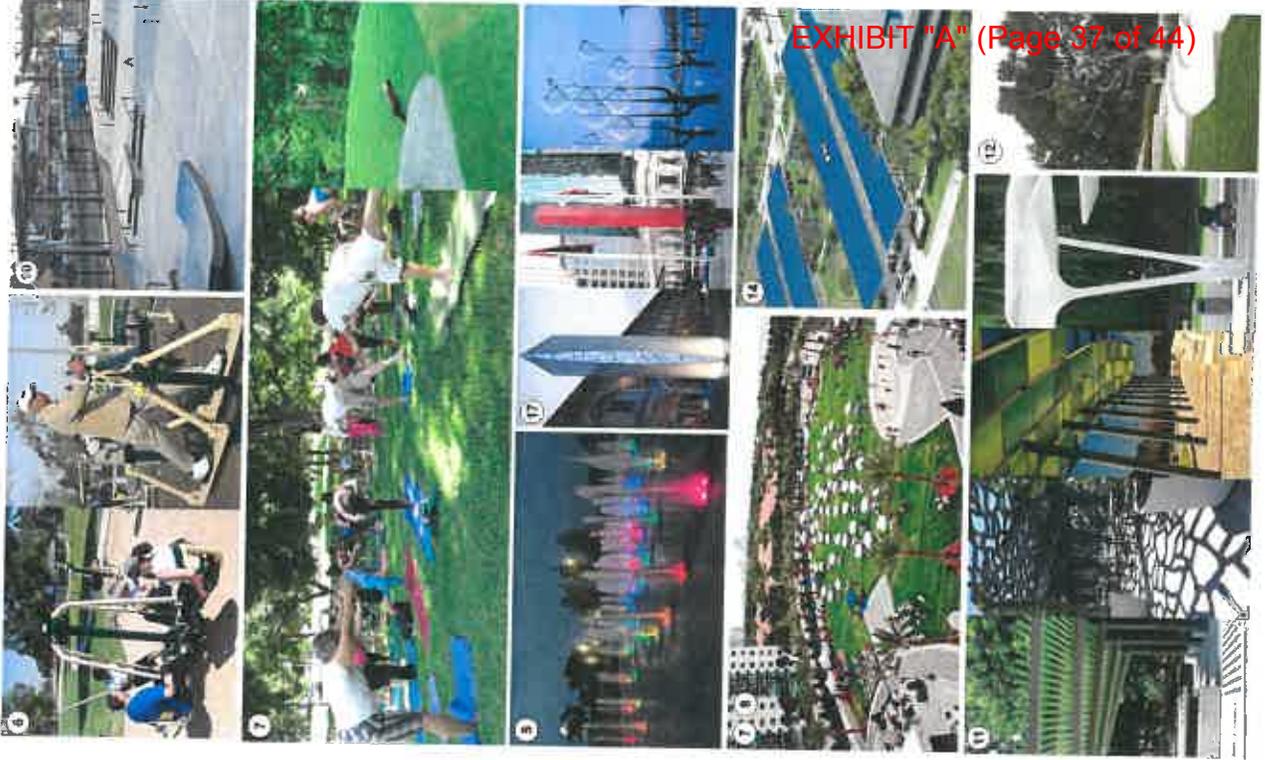


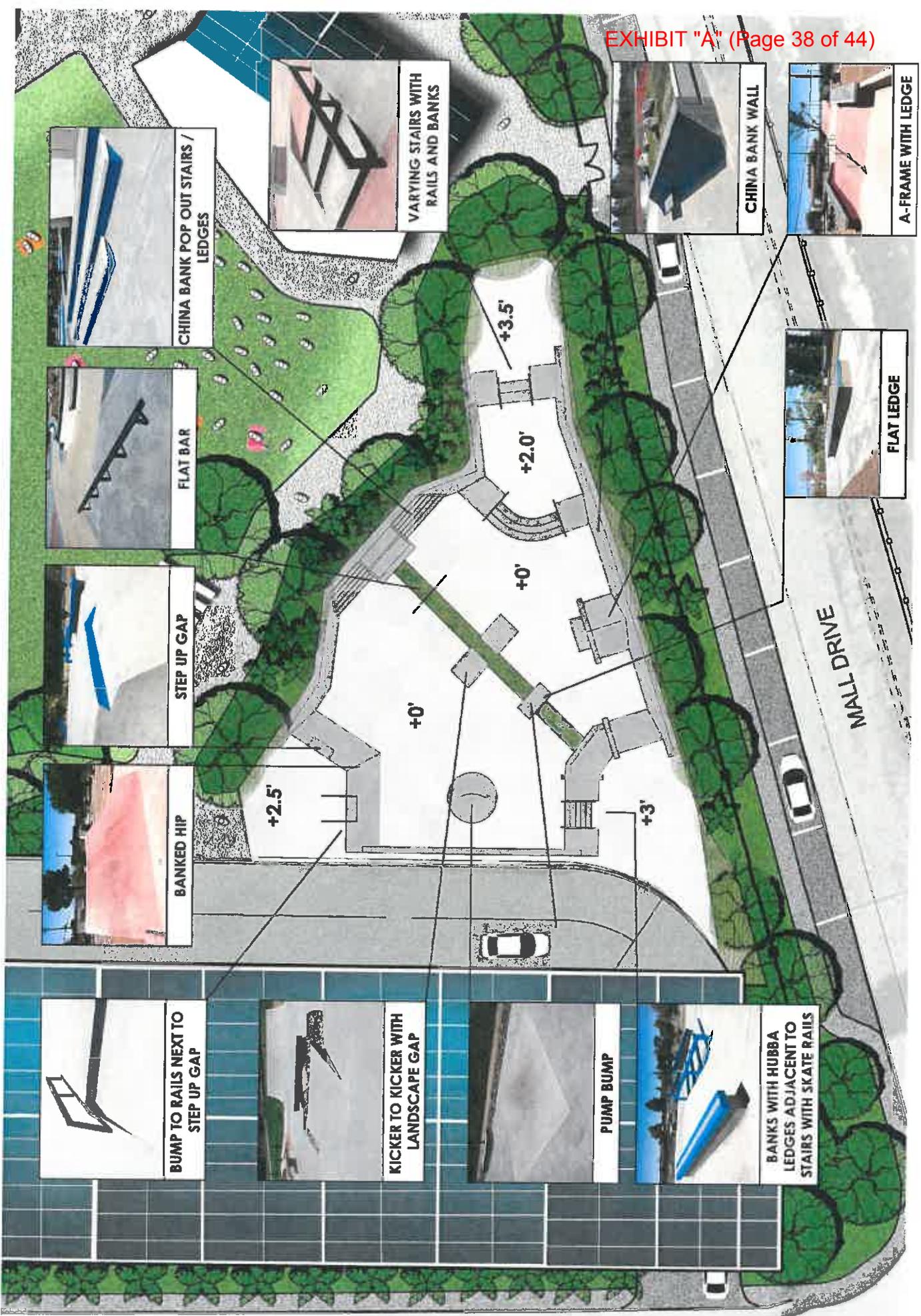
# TOWN CENTER PLAZA CONCEPTUAL PLAN OPTION B



- LEGEND**
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  - 7 EVENT LAWN
  - 8 OUTDOOR COVERED STAGE
  - 9 BACKSTAGE / RESTROOMS
  - 10 SKATE PARK
  - 11 SHELTER
  - 12 AMPHITHEATER STYLE STEPS
  - 13 MULTI-LEVEL PARKING GARAGE
  - 14 SOLAR PANEL
  - 15 WATER FEATURE
  - 16 MONUMENT SIGN
  - 17 VERTICAL ARCHITECTURAL ELEMENT
  - 18 BENCH
  - 19 LANDSCAPE BUFFER
  - 20 SIDEWALK CONNECTION
  - 21 PERIMETER FENCE
  - 22 BUS STOP
  - 23 STREET PARKING
  - 24 BERRA
  - 25 PARKING GARAGE RAMP

## INSPIRATIONAL IMAGES





**BUMP TO RAILS NEXT TO STEP UP GAP**

**KICKER TO KICKER WITH LANDSCAPE GAP**

**PUMP BUMP**

**BANKS WITH HUBBA LEDGES ADJACENT TO STAIRS WITH SKATE RAILS**

**BANKED HIP**

**STEP UP GAP**

**FLAT BAR**

**CHINA BANK POP OUT STAIRS / LEDGES**

**VARYING STAIRS WITH RAILS AND BANKS**

**CHINA BANK WALL**

**A-FRAME WITH LEDGE**

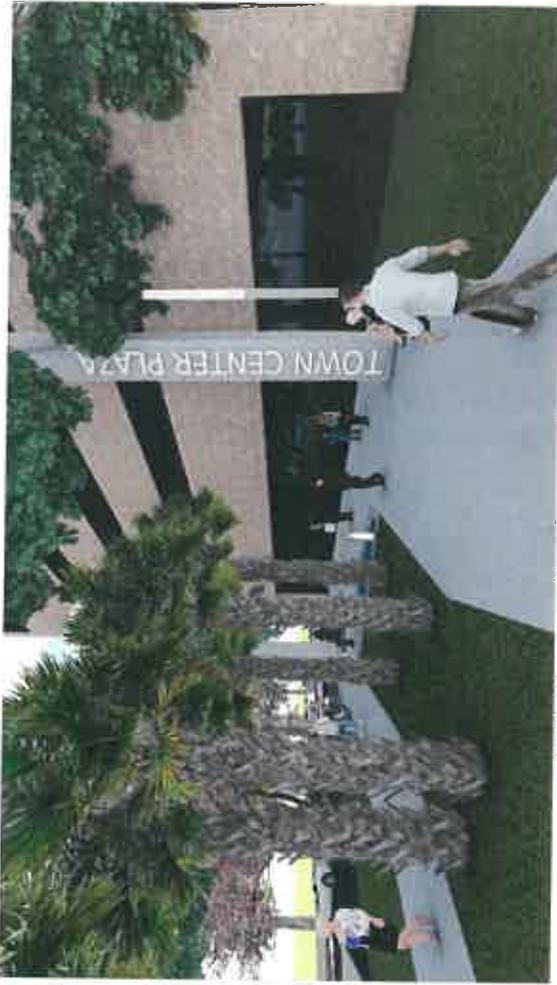
**FLAT LEDGE**

MAYTLE DRIVE

# Proposed 3D Views



VIEW LOOKING SOUTH AT TOWN CENTER PLAZA PEDESTRIAN ENTRY



VIEW LOOKING NORTH TOWARDS CUTLER BAY TOWN CENTER



VIEW LOOKING NORTH TOWARDS CUTLER BAY TOWN CENTER



VIEW LOOKING SOUTH AT INTERACTIVE FOUNTAIN PLAZA AND EVENT LAWN

# Proposed 3D Views



VIEW LOOKING NORTH WEST FROM STAGE TOWARDS EVENT LAWN AREA



VIEW LOOKING WEST TOWARDS EXERCISE PAVILION



VIEW LOOKING NORTH EAST FROM PARKING LOT



VIEW LOOKING NORTH WEST FROM MALL DRIVE

# Conceptual Design Cost Estimate

## ▪ "Preferred Option" Budget level cost estimate

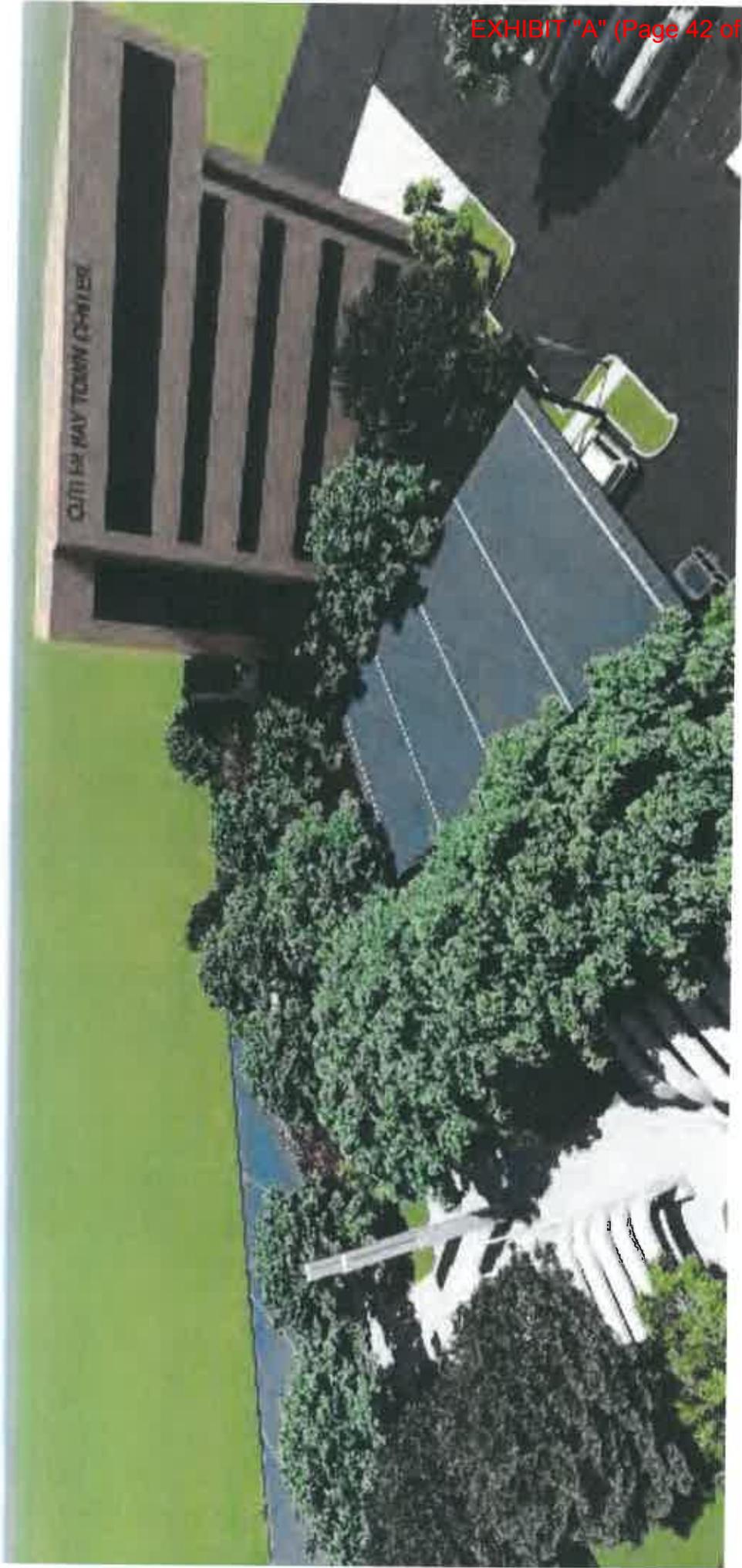
- ❑ Hard cost: \$8,442,801
- ❑ General conditions cost: \$1,442,736
- ❑ Contractor's overhead, profit, bonding, contingency cost: \$4,022,844
- ❑ Total cost estimated at \$13,908,381

## ▪ Budget level cost estimate includes:

- ❑ \$50,000 for "Monument Signs"
- ❑ \$800,000 for "Custom Vertical Architectural Elements"
- ❑ \$1,000,000 for "Interactive Water Feature"
- ❑ \$50,000 for "Water Feature"
- ❑ \$423,989 for "Skate Spot"
- ❑ \$1,034,000 for "Outdoor Fitness Area with Custom Shade Structure"
- ❑ \$315,000 for "Custom Shelters"
- ❑ \$71,600 for "Site Furnishings"
- ❑ \$375,000 for "Site Lighting"
- ❑ \$250,000 for "Outdoor Speaker System"
- ❑ \$339,000 for "Perimeter Fence and Gates"
- ❑ \$314,862 for "Landscape and Irrigation"
- ❑ \$603,993 for "Hardscape"
- ❑ \$625,000 for "Covered Stage and Lighting"
- ❑ \$945,000 for "Restrooms and Storage Building"
- ❑ \$234,200 for "Site Drainage"



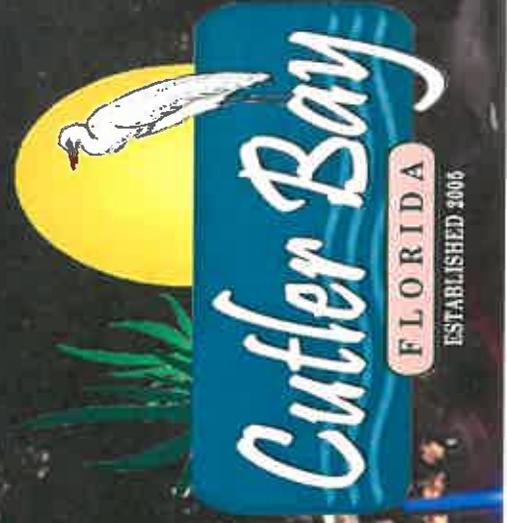
# 3D Video Presentation



**Kimley»»Horn**

## Questions?

- You can also email your comments to:  
[townplazaproject@cutlerbay-fl.gov](mailto:townplazaproject@cutlerbay-fl.gov)





April 11, 2017

Mr. Etienne Bejarano  
Parks and Recreation Director  
Town of Cutler Bay  
10720 Caribbean Boulevard  
Suite 510  
Cutler Bay, FL 33157

***RE: Town Center Plaza Project - Potential Revenue***

Dear Mr. Bejarano,

Kimley-Horn and Associates is responding to your request to address potential revenue from the program elements as shown on the Conceptual Plan Preferred Option for the Town Center Plaza project.

Please note that the Conceptual Plan Preferred Option or other options generated during the design process for the Town Center Plaza project do not include program elements that would generate substantial revenue for the Town of Cutler Bay. The Town may be able to generate some revenue from the rental of the outdoor covered stage and event lawn however, this would be at the discretion of Town Council.

Should you have any additional questions or concerns, please feel free to contact me via telephone at 786.725.5698 or via email at [george.puig@kimley-horn.com](mailto:george.puig@kimley-horn.com).

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



George E. Puig, PLA