

Adrian Morales,
Director/Lincoln Road Manager
Property Management Department
1833 Bay Rd, Miami Beach, FL 33139

Additional Service Request #9 – 1100 Block Improvements

08.13.2019

Dear Adrian:

I am submitting a request for approval for the above-referenced additional services. These are services in addition to Amendment No. 2 to the Professional Architectural and Engineering (A/E) Services Agreement between the City of Miami Beach, Florida and James Corner Field Operations, dated of June 23, 2016, pursuant to RFQ No. 2015-245-KB and adopted as Resolution No. 2016-29319.

I. DESCRIPTION

Vornado Realty Trust (Vornado) is interested in making the modifications listed below to the 1100 block, located between Lenox Avenue and Alton Road, currently excluded from James Corner Field Operations (JCFO) Professional Services Agreement with the City of Miami Beach (City).

Proposed modifications include:

1. Task A: Revised outdoor café plan to relocate outdoor café seating areas to the middle of the 1100 Block similar to the café organization plan developed as part of the Lincoln Road Master Plan.
2. Task B: Revisions to the existing planting plan in order to provide clear sightlines to retail spaces similar to approach developed Lincoln Road Master Plan.
3. Task C: Coordination and incorporation of Lincoln Road custom bollards and bollard sign at Alton Road, following the design proposed for Washington Avenue.

In response to this request by Vornado, the City of Miami Beach Lincoln Road Manager has requested James Corner Field Operations (JCFO) submit a proposal to develop designs for these three items as an additional service to JCFO's current agreement with the City.

II. PROPOSAL SCOPE & DELIVERABLES

A. Task A: Revised Outdoor Café Plan

JCFO will review the current 1100 layout plan as well as current and past City approved outdoor café permits and advise on revised café zone layouts that relocate outdoor cafes away from the storefronts, on to the center of the block as permitted by current layout, in order to provide clear circulation path against store windows following similar

criteria developed for the Lincoln Road Master Plan for blocks between Washington Avenue and Lenox.

JCFO's role on this project will be to develop spatial layouts for outdoor cafes for discussion with the City however, JCFO cannot guarantee the City's approval nor can grant outdoor café permits.

1. Meetings and Trips:
 - One meeting with Vornado in NYC to discuss a draft of the proposed café spaces.
 - One meeting with the City of Miami Beach to discuss proposed café spaces.
2. Deliverables:
 - a. One plan depicting current café permit allocations
 - b. One draft plan depicting proposed revised café areas for discussion with Vornado and the City
 - c. One final plan incorporating Vornado and City comments;
3. Information needed from the City to perform work:
 - a. CAD as-built layout plan of existing conditions
 - b. Current and past City approved outdoor café permits and layouts

** If information is not available, a survey will be necessary. Survey fees are not currently included in this proposal.*

B. Task B: Revisions to existing planting

JCFO will review the current planting design plans as well as current on-site plant conditions in collaboration with the City of Miami Beach's Greenspaces Department and JCFO's arborist Tropical Designs of Florida. Based on found conditions, JCFO will propose planting design revisions that to provide clear sightlines to retail spaces similar to the approach developed for the Lincoln Road Master Plan. Revisions may include a new understory plan as well as guidelines for pruning of existing trees.

1. Meetings and Trips:
 - One trip to Miami to evaluate current planting in collaboration with City of Miami Beach's Greenspaces Department and JCFO's arborist Tropical Designs of Florida.
 - One meeting with Vornado in NYC to discuss proposed planting revisions.
 - One meeting with the City of Miami Beach Greenspaces Department to discuss proposed planting revisions and obtain approval for implementation.
2. Deliverables:
 - a. Evaluation of current tree and understory plant health by Tropical Designs of Florida.
 - b. One draft technical plan and planting schedule of proposed planting revisions for City and Vornado review and comment;
 - c. One final technical plan and planting schedule for proposed planting revisions incorporating Vornado and City comments;

- d. Construction observation of planting installation and responses to contractor's submittals and RFIs.
3. Information required from City to perform work:
 - a. CAD as-built layout plan of existing conditions depicting planter layout in detail including planter walls, benches and water areas
 - b. Design drawings and planting list of current plants

** If information is not available, a survey will be necessary. Survey fees are not currently included in this proposal.*

C. Task C: Custom Bollard Sign

JCFO will develop a layout to implement the custom Lincoln Road bollard sign, currently proposed for the intersection of Washington Ave. and Lincoln Road, placing it at the intersection of Alton Road and Lincoln Road. Fees assume that sign design remains as currently depicted on Lincoln Road Construction Documents and only include the coordination of a new site layout in order to incorporate custom bollard sign on to Alton Road's unique conditions. Custom bollard sign drawings and specifications will be developed as a "basis of design only" for bidding to a qualified anti-ram bollard manufacturer for full engineering of custom bollard sign and foundation. Weidlinger Protective Design Practice (Thornton Tomasetti protective design division) hired by JCFO will act as a third party reviewer, to confirm that selected manufacturer's engineering meets the required anti-ram ratings established as part of Weidlinger's study developed for the City of Miami Beach at an earlier date.

1. Meetings and Trips:
 - One meeting with Vornado in NYC to discuss proposed custom bollard sign layout.
 - One meeting with the City of Miami Beach to discuss proposed custom bollard sign layout and obtain approval for implementation.
2. Deliverables:
 - a. One rendering illustrating proposed design at Alton Road.
 - b. Draft technical drawing set including a detailed layout plan, an elevation and sections of proposed custom bollard sign.
 - c. Draft technical performance specification for proposed custom bollard sign.
 - d. Final technical drawing set including a detailed layout plan, an elevation and sections of proposed custom bollard sign.
 - e. Final technical performance specification for proposed custom bollard sign.
 - f. Third party review of manufacturer's final engineering by Weidlinger.
 - g. Construction observation of sign implementation including coordination with manufacturer and shop drawing review.
3. Information needed from City to perform work:
 - a. CAD as-built layout plan of existing above ground conditions
 - b. CAD as-built layout plan of existing underground utilities.

** If information is not available, a survey will be necessary. Survey fees are not currently included in this proposal.*

III. SCHEDULE

It is anticipated that Tasks A to C will take approximately two months to complete assuming all required information to develop work is provided prior to commencement of work.

The above timeline does not include time associated with survey work if required.

IV. PROPOSAL FEE

Fees for Tasks A and C shall be invoiced as a lump-sum of **\$103,000.00 USD** not including reimbursable expenses or survey work, as per breakdown included below

TASK	FEE
Task A: Revised outdoor café plan	
JCFO (design and coordination)	\$20,000.00
Task B: Revisions to existing planting	
JCFO (design and coordination)	\$52,000.00
Tropical Designs of Florida (plant health assessment)	\$4,000.00
Task C: Custom Bollard Sign	
JCFO (design and coordination)	\$15,000.00
Weidlinger (third party engineering review)	\$12,000.00
GRAND TOTAL	\$103,000.00

We anticipate two trips to Miami, one at the beginning of work to assess existing conditions and one to discuss work in progress.

Expenses for trips will be invoiced as a lump sum rates as follows:

- o Same day trip per person = \$750
- o Overnight trip per person = \$1,500

V. ASSUMPTIONS

The assumptions listed below are included in addition to those listed on Schedule A – Scope of Services and Deliverables of the Prime Agreement approved under Resolution No. 2016-29319

1. City of Miami Beach to provide current active and previously approved café permits for 1100 block to use as the basis for revised café allocation.
2. City of Miami Beach to provide as-built CAD files of 1100 block layout plan. If information is not available, a survey will be required, to be performed at an additional cost to this proposal.
3. City of Miami Beach to provide underground utility information of area near Alton Road in CAD format. If information is not available, an underground utility survey will be required, to be performed at an additional cost to this proposal.
4. City to Miami Beach to provide design drawings and planting list for current planting. If information is not available, a visual survey will be required, to be

performed at an additional cost. Fees include a survey of existing vegetation to assess health only.

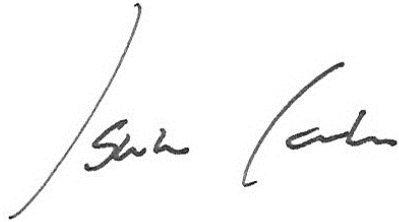
VI. EXCLUSIONS

The exclusions listed below are included in addition to those listed on Schedule A – Scope of Services and Deliverables of the Prime Agreement approved under Resolution No. 2016-29319

1. Preparation of materials for the Historic Preservation Board approval;
2. Cost Estimating;
3. Engineering of any kind. Engineering for custom bollards, custom bollard sign and foundation to be performed by bollard manufacturer as an engineering delegated item.
4. Renderings and additional presentation materials beyond those listed on the scope of work;
5. Public meetings;
6. Meetings with retail operators;
7. Design, layout and coordination of custom outdoor café umbrella base plates or outdoor rated electrical outlets for outdoor cafes;
8. Changes to existing irrigation system;
9. Tree tagging trips;
10. Tree disposition plan and tree removal permit. If during the process of design, some trees are identified as candidates for removal or relocation, an additional service will be submitted to coordinate this work.
11. Trips to review construction work outside of scheduled trips for the rest of the Lincoln Road project.

We look forward to working with you on this exciting project. Please don't hesitate to contact us if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Isabel Castilla', written in a cursive style.

Isabel Castilla
Principal, James Corner Field Operations

Approved by:

David Gomez,
Capital Improvements Project Office

Date

