

# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

OFFICE OF CAPITAL IMPROVEMENT PROJECTS

Tel: 305-673-7071 Fax: 305-673-7073

E-mail: [pilarcaurin@miamibeachfl.gov](mailto:pilarcaurin@miamibeachfl.gov)

## LETTER OF INTENT

TO: City Of Miami Beach Planning Department

FROM: Pilar Caurin, Construction Manager

DATE: March 22, 2017

SUBJECT: Modification to HPB File No. 7585, Lincoln Road Pedestrian Mall

The Office of Capital Improvement Projects is submitting a modification to the Application to the Historic Preservation Board, seeking approval for the refurbishment of Lincoln Road Pedestrian Mall from Washington Avenue to Lenox Avenue.

On October 14<sup>th</sup>, 2015, pursuant to a series of community and staff workshops, presentations and the recommendation for approval of the Finance and Citywide Projects Committee, the Master Plan prepared by James Corner Field Operations, L.L.C. for the refurbishment of Lincoln Road Pedestrian Mall was presented and adopted by the City Commission. On November 10, 2015, the City's Historic Preservation Board reviewed and approved the Master Plan, issuing a Certificate of Appropriateness. This modification to the Application shall comply with the conditions set forth in the Certificate of Appropriateness, Item C.1, and includes the following items:

- Revised drawings reflecting the gateway trellis structure located at the 400 block of Lincoln Road and adjacent designs for raised planting beds with integrated seating. The final design and details for the trellis, including dimensions, geometry and connections based on structural engineering analysis and finishes are provided, for review and approval by the Board.
- The design and details, including materials, dimensions, finishes and lighting design, of the Euclid Oval, are provided for review and approval by the Board.
- The final installation details of the lighting design for the 1000, 800, 600 and 500 blocks historic follies. Per recent meetings, lighting designs for the 900 and 700 block follies has been reviewed and approved at staff level and therefore not included in this package.

Based on the above information, the Applicant respectfully requests your favorable review of the application and approval of the project. If you have any questions or require additional information with regards to this application, please do not hesitate to contact me at (6954) or via email at [pilarcaurin@miamibeachfl.gov](mailto:pilarcaurin@miamibeachfl.gov).

Sincerely,



Pilar Caurin, Construction Manager

Cc: David Martinez, P.E., Director  
Humberto Cabanas, Division Director  
David Gomez, Senior Capital Projects Coordinator

RESOLUTION NO. 2015-29183

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, IN CONCEPT, THE MASTER PLAN FOR THE LINCOLN ROAD DISTRICT, FOR THE REFURBISHMENT OF THE LINCOLN ROAD PEDESTRIAN MALL, FROM WASHINGTON AVENUE TO LENOX AVENUE, AS WELL AS CONNECTING ROADS FROM THE CONVENTION CENTER COMPLEX TO LINCOLN ROAD (17<sup>TH</sup> STREET FROM PENNSYLVANIA AVENUE TO WASHINGTON AVENUE; DREXEL AVENUE; PENNSYLVANIA AVENUE; AND MERIDIAN AVENUE) (COLLECTIVELY, THE PROJECT); WHICH PROJECT WAS DESIGNED BY JAMES CORNER FIELD OPERATIONS, AND INCLUDES IMPROVEMENTS TO THE HARDSCAPE, LANDSCAPE, STREET LIGHTING, AND STREET FURNISHINGS.**

**WHEREAS**, On February 9, 2015, James Corner Field Operations, a City consultant commenced work in the development of the "Lincoln Road District Master Plan", a design project that will serve as the basis for future improvements on Lincoln Road, from Lincoln Lane North to Lincoln Lane South, and from West Avenue to Collins Avenue, as well as connecting side streets; and

**WHEREAS**, This Master Plan is also geared towards developing a vision for its future, boosting its status as a world class public space, and pedestrian destination that embodies the unique style and culture that defines Miami Beach; and

**WHEREAS**, City staff has worked extensively with the various Lincoln Road stakeholders, including property owners, retail tenants, restaurant operators, and neighborhood residents; and

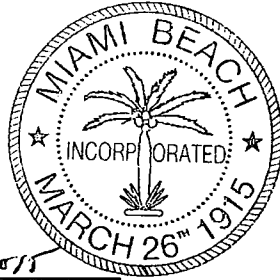
**WHEREAS**, In addition, there were two public workshops held on June 24 and September 30, 2015, and this combined feedback was provided to the consultant for further consideration; and

**WHEREAS**, On September 8, 2015, the Lincoln Road District Master Plan was presented to the Historic Preservation Board Committee members, which Committee provided favorable comments, and which comments the Administration incorporated into the final design; and

**WHEREAS**, the City Administration recommends that the Mayor and City Commission approve, in concept, the Lincoln Road District Master Plan, which is attached to the Memorandum.

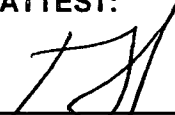
**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby approve, in concept, the Master Plan for the Lincoln Road District, for the refurbishment of the Lincoln Road pedestrian mall, from Washington Avenue to Lenox Avenue, as well as connecting roads from the convention center complex to Lincoln Road (17<sup>th</sup> street from Pennsylvania Avenue to Washington Avenue; Drexel Avenue; Pennsylvania Avenue; and Meridian Avenue) (collectively, the project); which project was designed by James Corner Field Operations, and includes improvements to the hardscape, landscape, street lighting, and street furnishings.

PASSED AND ADOPTED this the 14 day of October, 2015.

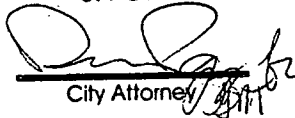


  
Philip Levine, Mayor

ATTEST:

  
10/15/2015  
Rafael E. Granado, City Clerk

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
City Attorney 10/6/15  
Date

COMMISSION ITEM SUMMARY

**Condensed Title:**

**REQUEST FOR APPROVAL OF THE CONCEPTUAL "LINCOLN ROAD DISTRICT MASTER PLAN", A GUIDE TO BE USED AS THE BASIS FOR FUTURE IMPROVEMENTS.**

**Key Intended Outcome Supported:**

Enhance Lincoln Road in order to reinforce its position as a world class destination

**Supporting Data (Surveys, Environmental Scan, etc.):**

N/A

**Item Summary/Recommendation:**

On February 9, 2015, James Corner Field Operations, a City consultant commenced work in the development of the "Lincoln Road District Master Plan", a design project that will serve as the basis for future improvements on Lincoln Road, from Lincoln Lane North to Lincoln Lane South, and from West Avenue to Collins Avenue, as well as connecting side streets. This master plan is also geared towards developing a vision for its future, boosting its status as a world class public space, and pedestrian destination that embodies the unique style and culture that defines Miami Beach.

The Master Plan provides a conceptual land use plan, design guidelines, and illustrative details that incorporate key elements and features. This includes refurbishments and enhancements to lighting, pedestrian surfaces, street furnishings, healthy tree fertilization systems, and crosswalks. A few recommendations have been made by the consultant, including operational changes to loading times, sidewalk café ordinance, and trash collection.

City staff has worked extensively with the various Lincoln Road stakeholders, including property owners, retail tenants, restaurant operators, and neighborhood residents. In addition, there were two public workshops held on June 24 and September 30, 2015. This combined feedback was provided to the consultant for further consideration.

On September 8, 2015, the Lincoln Road District Master Plan was presented to the Historic Preservation Board Committee members. Comments from the Committee were favorable and incorporated into the final design.

**RECOMMENDATION**

The Administration recommends approving, in concept, the Lincoln Road District Master Plan, a copy of which is attached hereto and incorporated herein by reference as "Exhibit A".

**Advisory Board Recommendation:**

N/A

**Financial Information:**

Source of Funds:	Amount	Account	Approved
1	N/A	N/A	N/A
2			
<b>Total</b>			

Financial Impact Summary: N/A

**City Clerk's Office Legislative Tracking:**

Adrian Morales Eric Carpenter Mark Taxis

**Sign-Offs:**

Department Director	Assistant City Manager	City Manager
AM  MM 	EC  MT _____	JLM 

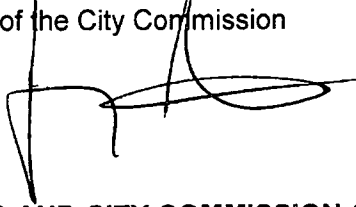


# MIAMIBEACH

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## COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager 

DATE: October 14, 2015

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, IN CONCEPT, THE MASTER PLAN FOR THE LINCOLN ROAD DISTRICT, FOR THE REFURBISHMENT OF THE LINCOLN ROAD PEDESTRIAN MALL, FROM WASHINGTON AVENUE TO LENOX AVENUE, AS WELL AS CONNECTING ROADS FROM THE CONVENTION CENTER COMPLEX TO LINCOLN ROAD (17<sup>TH</sup> STREET FROM PENNSYLVANIA AVENUE TO WASHINGTON AVENUE; DREXEL AVENUE; PENNSYLVANIA AVENUE; AND MERIDIAN AVENUE) (COLLECTIVELY, THE PROJECT); WHICH PROJECT WAS DESIGNED BY JAMES CORNER FIELD OPERATIONS, AND INCLUDES IMPROVEMENTS TO THE HARDSCAPE, LANDSCAPE, STREET LIGHTING, AND STREET FURNISHINGS.**

### ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

### BACKGROUND

On February 9, 2015, James Corner Field Operations, a City consultant commenced work in the development of the "Lincoln Road District Master Plan", a design project that will serve as the basis for future improvements on Lincoln Road, from Lincoln Lane North to Lincoln Lane South, and from West Avenue to Collins Avenue, as well as connecting side streets. This master plan is also geared towards developing a vision for its future, boosting its status as a world class public space, and pedestrian destination that embodies the unique style and culture that defines Miami Beach.

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City staff has worked extensively with the various Lincoln Road stakeholders, including property owners, retail tenants, restaurant operators, and neighborhood residents. In addition, there were two public workshops held on June 24 and September 30, 2015. This combined feedback was provided to the consultant for further consideration.

On September 8, 2015, the Lincoln Road District Master Plan was presented to the Historic Preservation Board Committee members. Comments from the Committee were favorable and incorporated into the final design.

**CONCLUSION**

The Administration recommends approving, in concept, the Lincoln Road District Master Plan, a copy of which is attached hereto and incorporated herein by reference as “Exhibit “A”.

**EXHIBITS**

“A”- Lincoln Road District Master Plan

AM / MM / EC / MT / JLM

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## COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: March 9, 2016

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER, PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 2015-245-KB, FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR LINCOLN ROAD DISTRICT**

### ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

### KEY INTENDED OUTCOME SUPPORTED

Maximize The Miami Beach Brand As A World Class Destination.

### FUNDING

The cost of the related services, determined upon successful negotiations, are subject to funds availability approved through the City's budgeting process.

### BACKGROUND

On September 10, 2014, pursuant to RFQ 2014-050-SR, City Commission approved James Corner Field Operations, LLC, to complete the Master Plan for the Lincoln Road District. A Master Plan was finalized and received approval from City Commission at the October 14, 2015 Commission meeting. In order to implement the master plan approved by City Commission, Architectural/Engineering services are needed for the development of construction documents and related services.

As a result, on October 14, 2015, the Administration presented to the City Commission a request for approval to issue Request for Qualifications (RFQ) for Architectural and Engineering Design Services for the Lincoln Road District Improvements. The project encompasses the Lincoln Road pedestrian mall inclusive of Lincoln Lane North and Lincoln Lane South from Lennox Avenue to Collins Avenue. The project extends to 16<sup>th</sup> Street along Drexel Avenue. The Consultant shall provide as needed architectural, structural engineering, civil engineering, MEP engineering, landscape architecture, traffic studies, construction cost estimating, surveying, and geotechnical services for the Project. The work shall include, but not be limited to, conceptual drawings, surveying, geotechnical, design development, estimates of probable construction cost, construction documents, permitting, bidding/award, and construction administration services for the Project. At the October 14<sup>th</sup> meeting, the City Commission deferred approval until such time as the Administration was able to collect comments regarding the RFQ from the Lincoln Road Property Owner's Association. The Association has provided its comments, which have been discussed with staff, and have been incorporated into the RFQ as permitted by Section 287.055, Florida Statutes, which governs the procurement process for public agencies seeking architectural/engineering services.

Proposals were requested from professional consulting architectural/engineering firms which have proven experience in the preparation of construction contract documents for open air pedestrian shopping districts and related infrastructure. The successful firm shall have the expertise to conduct the design, bid and award, and construction administration services for these Lincoln Road District Improvements and prepare the associated construction contract documents that allow the City of Miami Beach to advertise, bid and award a contract for the construction services.

**RFQ PROCESS**

On December 9, 2015, the City Commission approved to issue the Request for Qualifications (RFQ) No. 2015-245-KB for Architectural and Engineering Design Services for Lincoln Road District. On December 15, 2015, the RFQ was issued. A voluntary pre-proposal conference to provide information to the proposers submitting a response was held on January 5, 2016. RFQ responses were due and received on February 5, 2016. The City received a total of two (2) proposals. The City received proposals from the following firms: James Corner Field Operations, and BEA Architects.

On February 4, 2016, the City Manager, via Letter to Commission (LTC) No. 055-2016, appointed an Evaluation Committee (the "Committee"), consisting of the following individuals:

- Lyle Stern, President, Koniver Stern Group
- Stephen H. Bittel, Chairman, Terranova Corporation
- Peter Saliamonas, Rosinella Restaurant
- Vladimir Alfa, Paul Bakery
- Carmen Sanchez, Deputy Director, Planning Department, City of Miami Beach
- David Gomez, Senior Capital Projects Coordinator, Office of Capital Improvement Programs, City of Miami Beach
- Adrian Morales, Senior Administrative Manager, City of Miami Beach

The City Manager also considered the following individuals as alternates:

- Steven Gombinski, President, General Partner of Gombinski Properties Limited
- Humberto Cabanas, Division Director, Office of Capital Improvement Programs, City of Miami Beach

The Evaluation Committee convened on February 16, 2016 to consider proposals received. Mr. Lyle Stern, Mr. Vladimir Alfa, and Ms. Carmen Sanchez were unable to participate as committee members; therefore Mr. Steven Gombinski served as an alternate. The Committee was provided an overview of the project, information relative to the City's Cone of Silence Ordinance and the Government Sunshine Law. The Committee was also provided with general information on the scope of services, references, and a copy of each proposal. The Committee was instructed to score and rank each proposal pursuant to the evaluation criteria established in the RFQ. The evaluation process resulted in the ranking of proposers as indicated in the table below.

REQUEST FOR QUALIFICATIONS (RFQ) For Architectural and Engineering Design Services for the Lincoln Road District Improvements RFQ 2015-245-KB	Stephen H. Bittel		David Gomez		Adrian Morales		Peter Saliamonas		Steven Gombinski		LOW AGGREGATE TOTALS	
	Score	Ranking	Score	Ranking	Score	Ranking	Score	Ranking	Score	Ranking	Score	Rank
James Corner Field Operations	93	1	93	2	99	1	99	1	93	1	6	1
BEA Architects	85	2	100	1	95	2	85	2	65	2	9	2



**CITY MANAGER'S RECOMMENDATION**

After reviewing all the submissions and the results of the evaluation process, the City Manager recommends that the Mayor and City Commission approve the resolution authorizing the Administration to enter into negotiations with the top ranked proposer, James Corner Field Operations; and, should negotiations fail, authorizing the Administration to enter into negotiations with the second ranked proposer, BEA Architects; further, authorizing the Mayor and City Clerk to execute the agreement with the successful firm.

JLM/MT/EC/DM/AD