

RESOLUTION NO. 17-82

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL
OF THE TOWN OF CUTLER BAY, FLORIDA,
AUTHORIZING THE TOWN MANAGER TO ISSUE A
PURCHASE ORDER TO KIMLEY-HORN AND
ASSOCIATES, INC. FOR THE FINAL TOWN CENTER
PLAZA CONSTRUCTION PLANS AND DESIGN SERVICES;
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Town of Cutler Bay ("Town") owns an approximately 2.27-acre parcel of land adjacent to the Town Center Building; and

WHEREAS, the Town wishes to utilize the space to create a community gathering plaza in accordance with the Town's Parks Master Plan; and

WHEREAS, on October 21, 2015, the Town Council adopted Resolution No. 15-72 and selected Kimley-Horn and Associates, Inc. (the "Consultant") to develop Town Center Plaza Conceptual Plans, Design & Cost Estimates ("Conceptual Plans"); and

WHEREAS, on April 20, 2016, the Town Council adopted Resolution No. 16-27 authorizing the Town Manager to issue a purchase order to Consultant in an amount not to exceed \$74,579 for the Conceptual Plans; and

WHEREAS, on January 18, 2017, during the Town's regular Council meeting, the Consultant presented the conceptual designs and a construction cost estimate of approximately \$13.9 Million; and

WHEREAS, on April 19, 2017, the Town Council adopted Resolution No. 17-34 authorizing the Town Manager to negotiate and issue an additional purchase order to the Consultant for the Town Center Plaza Final Construction Plans and Design Services (the "Project") in accordance with Section VIII of the Professional Services Agreement between the Town and Consultant dated April 20, 2016; and

WHEREAS, following extensive negotiations with the Consultant, the estimated cost for the Project is \$998,530; and

WHEREAS, the Town Council wishes to authorize the Town Manager to issue the additional purchase order in an amount not to exceed \$998,530 to the Consultant for the Project; and

WHEREAS, funding for the Project is being provided by the Town's Park Impact Fees;
and

WHEREAS, the Town Council finds that this Resolution is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, THAT:

Section 1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

Section 2. **Authorization.** The Town Manager is hereby authorized, on behalf of the Town, to issue a Purchase Order in an amount not to exceed \$998,530 to the Consultant for the Project, consistent with the Project Proposal attached hereto as Exhibit "A," and in accordance with Section VIII of the Professional Services Agreement between the Town and Consultant dated April 20, 2016, subject to the Town Attorney's approval as to content, form, and legal sufficiency.

Section 3. **Effective Date.** This Resolution shall take effect immediately upon adoption.

PASSED and ADOPTED this 27th day of September, 2017.

Attest:


DEBRA E. EASTMAN, MMC
Town Clerk


PEGGY R. BELL
Mayor



APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
SOLE USE OF THE TOWN OF CUTLER BAY:


WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
Town Attorney

Moved By: Council Member Mixon
Seconded By: Council Member Coriat

FINAL VOTE AT ADOPTION:

Mayor Peggy R. Bell	YES
Vice Mayor Sue Ellen Loyzelle	NO
Council Member Mary Ann Mixon	YES
Council Member Michael P. Callahan	YES
Council Member Roger Coriat	YES



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

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.

Town Center Plaza Estimated Schedule		
Phase	Weeks	Dates
DESIGN PHASE		
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
Total Design Weeks	38	
PERMITTING PHASE		
Permitting (Starts following 90% CD Submittal)	16	5/29/2018 - 9/30/2018
Total Permitting Weeks	16	
ADVERTISEMENT, BIDDING & AWARD PHASE		
Advertisement, Bidding & Award (Starts at 90% CD Submittal)	8	5/29/2018 - 7/31/2018
Total Bidding Weeks	8	
CONSTRUCTION PHASE		
Construction (10 month estimated time)	40	8/1/2018 - 5/31/2019
Total Construction Weeks	40	
Total Weeks All Phases	100	

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.



Page 4

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,

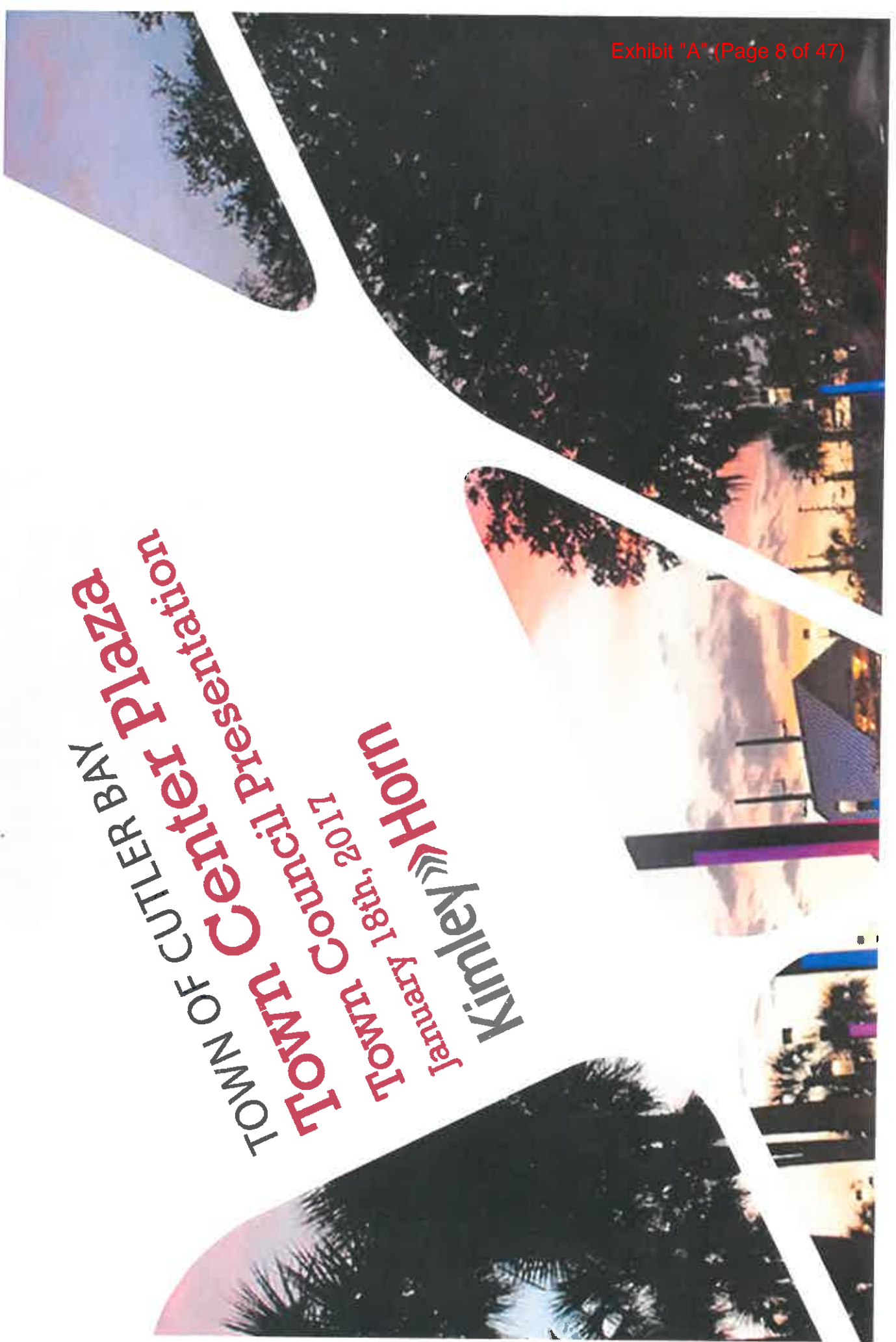
A handwritten signature in blue ink, appearing to read "Aaron E. Buchler".

Aaron Buchler, P.E.
Senior Vice President

A handwritten signature in blue ink, appearing to read "George Puig".

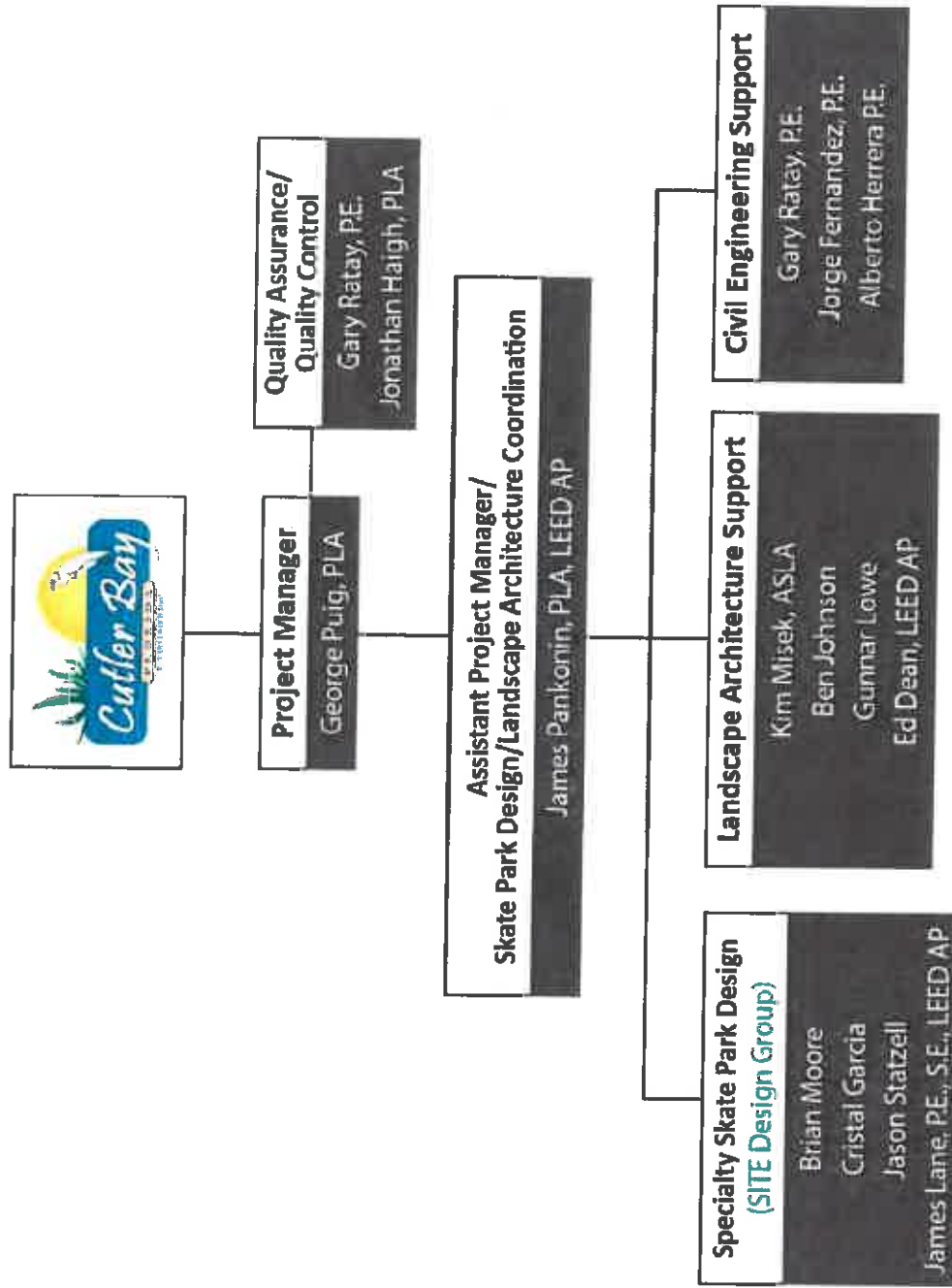
George Puig, RLA
Senior Project Manager

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





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



Exhibit "A" (Page 11 of 47)

Team Qualifications

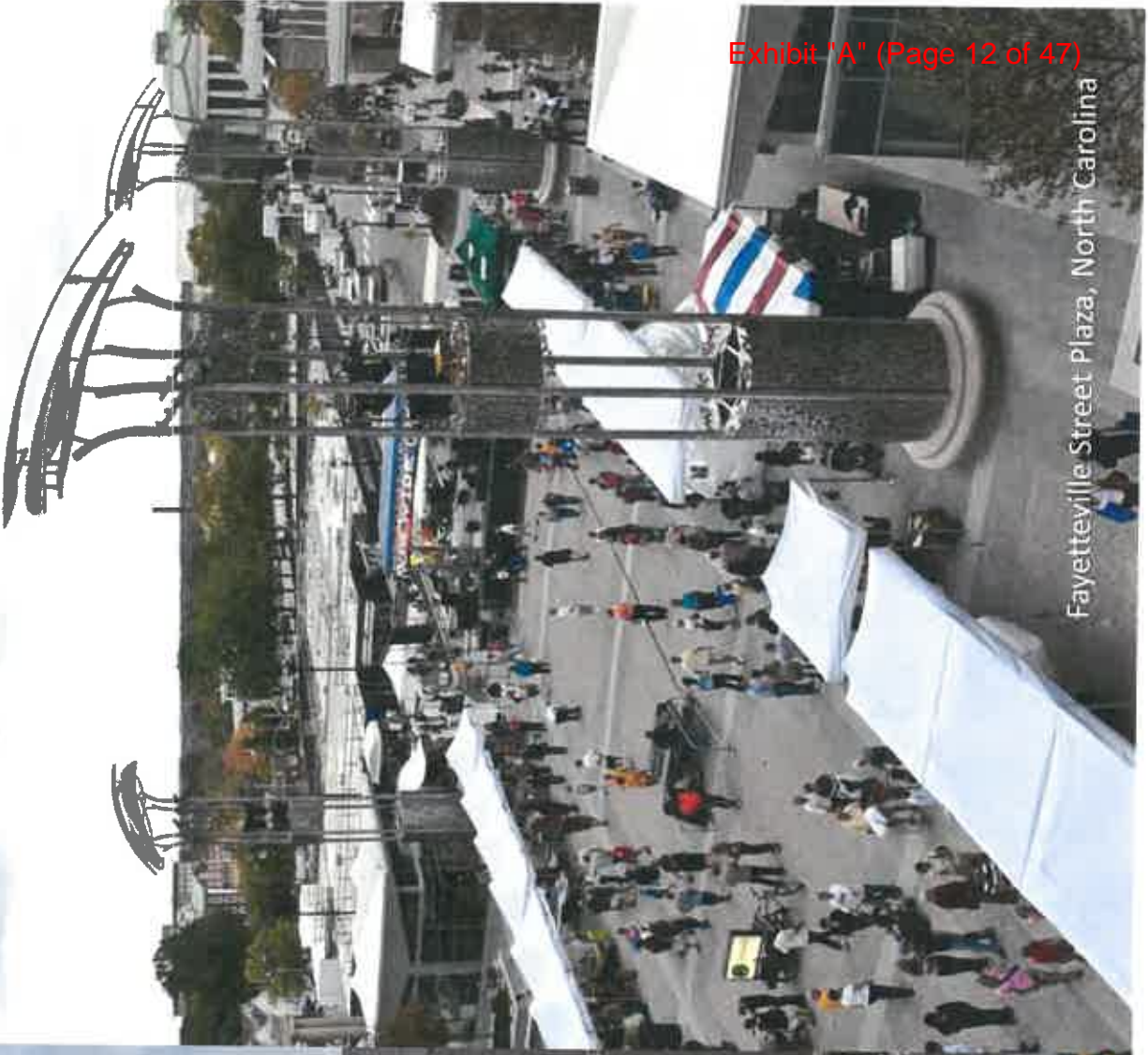
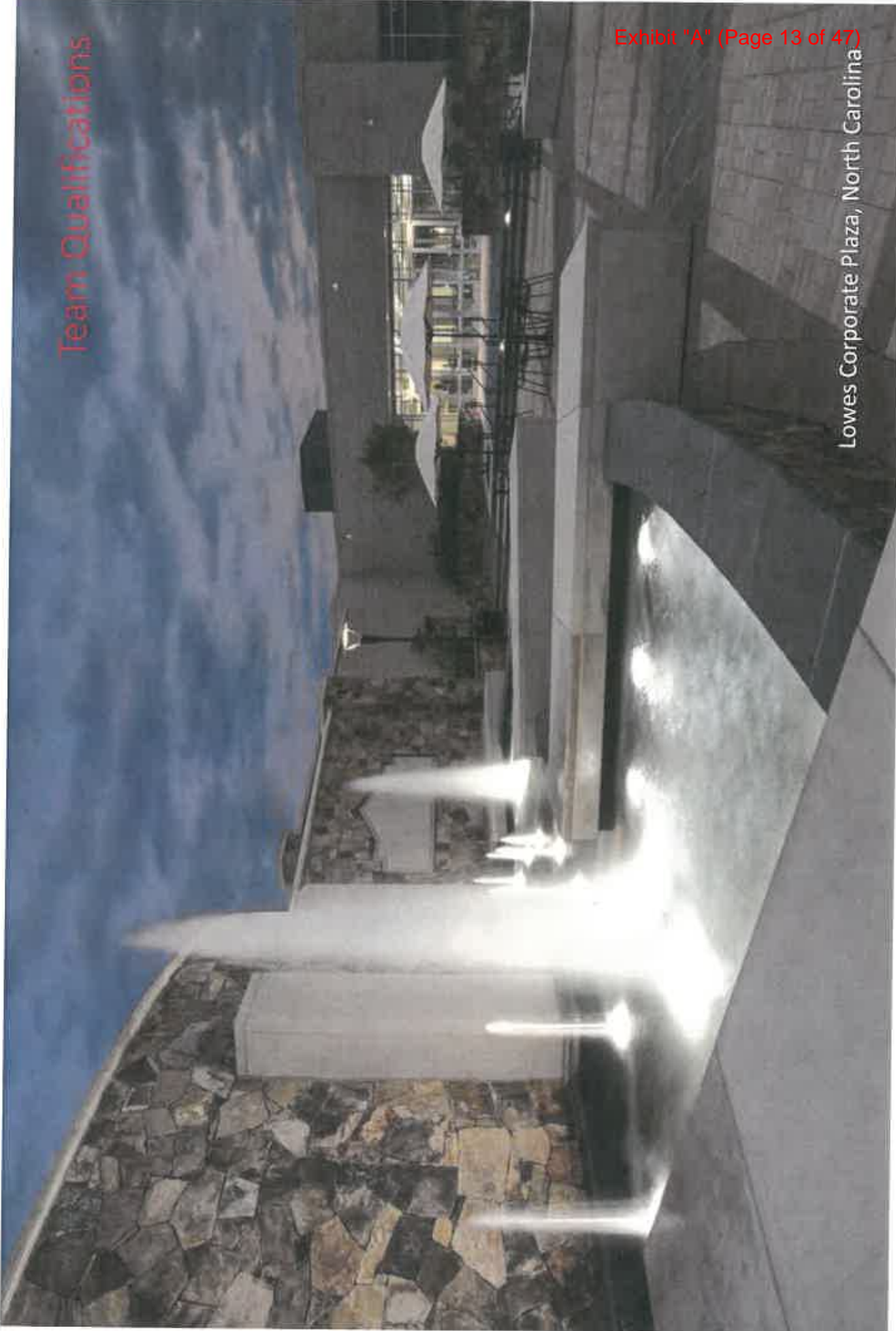


Exhibit "A" (Page 12 of 47)

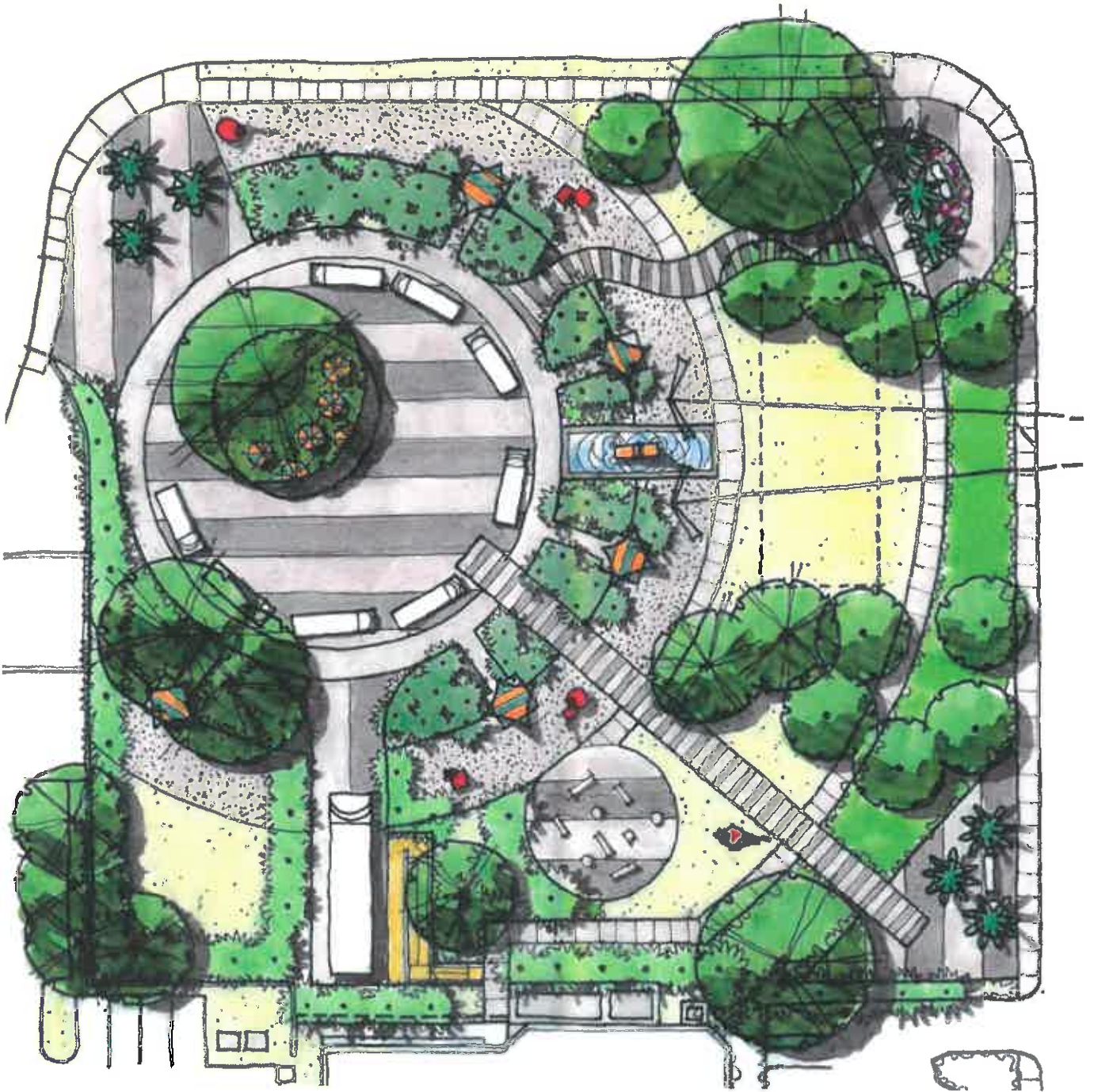
Fayetteville Street Plaza, North Carolina

Team Qualifications

Lowes Corporate Plaza, North Carolina







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



Exhibit "A" (Page 17 of 47)



Cutler Bay Town Center
Site Location

Ronald Reagan Turnpike



Southland Mall

South Dixie Hwy

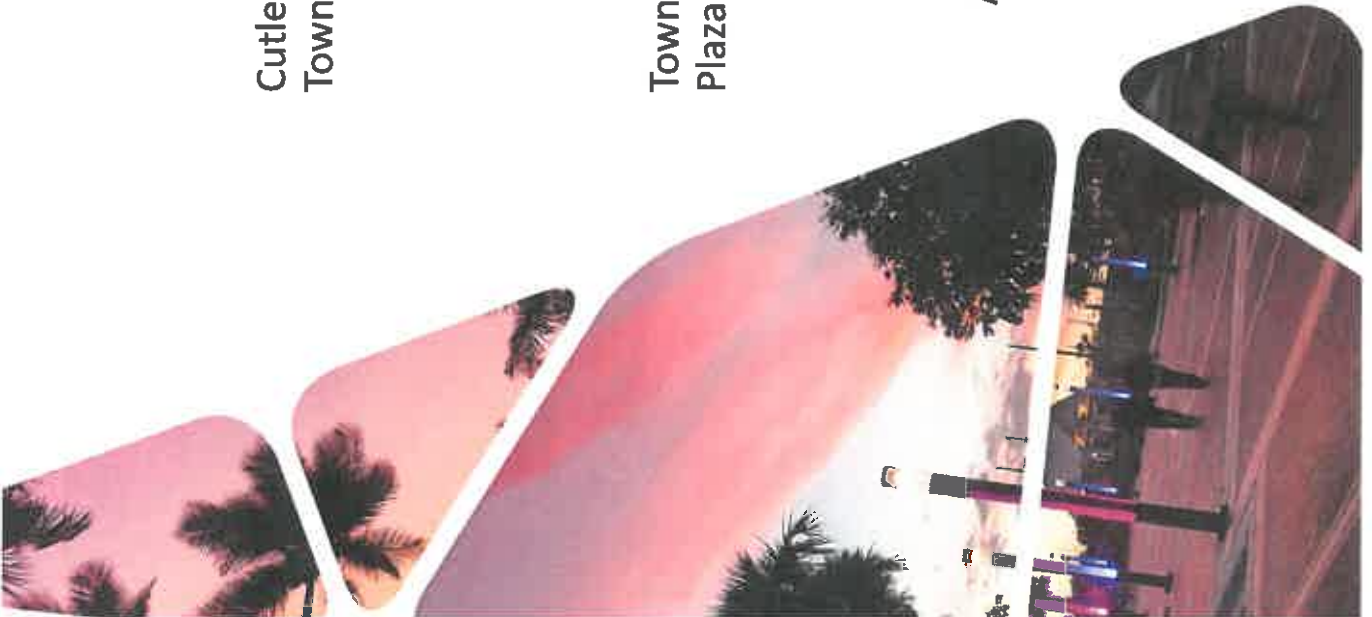


Project Site

Cutler Bay
Town Center

Town Center
Plaza Site

■ Site Area
Approximately
2.27 acres



Project Site



Exhibit "A" (Page 19 of 47)

View looking west from Turnpike Ramp S



Project Site

Exhibit "A" (Page 20 of 47)

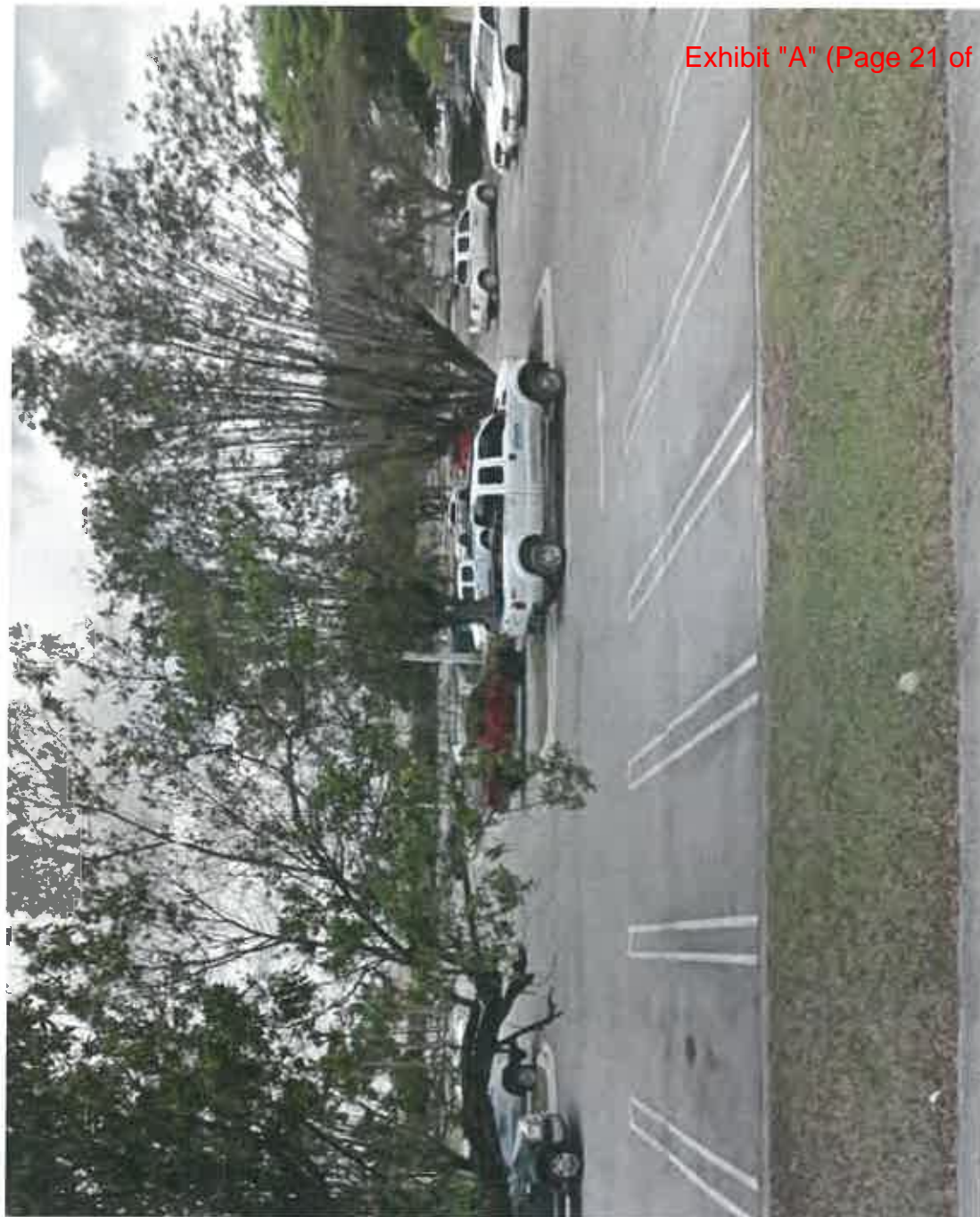


View looking west from Turnpike Ramp S



Project Site

Exhibit "A" (Page 21 of 47)



View looking west from Turnpike Ramp S



Project Site



Exhibit "A" (Page 22 of 47)

View looking west from Turnpike Ramp S



Project Site

Exhibit "A" (Page 23 of 47)



View looking west from Turnpike Ramp S



Project Site

Exhibit "A" (Page 24 of 47)



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



Exhibit "A" (Page 25 of 47)



5 Successful Community Involvement Meetings!

Community Involvement

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) 338-1166 or if you are not able to attend the meeting please email us at: townplazaproject@cutlerbay-fl.gov

✓ = Meeting Completed

Date:	Time:	Location:
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) 338-4060 – www.cutlerbay-fl.gov

Exhibit "A" (Page 26 of 47)

Comment Card

■ Sample Comment Received Via Email



Pulga, George

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

Mary Ann Hansen
9490 Martinique Dr-
Cutler Bay, FL 33189
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 carted 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
To: 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

Thank You.



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



TOWN OF CUTLER BAY
Town Center Plaza
Public Workshop #3

Meeting Minutes



Public Meeting Summary

Date and Time: July 27th, 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 27th, 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 3rd 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 30th 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



Town Hall Events



Farmers Market



Food Truck Rallies



Art Festivals



Fitness Parkways



Piggy Market



Fitness Events



Community Events



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 activities that you would want at your center.



Light-Tree Plaza



Water Feature



Playground



Shade Structure



Water Feature



Playground



TOWN OF CUTLER BAY
Town Center Plaza
Public Workshop #2



Playground

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

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

Possible Amenities

With that picture, we're into what you think activities that you would want at each community



Splash Pad

1st Public workshop feedback



Safe Park Benches

1st Public workshop feedback



Native Plant Landscaping

1st Public workshop feedback



Safe Building

1st Public workshop feedback



Safe Lighting

1st Public workshop feedback



Safe Art

1st Public workshop feedback



TOWN OF CUTLER BAY
Town Center Plaza
Public Workshop #2



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



Community Involvement



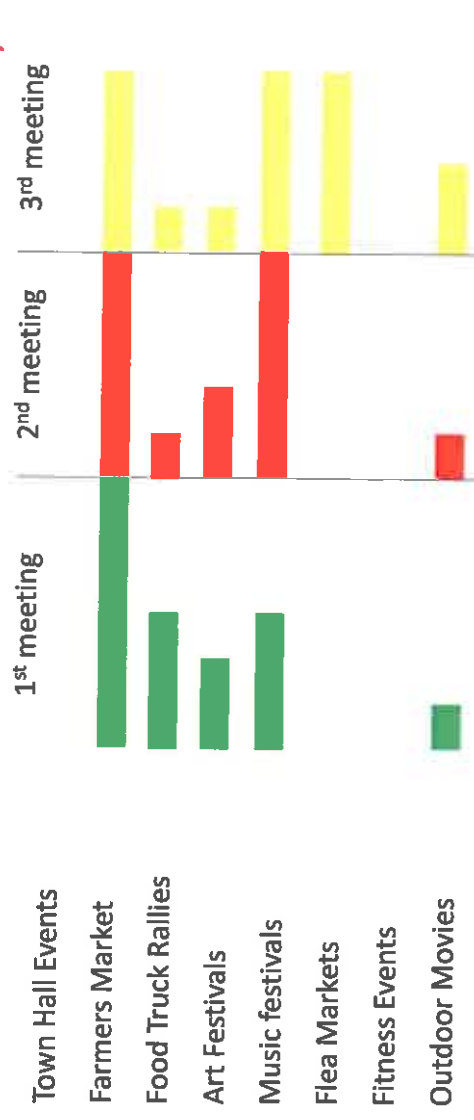
- Public Workshops
- Public Meetings



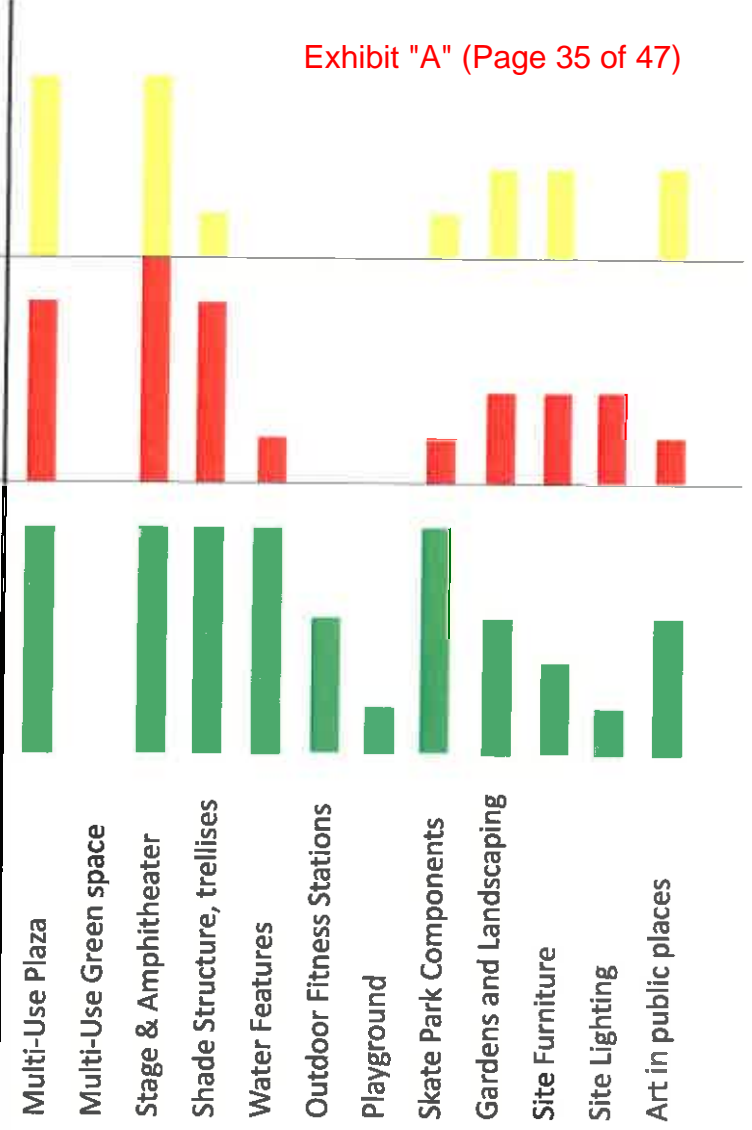


Public Workshop Feedback Summary

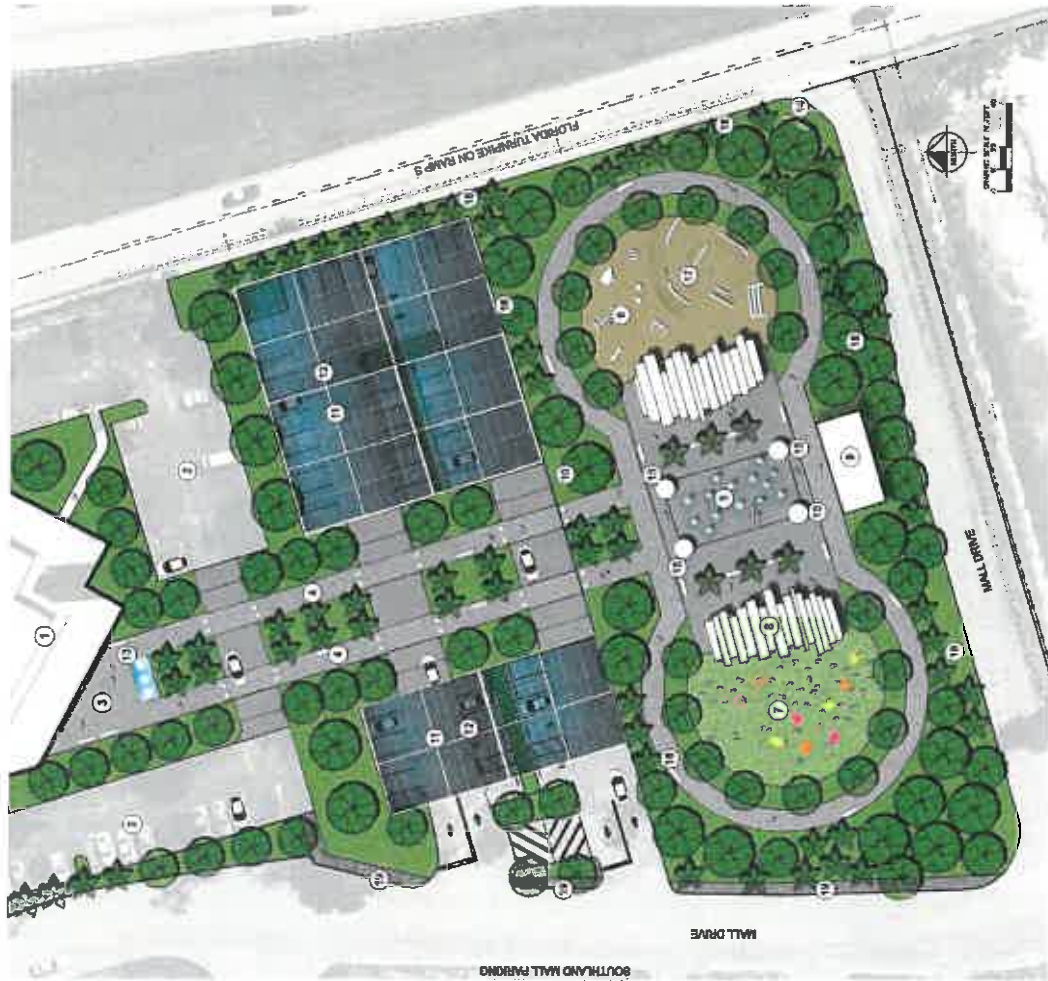
Possible Activities



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

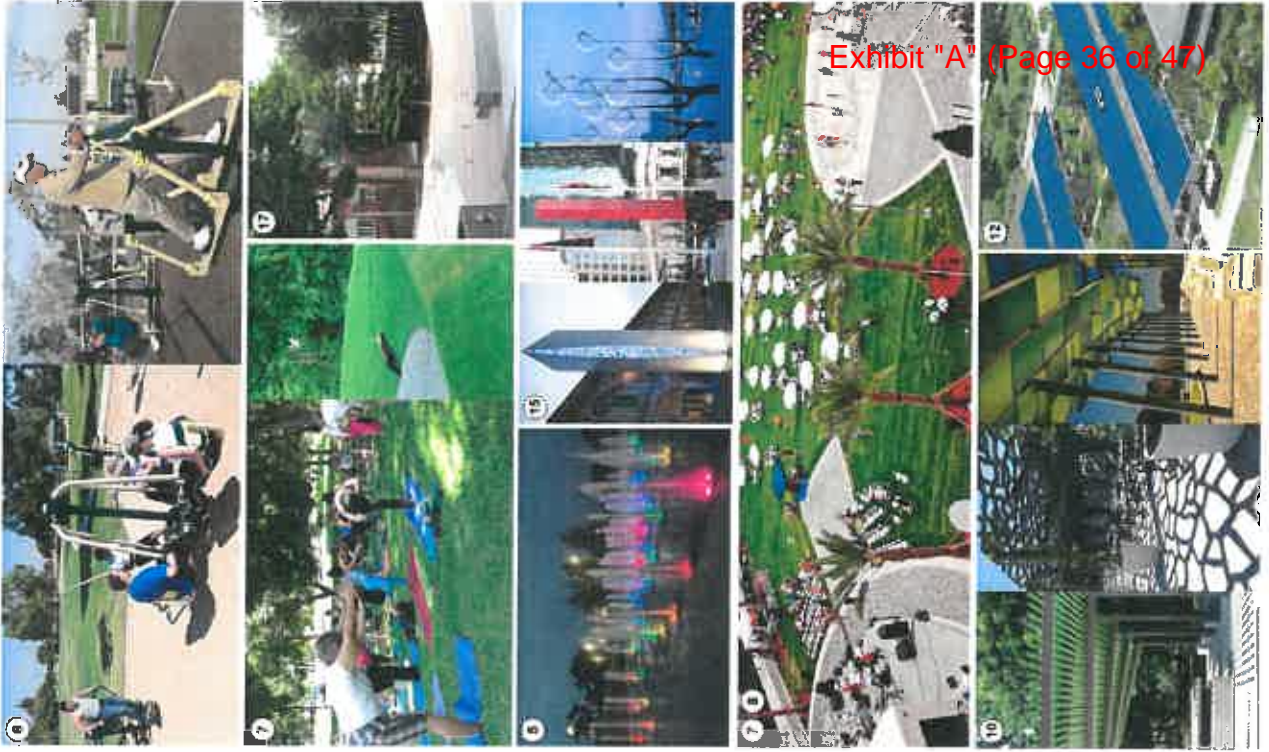


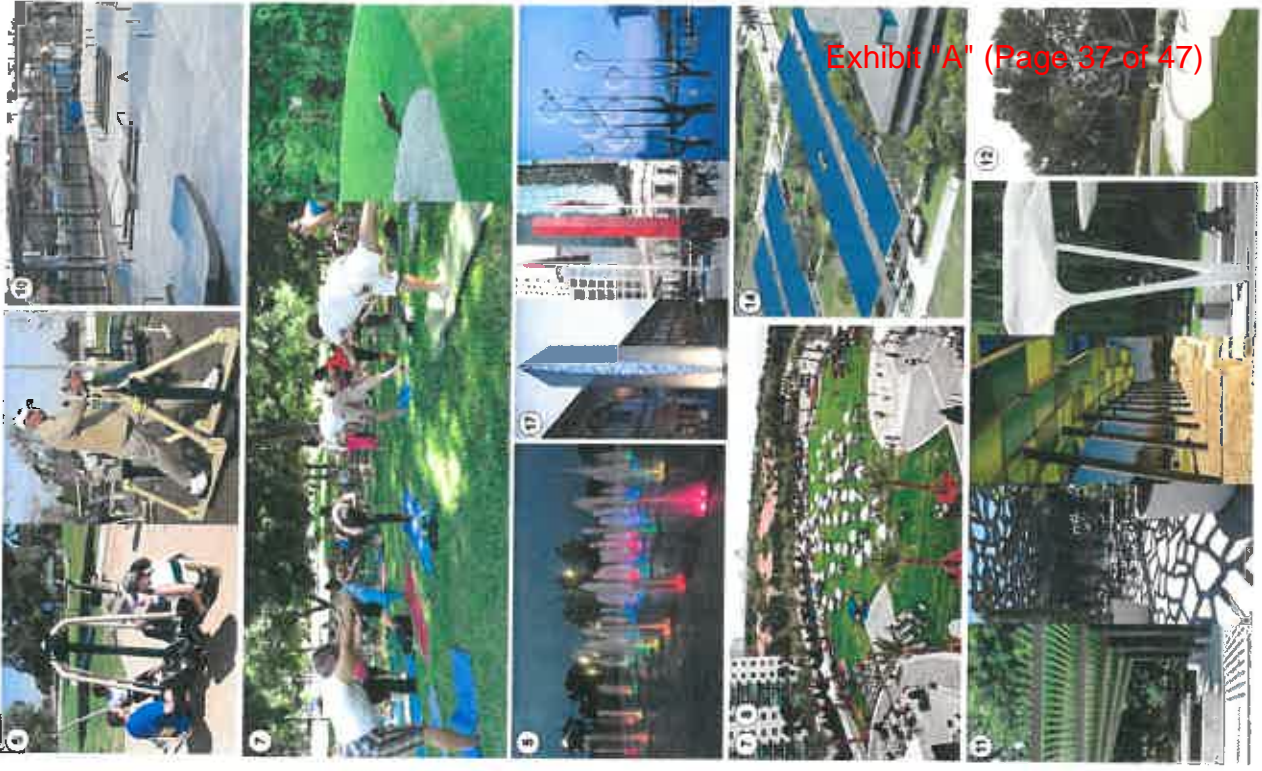
Exhibit "A" (Page 36 of 47)

TOWN CENTER PLAZA CONCEPTUAL PLAN OPTION B



- 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 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

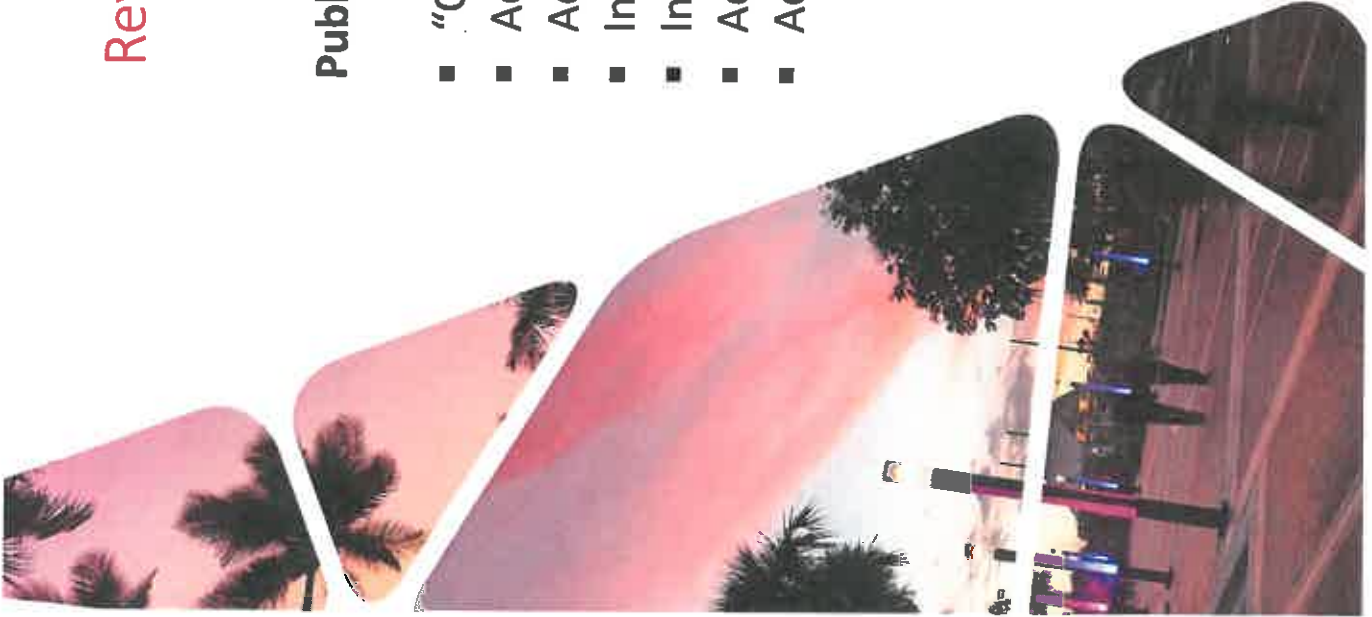
INSPIRATIONAL IMAGES



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 107th avenue
- Increase surface parking
- Increase solar panel locations
- Add a pedestrian connection to bus stop off 107th avenue
- Add a perimeter fence along east and south site boundary



TOWN CENTER PLAZA CONCEPTUAL PLAN PREFERRED OPTION REVISED



- LEGEND**
- 1 TOWN CENTER BUILDING
 - 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

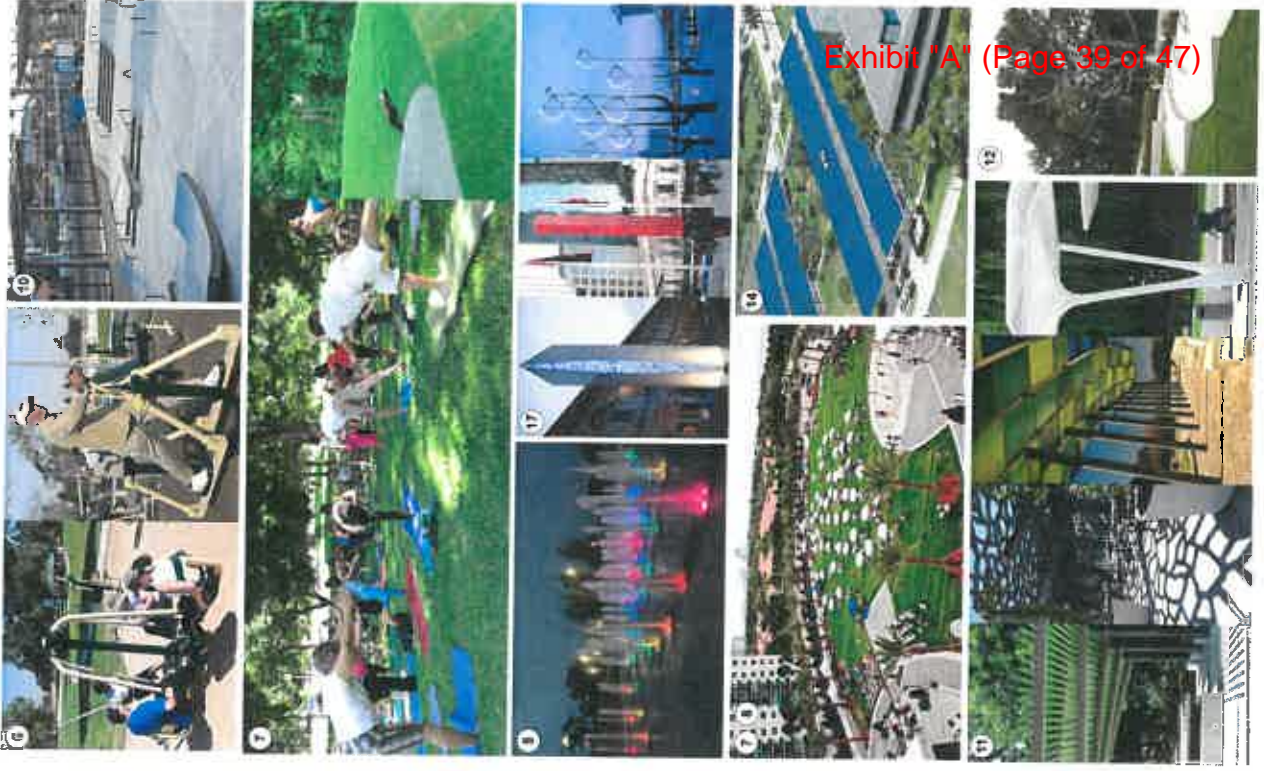
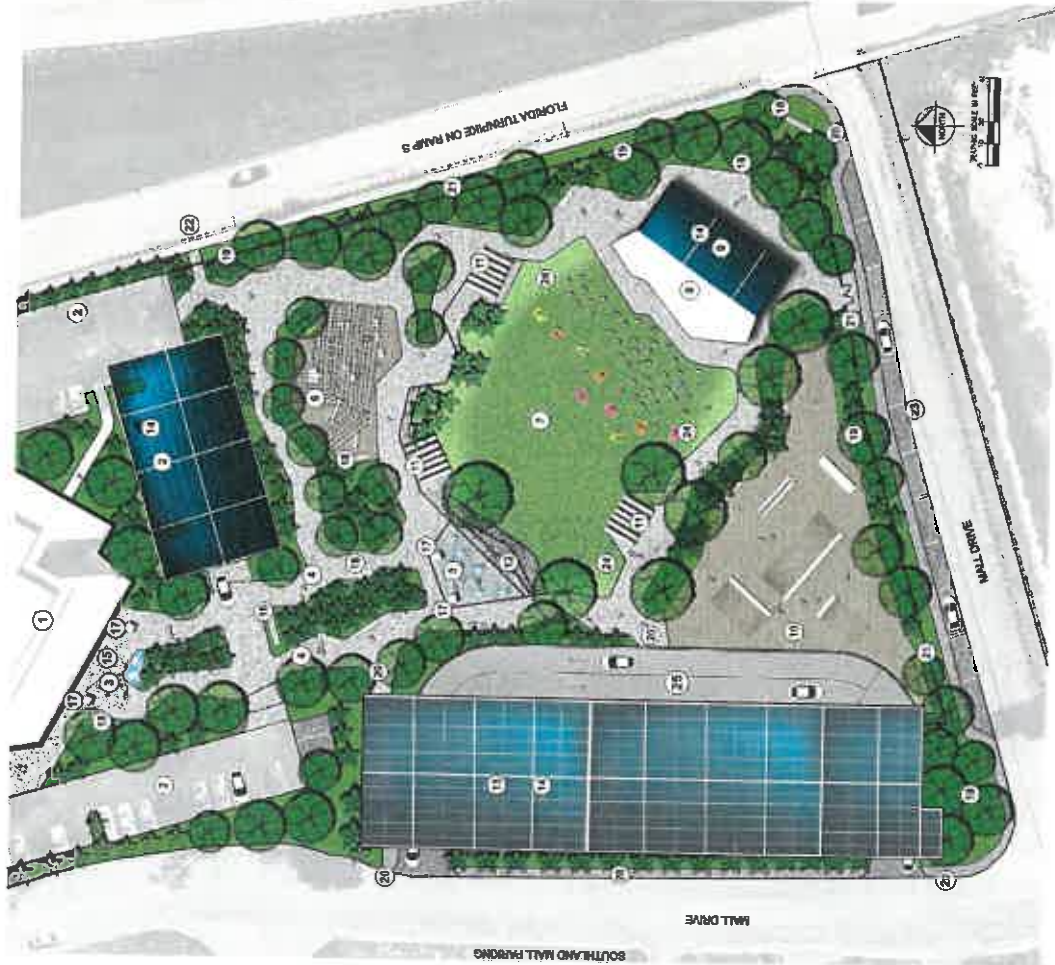


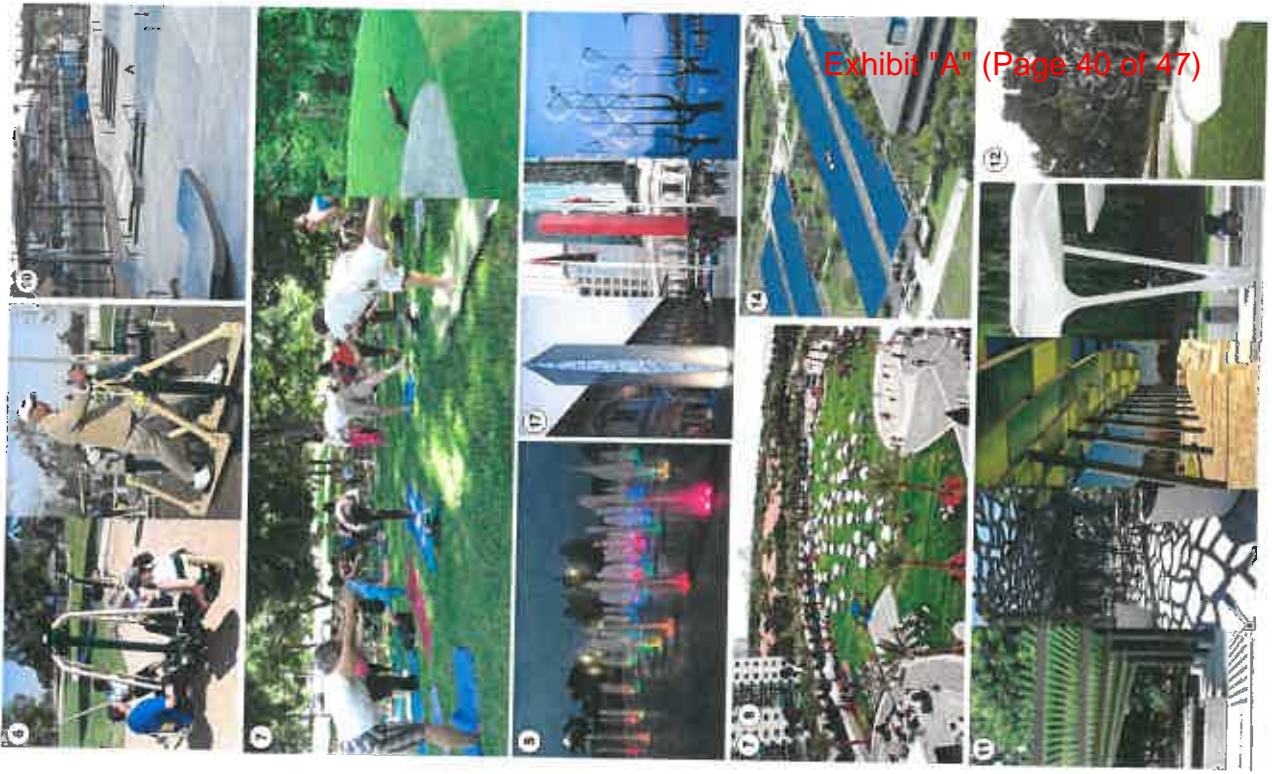
Exhibit 'A' (Page 39 of 47)

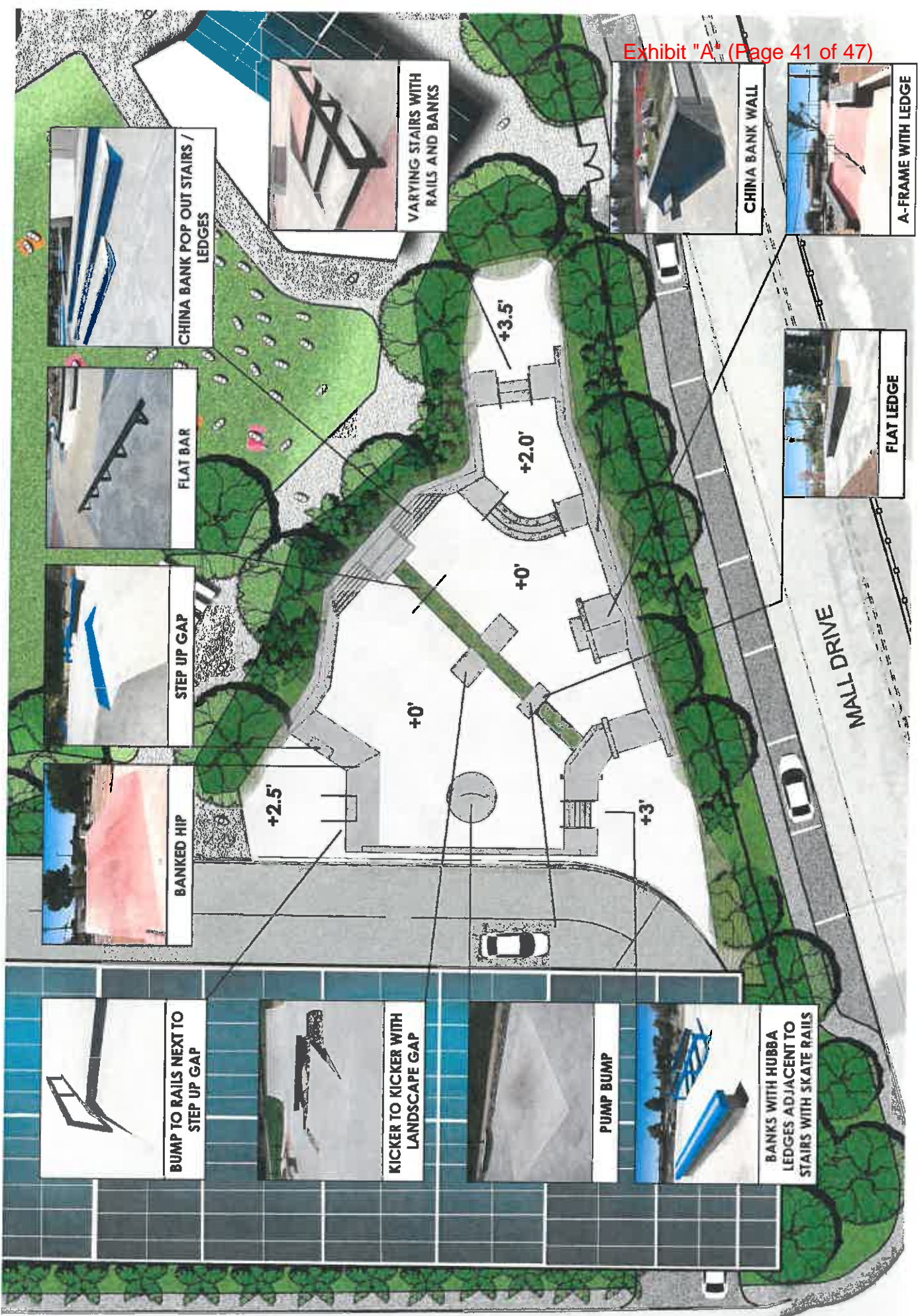
TOWN CENTER PLAZA CONCEPTUAL PLAN OPTION B



- LEGEND**
- 1 TOWN CENTER BUILDING
 - 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 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





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

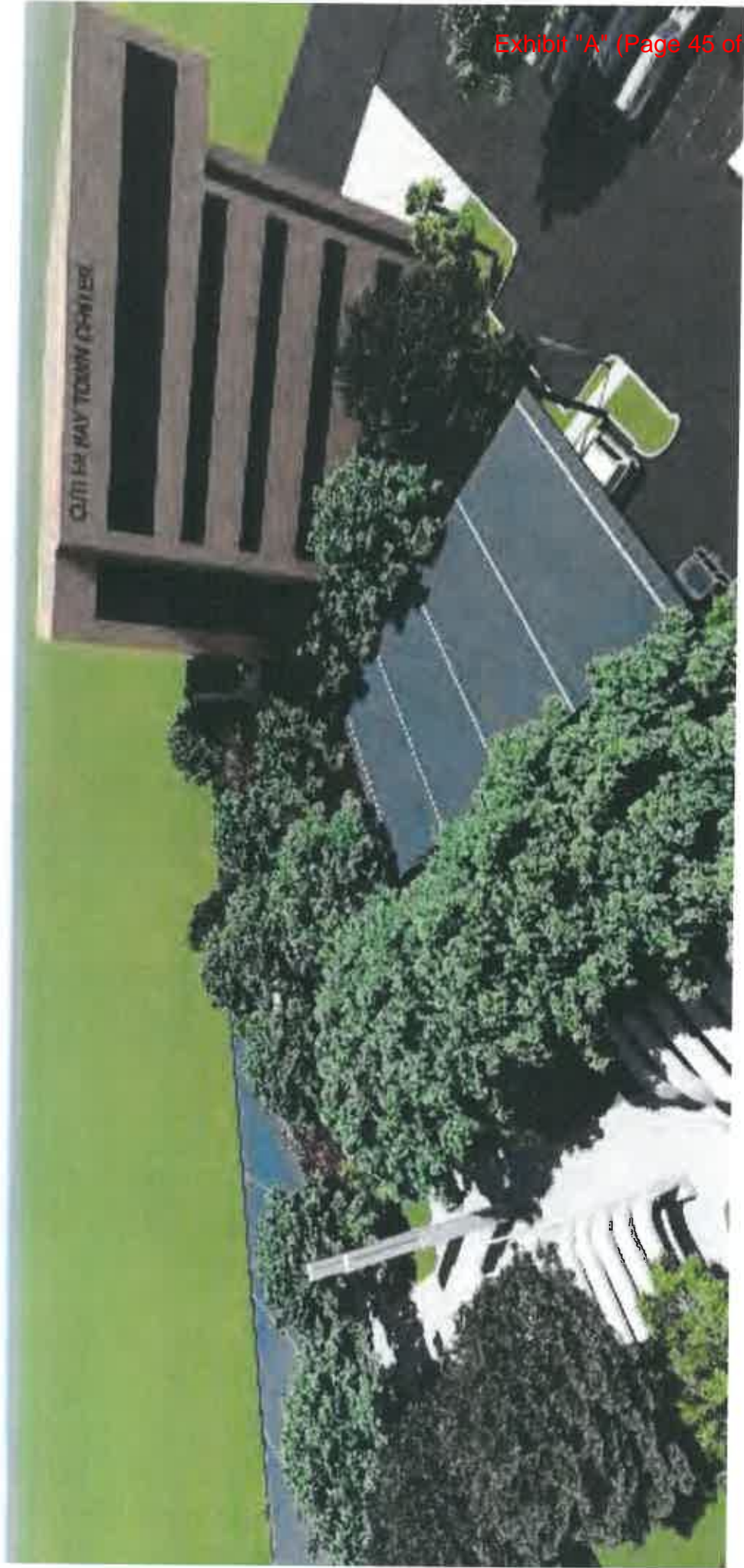
- ☐ Hard cost: \$8,442,801
- ☐ General conditions cost: \$1,442,736
- ☐ Contractor's overhead, profit, bonding, contingency cost: \$4,022,844
- ☐ Total cost estimated at \$13,908,381

▪ 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"

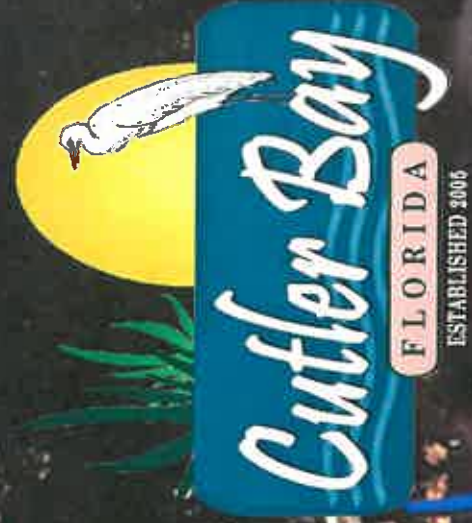


3D Video Presentation



Questions?

- You can also email your comments to:
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.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "George E. Puig". The signature is written over a faint blue oval shape.

George E. Puig, PLA