

March 16, 2021

ART IN PUBLIC PLACES - ARTS CENTER BUILDING RENOVATION/RESTORATION PROJECT

Goal:

The Arts Center Renovation/Restoration Project's goal is to bring back the original façade elements of this historic house and remedy the damage/abuse done by previous owners of the property.

The Arts Center Building is not only historic to the City, but It sits in the center of the 1-acre open to the public plaza that is the heart of The Plaza Coral Gables development. As such, the exterior views and aesthetics are key to the area and the whole development.

Scope:

The scope focuses on the re-work and restoration of the façade and exterior elevations. This work includes paint, cement plaster and removal and installation of more appropriate windows and in the area of the patio-facing north side of the south wing, demolition of glass enclosures at the 3 levels in order to restore to the original open air corridors/balconies.

On the north wing, in order to restore the north facing tall windows, the removal of the improperly added mezzanine level (on the interior) will be required in order to restore to the original and achieve the window effect. This is the only interior work that is tied to this scope (the rest of interior repairs and upgrades will be by Developer/Owner).

Other exterior elements that are part of the scope include but are not limited to: columns and roof at entrance, new entry steps, roofing improvements and repairs and the new columns at the 1,2 and 3rd floor courtyard balconies.

Budget & Information:

The preliminary budget has been calculated after more than 12 months of visits, meeting and actual RFP issued to 3 capable General Contractors, coordinated by Hill International. The information is attached to these documents. Overall the Budget consists of 2 major items:

1. Architecture & Engineering fees – as p per proposal received from Gurri Matute, PA
2. Costs by General Contractor



This calculates as a total of \$1,068,807 USD (using current proposal from Red Door-GC).

All other management costs by Owner/Developer are being waived/absorbed by Agave Holdings and are not included in this scope/proposal.

As mentioned various times, the project would be handled "open-book" so that all the expenses, costs, etc. are open and shared with the City as required.

The draft schedule for this work is approximately 11 months and in order to not interfere with the rest of The Plaza project, the intent and need is to proceed as soon as possible.

Please contact the office or myself with any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carlos Beckmann", written over a horizontal line.

Carlos Beckmann
Agave Holdings, LLC