

# EXHIBIT A

## R & R STUDIOS

Roberto Behar & Rosario Marquardt

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### Public Art Proposal for Balboa Plaza, Coral Gables:

**Artists:** Roberto Behar & Rosario Marquardt, R & R studios

**Title:** *A Midsummer Night's Dream*

**Year:** Anticipated completion 2016

**Dimensions:** Bench 4'-6" (h) x 30'-0" (w) x 8'-0" (d)

Lamps: 14 feet high

**Materials:** Bench: oolite stone,

Lamps: powder coated aluminum, acrylic, LED lights

### Description:

*A Midsummer Night's Dream* is conceived as a social sculpture, a place of encounters and a stage for everyday life and stories to unfold. The project is located at Balboa Plaza which is punctuated by a beautiful, large banyan tree.

The appearance of the oversized piece is sudden and wondrous, at once real and fantastic, familiar and unprecedented; a slice of domesticity in a public park. The long sofa invites us to conversation, a moment of repose or to wait for a friend. Together with the two lamps we are reminded of home.

The *Outdoor Room* dissolves the boundaries between fiction and reality. Between art and life it promotes a sense of personal ownership in the public realm. The domestic, iconic imagery becomes part of our collective imaginary and offers a home for the recollection of shared experiences.

Image of the proposed piece – up to 5 views of the proposed artwork, may include details and artwork as seen at day/night.

Please see attached PDF file

### Installation method and requirements:

The art is created using standard building processes. The bench will be made from large pieces of oolite stone joined together and carved into the shape of the bench using both machine tools and hand tools. The lamps will be fabricated in a metal fabrication shop with regular welding and metal shaping techniques and will have a powder coated finish. The bench and the lamps will be installed on concrete footings. The stones can be moved into place using forklift and the lamps can be hand carried and installed by two people. Detailed construction documents will be completed upon the approval of the proposal.

Origin of the piece, provenance if applicable: n/a

Appraised value of the artwork with supporting documentation from a qualified appraiser: \$87,000.00

<i>A Midsummer Night's Dream</i>	
Public Art Proposal for Balboa Plaza, Coral Gables	
Estimated Budget, R & R Studios, 01-15-2016	
Stone sculpture	\$42,000.00
Lamps & electrical	\$15,000.00
Landscaping	\$5,000.00
Architectural plans & shop drawings	\$7,000.00
Artist design fee	\$8,000.00
Artist fabrication oversight and coordination	\$7,000.00
Plans processing, permitting, copying, etc.	\$3,000.00
Total	\$87,000.00

### Maintenance requirements:

The bench and the lamps will be constructed from durable long lasting materials, and will require very low maintenance. The bench and the lamps may be washed with low pressure soft wash once a year (or less depending on the mold or dirt buildup). Cleaning solutions should not be used and only water should be used to clean the bench. The lamps may be cleaned with regular washing soap and water. The lamps will be equipped with Led light bulbs; under normal usage, the bulbs will only have to be replaced every eight to ten years.

ROBERTO BEHAR & ROSARIO MARQUARDT  
R & R STUDIOS

***A MIDSUMMER NIGHT'S DREAM***

BALBOA PLAZA, CORAL GABLES  
January 15, 2016

*A Midsummer Night's Dream*  
Balboa Plaza, Coral Gables  
Roberto Behar & Rosario Marquardt  
R & R Studios

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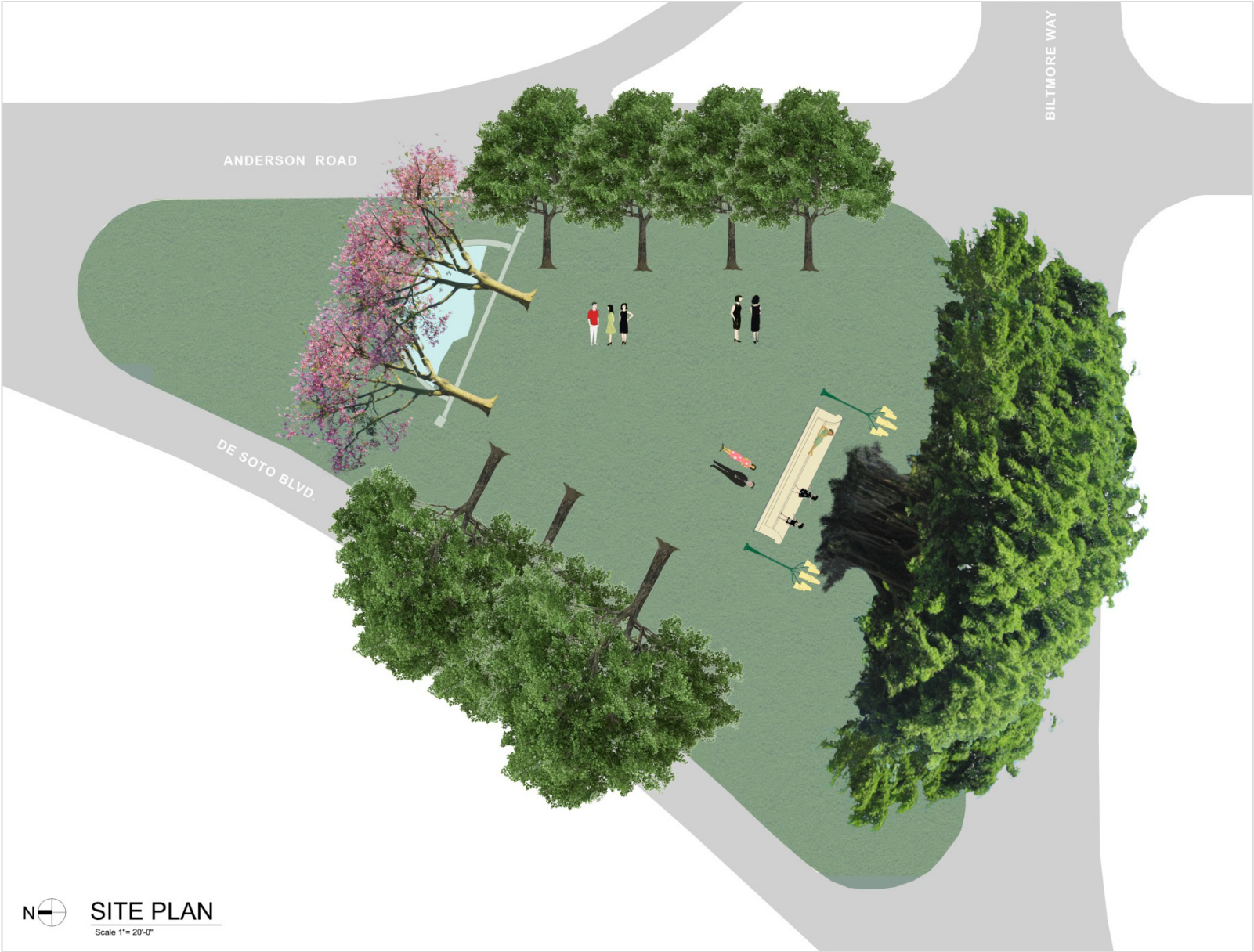




Existing conditions







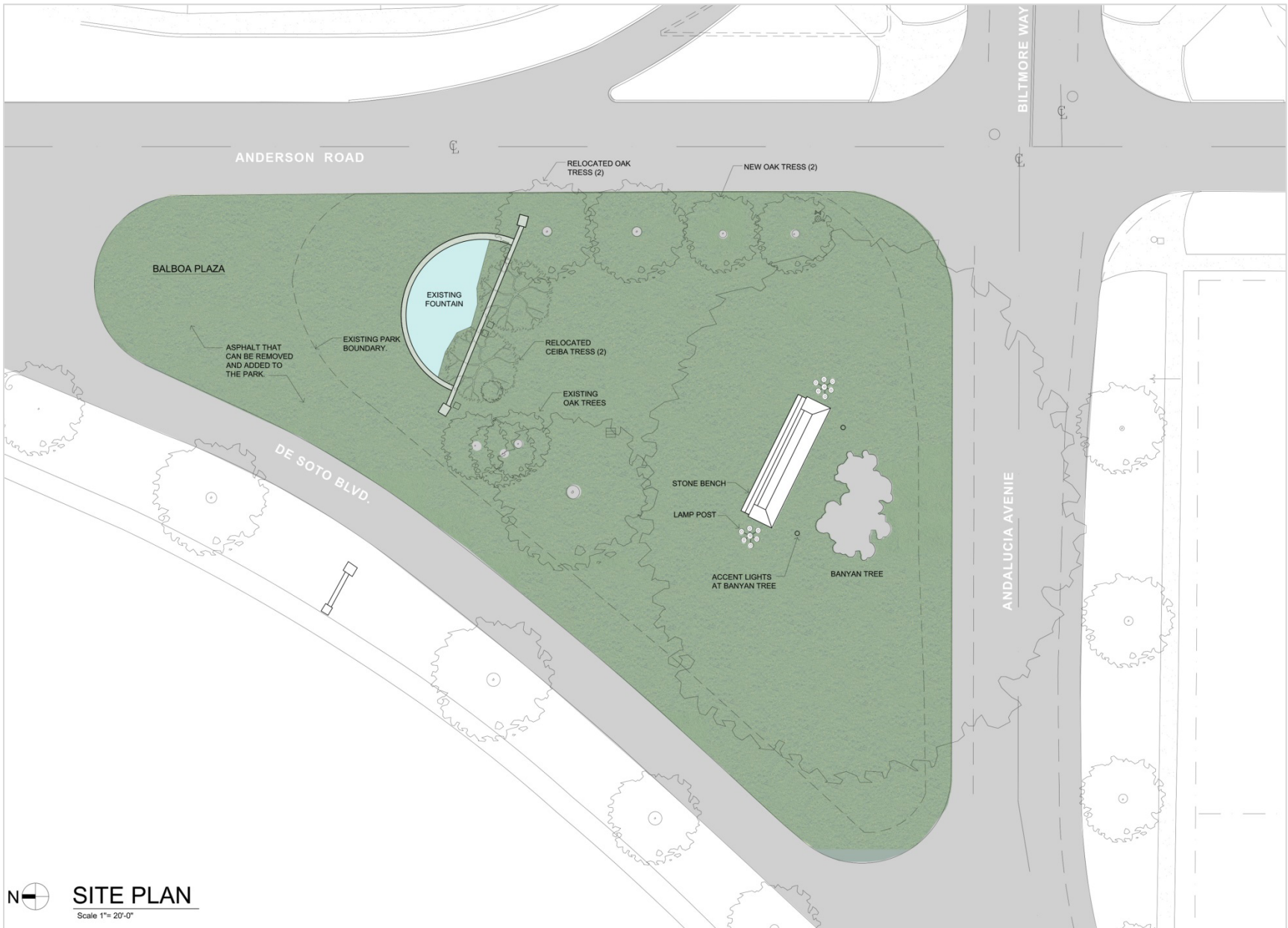








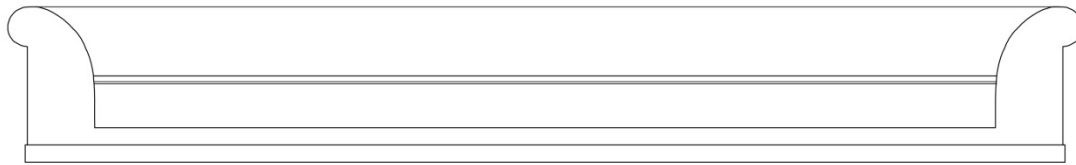




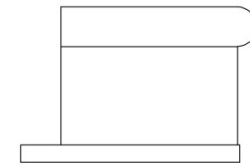
**SITE PLAN**

Scale 1"= 20'-0"

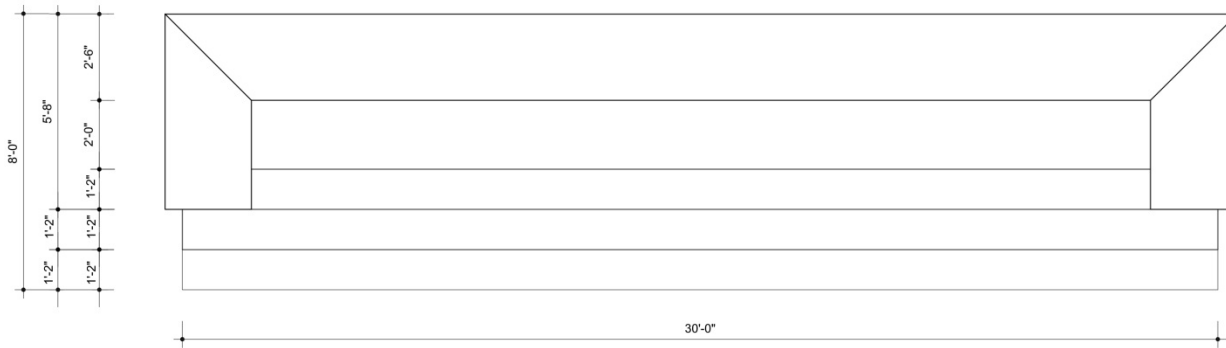




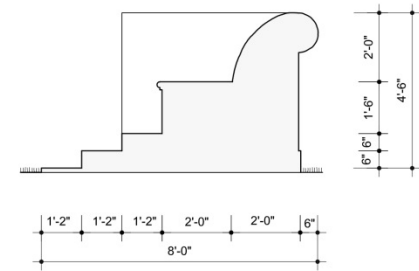
FRONT VIEW



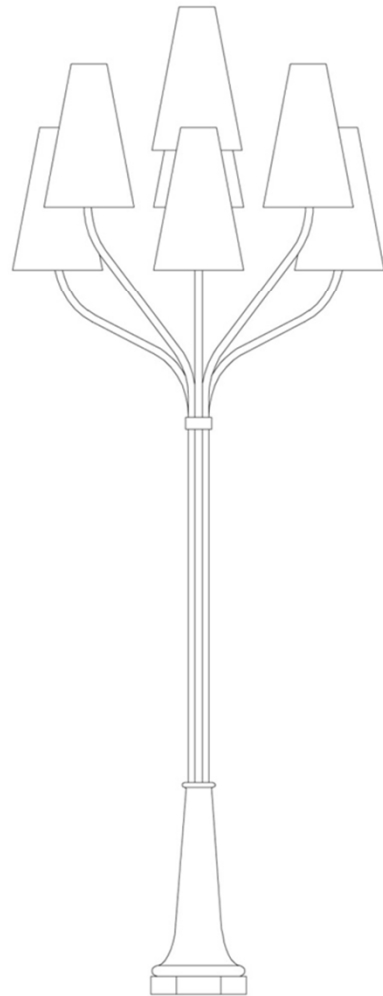
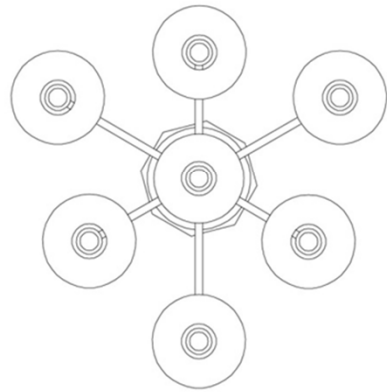
SIDE VIEW



PLAN VIEW



SECTION



▽ +14'-0"

▽ +0'-0"





# ***A Midsummer Night's Dream, R & R Studios***

## **Balboa Plaza - 744 Biltmore Way**

Art in Public Places Budget

<b><u>Description</u></b>	<b><u>Estimated Costs</u></b>
Stone Sculpture (Fabrication)	\$ 42,000.00
Lamps & Electrical	\$ 15,000.00
Landscaping	\$ 5,000.00
Architectural Plans & Shop Drawings	\$ 7,000.00
Artist Design Fee	\$ 8,000.00
Artist fabrication oversight and coordination	\$ 7,000.00
Plans processing, permitting, copying, etc.	\$ 3,000.00
<b>Total:</b>	<b>\$ 87,000.00</b>
Art Requirement Based on 1% of estimate of \$9,200,000*	\$ 92,000.00
Public Art Costs	\$ 87,000.00
Estimate monetary contribution to City's APP Fund	\$ 5,000.00
Estimate monetary contribution to Public Art Maintenance Fund**	\$ 8,700.00

\*The Art in Public Places requirement of \$ 92,000 was calculated on 1% of the Aggregate Project Value (hard and soft construction costs of both projects), totaling \$ 9,200,000

\*\*The monetary contribution to the Public Art Maintenance Fund is calculated on 10% of the cost of the public art, totaling \$ 87,000



COA (SP) 2016-021  
JULY 21, 2016

Historical Resources &  
Cultural Arts

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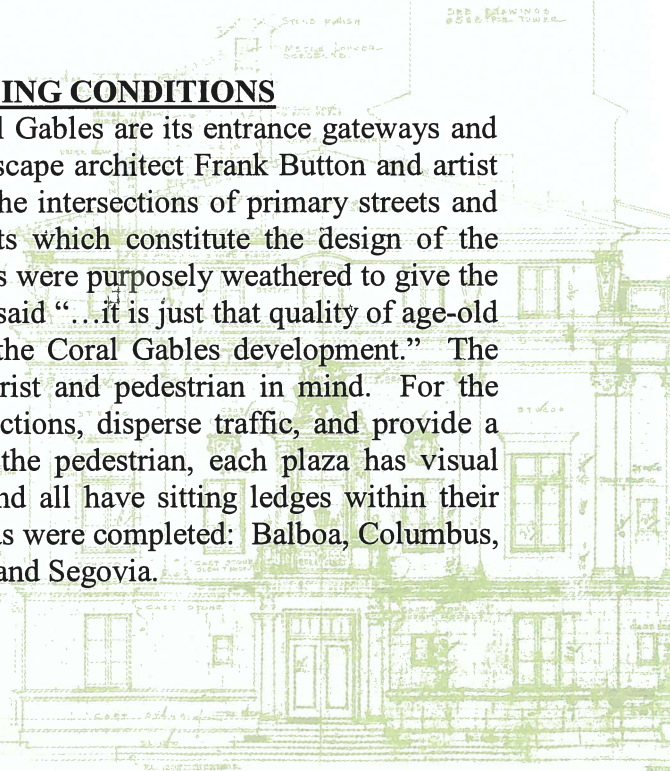
✉ hist@coralgables.com

**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR BALBOA PLAZA  
A LOCAL HISTORIC LANDMARK**

- Proposal:** The applicant is requesting design approval for the installation of a sculpture behind the fountain in Balboa Plaza as part of the City's Art in Public Places program.
- Designer:** Roberto Behar and Rosario Marquardt, R&R Studios
- Owner:** City of Coral Gables
- Legal Description:** Unnumbered Lot Marked – Park – between Andalusia Desoto Blvd & Anderson Road, Coral Gables Section A, according to the Plat thereof, recorded in Plat Book 5, at Page 102 of the public records of Miami-Dade County, Florida
- Site Characteristics:** The subject property one of the original plazas of the city. The proposed location of the sculpture is in an open area behind the fountain.
- Construction date:** Before 1925

**BACKGROUND/EXISTING CONDITIONS**

Some of the most notable features of Coral Gables are its entrance gateways and plazas. The plazas were designed by landscape architect Frank Button and artist Denman Fink. They were constructed at the intersections of primary streets and avenues and contain architectural elements which constitute the design of the plazas. The building materials of the plazas were purposely weathered to give the plazas a centuries-old look. Denman Fink said "...it is just that quality of age-old development that is the real keynote for the Coral Gables development." The plazas were designed with both the motorist and pedestrian in mind. For the motorist, the plazas identify major intersections, disperse traffic, and provide a point of interest in the streetscape. For the pedestrian, each plaza has visual attractions such as fountains and pools, and all have sitting ledges within their walls. Between 1923 and 1925 seven plazas were completed: Balboa, Columbus, Desoto, Granada, LeJeune, Ponce de Leon and Segovia.



Balboa Plaza consists of a semi-circular pool providing a retaining basin for a fountain which consists of a projecting semicircular basin incorporated into a partially stuccoed limestone wall terminating in piers on either side. Across De Soto Boulevard there are partially stuccoed oolitic limestone pillars supporting horizontal timbers to create a pergola. There is a freestanding circular pedestal fountain contained within the pergola. There is another pergola across Coral Way directly north of this pergola plus two piers at the intersection of South Greenway Drive and Coral Way.

The City of Coral Gables has adopted a municipal program for the acquisition and maintenance of art in public places. It is the intention of the program to preserve the City's artistic heritage, enhance its character and identity, contribute to economic development and tourism, add beauty and interest to spaces visible to the public and increase opportunities for the public to experience and participate in the arts through the acquisition and installation of world-class art in publicly accessible areas.

The Developer of any non-municipal construction project with an aggregate project value of one million dollars (\$1,000,000.00) or more and not exempt under provisions in the Zoning Code, shall contribute one percent (1.0%) of the aggregate project value to the Art Acquisition Fund established by the City. A developer may seek a waiver of this requirement by donating and installing artwork to the City with an appraised value equal to or greater than the amount of the Art in Public Places Fee that otherwise would be required, and providing for perpetual maintenance of such artwork.

On October 27, 2015 the Coral Gables City Commission adopted Resolution 2015-256 which authorized combining the Art in Public Places fees associated with Townhouse on Valencia located at 444 Valencia Avenue and Beatrice Row located at 2509 Anderson Road. The Developer Torre Companies wishes to apply these fees toward the donation and installation of this public art work.

#### **PROPOSAL**

The proposed sculpture titled "A Midsummer Night's Dream" consists of a monumental bench made of oolite stone and two equally monumental lamps which creates an "Outdoor Room." The bench and lamps are specifically designed for the Balboa Plaza and will be installed in relationship to an existing large banyan tree.

The bench will be made from oolite stone and the lamps will be made of powder coated aluminum. The bench will age appropriately and will require very little maintenance. The lamps will be equipped with LED light bulbs and under normal usage the bulbs will have to be replaced every eight to ten years.

#### **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The following Standards have application in this matter:

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*



10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

#### **STAFF OBSERVATIONS**

The sculpture is clearly differentiated from the historic plaza and does not imitate the architecture of the surrounding elements. It will be obvious to the motorist or pedestrian that it is a modern addition to the space. The monumental size of the bench and lamps allows the observer to easily distinguish that it is a modern piece, but the use of oolite stone, the same building materials that were used in the original plaza, links the present to the past. It becomes an inviting "Outdoor Room."

This proposal has been reviewed and approved by the Coral Gables Arts Advisory Board on March 30, 2016 and the Cultural Development Board on June 7, 2016, and is scheduled to be presented to the Coral Gables City Commission on July 26, 2015.

#### **VARIANCES**

No variances have been requested with this application.

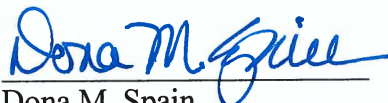
#### **STAFF CONCLUSION**

The application presented requests design approval for the installation of a sculpture in the Balboa Plaza. The overall design of the proposed sculpture does not destroy or detract from the integrity of the historic plaza, and is minimal in impact which is entirely consistent with the Secretary of the Interior's Standards for Rehabilitation.

**Therefore, Historical Resources Department Staff recommends the following:**

A motion to **APPROVE** the design proposal for the installation of "A Midsummer Night's Dream" sculpture in Balboa Plaza, a Local Historic Landmark, legally described as an unnumbered lot marked – Park – between Andalusia Avenue, Desoto Blvd & Anderson Road, Coral Gables Section A, according to the Plat thereof, recorded in Plat Book 5, at Page 102 of the public records of Miami-Dade County, Florida and **APPROVE** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer