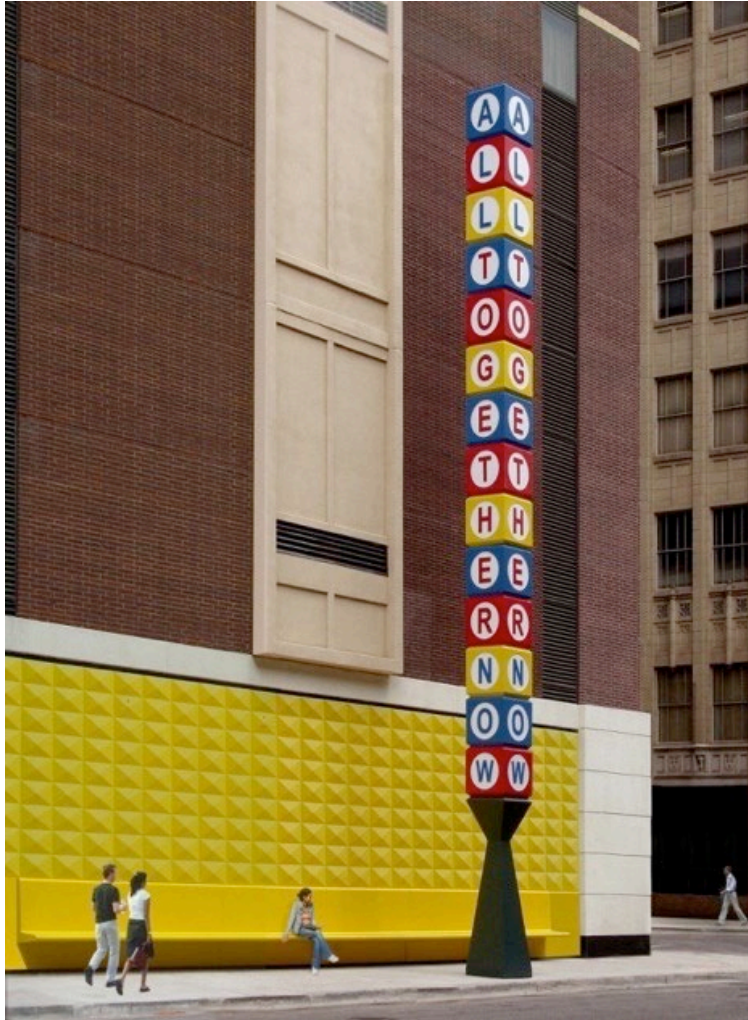


# EXHIBIT A

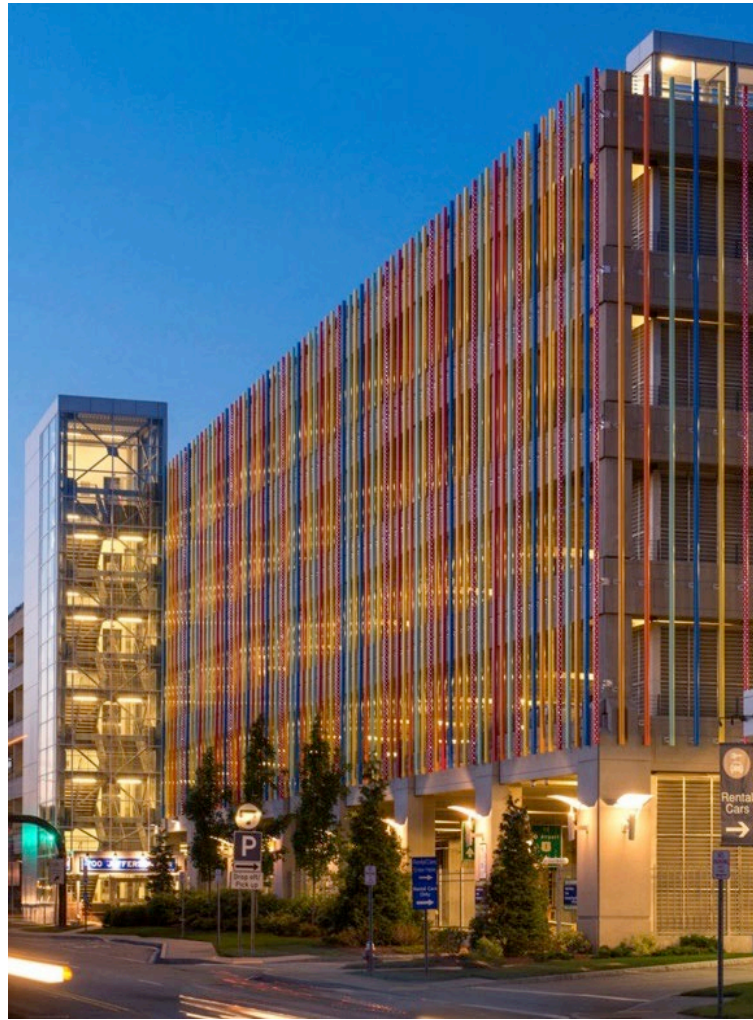


THE WORK OF ROBERTO BEHAR & ROSARIO MARQUARDT

## INSTANT LANDMARKS



ALL TOGETHER NOW, DENVER, CO - R&R STUDIOS



WARWICK AIRPORT INTERLINK, WARWICK, RI - R&R STUDIOS



BUILDING BLOCKS, SEATTLE, WA - R&R STUDIOS

## ICONIC SCULPTURES



*SUPERNOVA*, COACHELLA MUSIC & ART FESTIVAL 2018 – R&R STUDIOS

## SOCIAL SCULPTURE



*THE LIVING ROOM, MIAMI, FL – R&R STUDIOS*

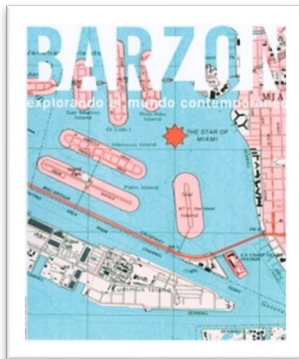
THE WORK OF R&R STUDIOS HAS BEEN PUBLISHED IN OVER 350 PUBLICATIONS WORLDWIDE



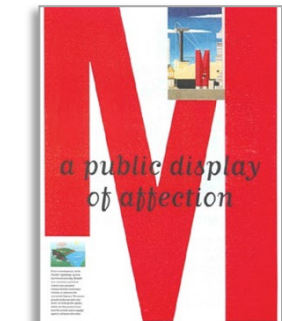
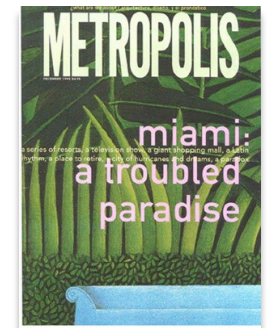
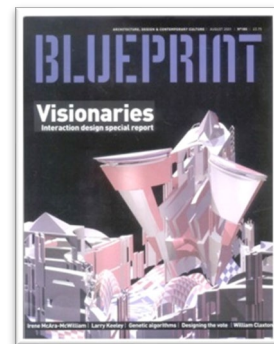
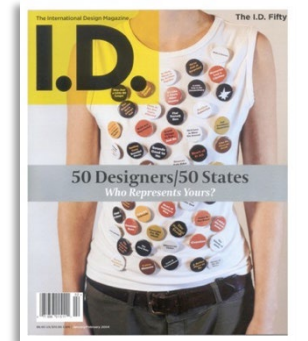
NEW YORK



MILAN



BUENOS AIRES



# THE WORK OF R&R STUDIOS HAS BEEN PUBLISHED IN OVER 350 PUBLICATIONS WORLDWIDE



NEW YORK



MILAN



VIENNA



MILAN



MILAN



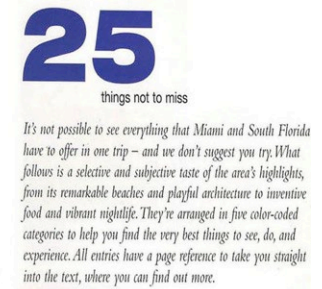
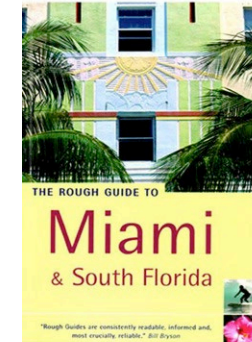
LONDON



LONDON



VIENNA



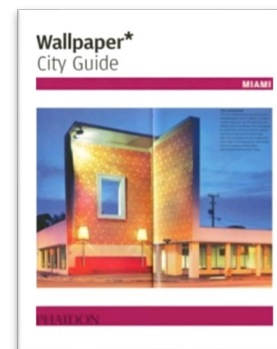
**03 The Living Room Building** Page 89 • A new landmark for the city, this Design District project presents both an irresistible photo opportunity and a surreal visual farce.



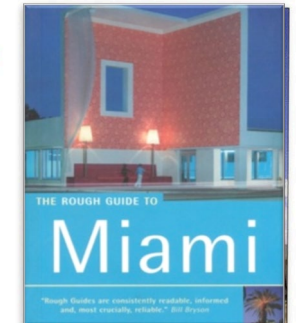
NEW YORK



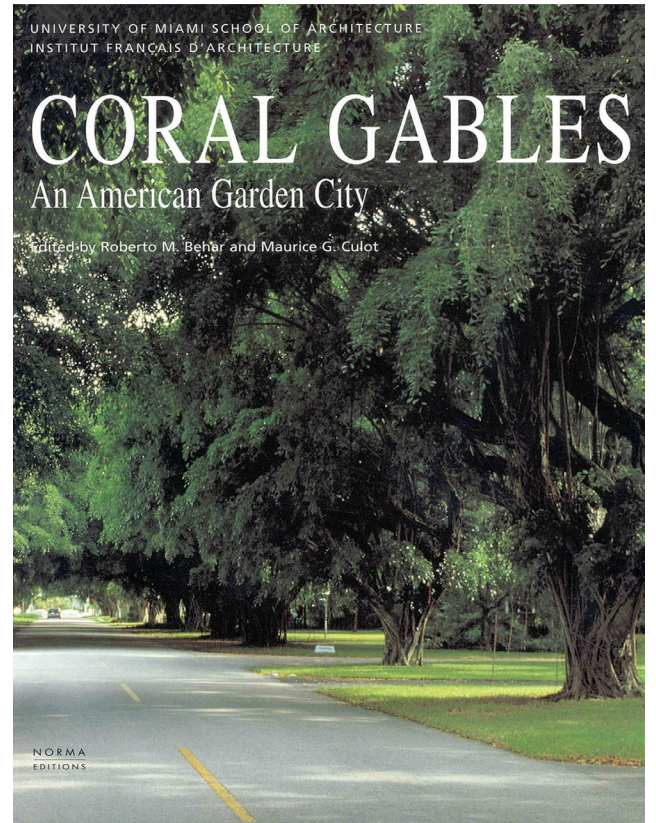
BOGOTA



LONDON



LONDON



CORAL GABLES AN AMERICAN GARDEN CITY BY ROBERTO BEHAR & MAURICE CULOT



ROBERTO BEHAR & ROSARIO MARQUARDT  
R & R STUDIOS

*CORAL LIGHT WAY*  
GABLES VILLAGE STREET LIGHTS  
MAY 01, 2023

CORAL GABLES, FL

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Village proposes a 48-unit multi-family development, consisting of a variety of housing types such as duplexes, flats, lofts and townhouses. The design stems from the conviction that *the fundamental unit of design in architecture is not the individual building but the city as a whole* and to the ideal of civic art in town building, *for the wellbeing of individual and community alike*. A critical objective of the project is to develop a city block in such a way that it is at once responsive to the existing context, and yet arrives at an urban design that is civic in nature and proposes a prototype for development in this district of the City of Coral Gables.

Expressed through a sequence of meaningful garden spaces defined by residences, the civic dimension of the project reads as a harmonious and balanced relationship between house and garden, city and landscape. The garden courts, courtyards, the pedestrian *via*, and mews-like driveways, are the essential organizing feature of the project and as such are interconnected as a pedestrian sequence of open spaces. These spaces extend beyond the property lines and engage the public right of way. Santander Avenue and Malaga Avenue are physically and visually joined by the sequence of courtyard and garden court. The consequent perspective view is framed by a two-story archway below a *gable* that recalls Phineas Paist's lovely arch at the Douglas Entrance. Although interior common open spaces have been created within the block, the city streets are never neglected as all residences with street fronts have their main pedestrian entrance oriented towards them. The character of the four different streets, Segovia Street, Malaga Avenue, Hernando Street, and Santander Avenue is addressed by appropriate housing types and corresponding building heights.

As Coral Gables nears its centennial celebration, the principles of the City Beautiful and Garden City movements are just as relevant today as when George Merrick first conceived the city in the garden. His civic art legacy in the form of shaded tree-lined streets, plazas, parks, fountains, and the celebration of the public realm as welcoming and beautiful, forms the conceptual basis of The Village, where the natural and built environment is celebrated for the benefit of its residents and neighbors.

Maria de la Guardia  
De la Guardia Victoria Architects and Urbanists

*CORAL LIGHT WAY*

*Coral Light Way* embraces the exceptional architecture of *The Village* by DLGV Architects & Urbanists and MG Developer with a unique series of 22 light sculptures to create a distinctive and subtle dreamscape within the City of Coral Gables. The project offers residents and visitors a memorable walking experience weaving together public art and everyday life and art, architecture and the City of Coral Gables.

The artwork is inspired by the Coral Gables civic art vision of George Merrick. This vision created and promoted an extensive network of streets, gateways, and plazas as public art. Merrick's vision, also included the city landscape project and functional works of art such as pergolas, benches and street lighting. *Coral Light Way* is created with this unique tradition in mind. The project embraces a city block to highlights a distinct Coral Gables walking experience.

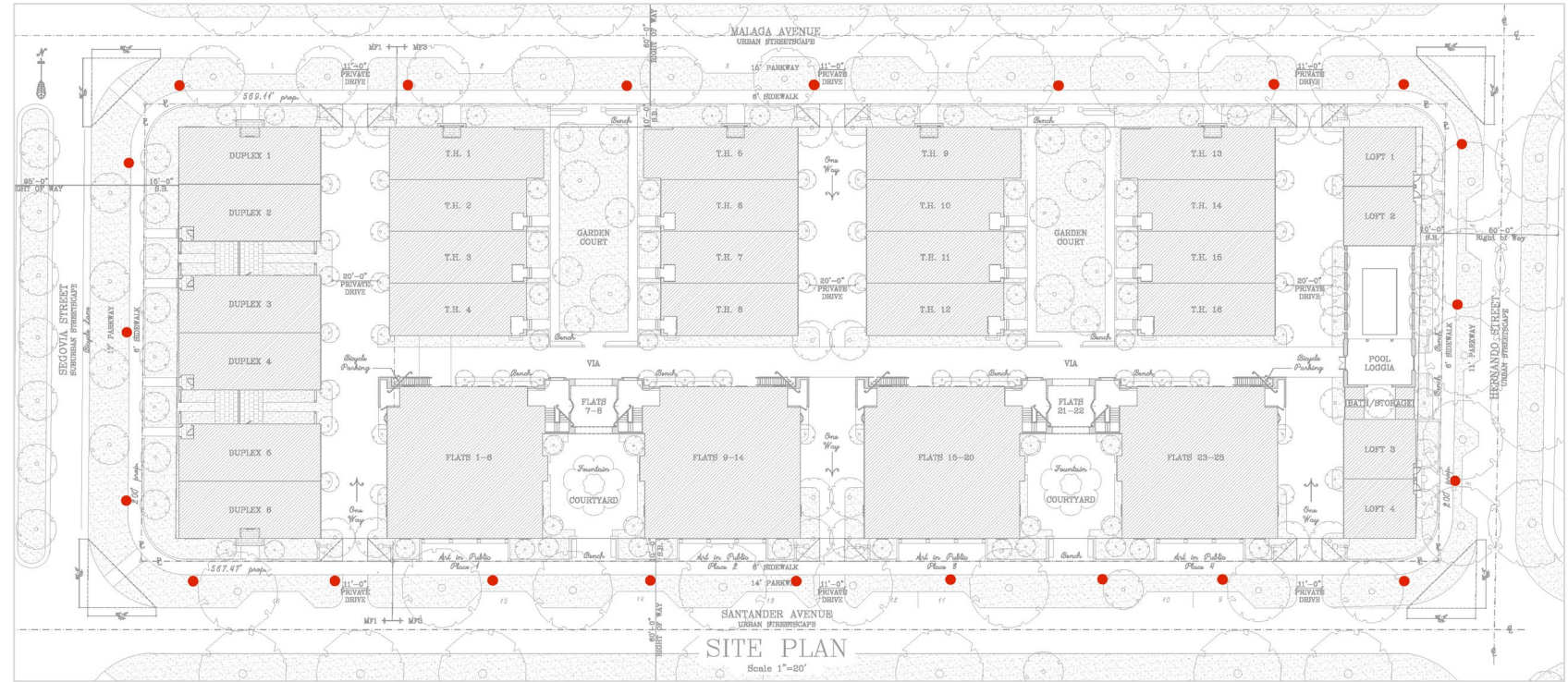
*Coral Light Way* emulates George Merrick's interventions such as the landscape project of Columbus Avenue where lines of bayam trees on both sides of the street create a singular experience for all. Our intention is to create a gentle and subtle artistic experience that is simultaneously extraordinary and personal and becomes one more surprising feature of the City of Coral Gables.

Roberto Behar & Rosario Marquardt  
R&R STUDIOS

ARTIST SCOPE OF WORK AND SITE PLAN SHOWING THE LOCATION OF THE ARTWORK



LOCATION PLAN

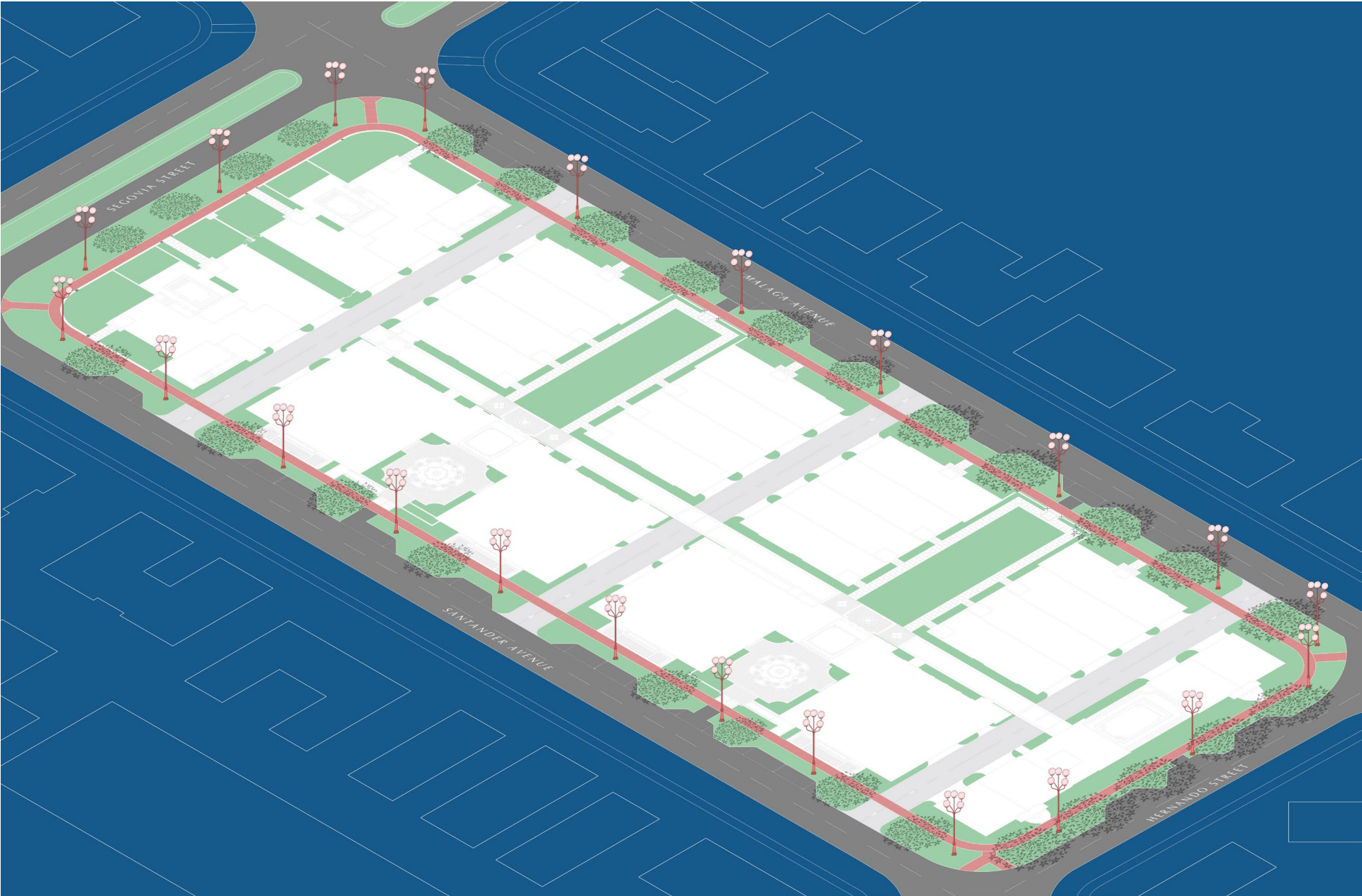


SITE PLAN

ARTIST SCOPE OF WORK :

R&R STUDIOS will create a unique series of 22 light sculptures to be installed around the block embracing “The Village” development located on the Coral Gables block of Segovia Street, Malaga Avenue, Hernando Street, and Santander Avenue. See site plan

*ARTIST RENDERINGS*



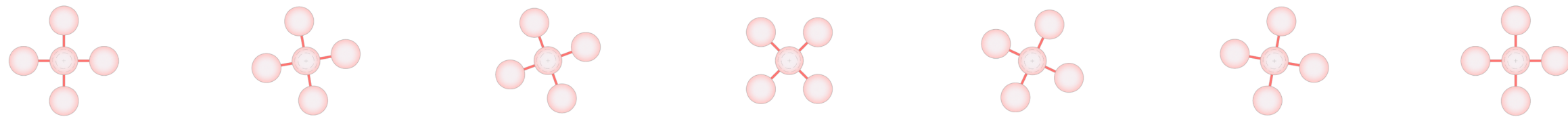
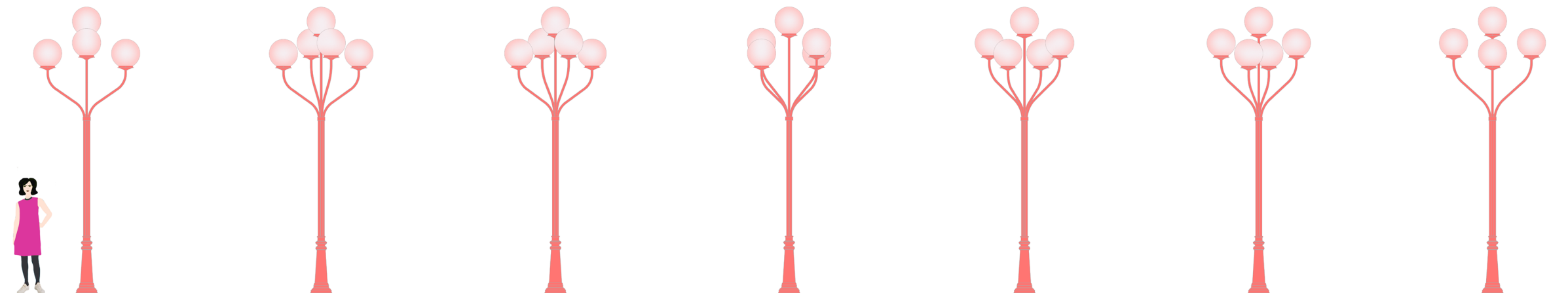


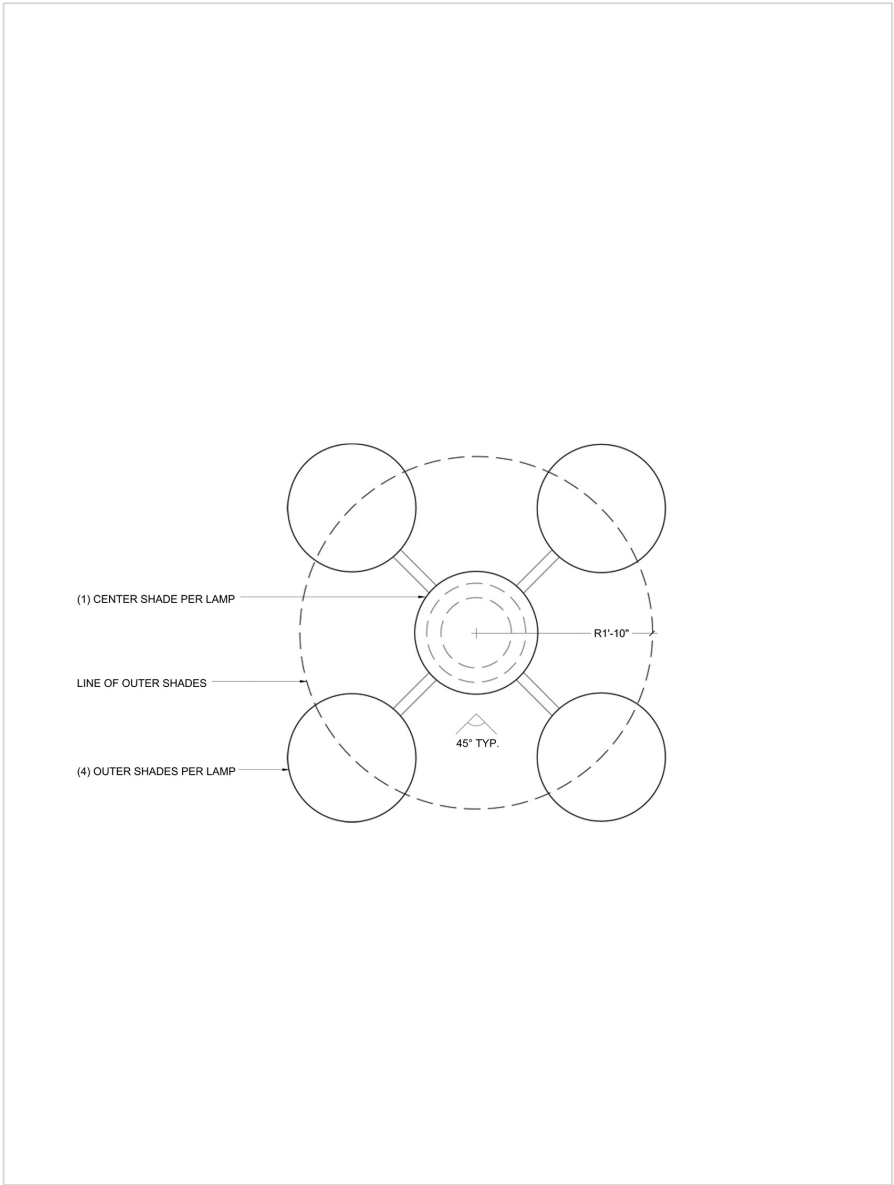




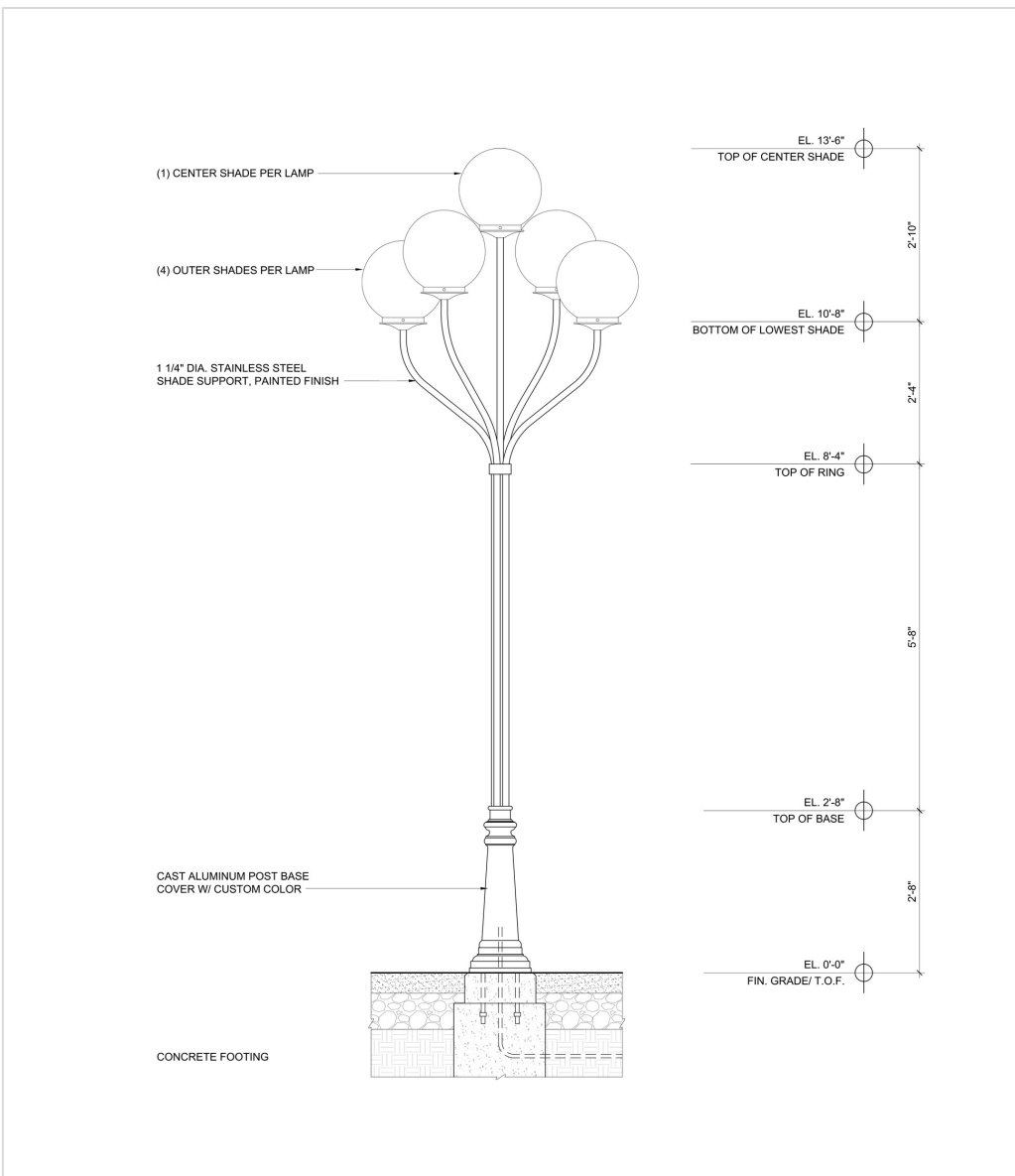








LAMP PLAN

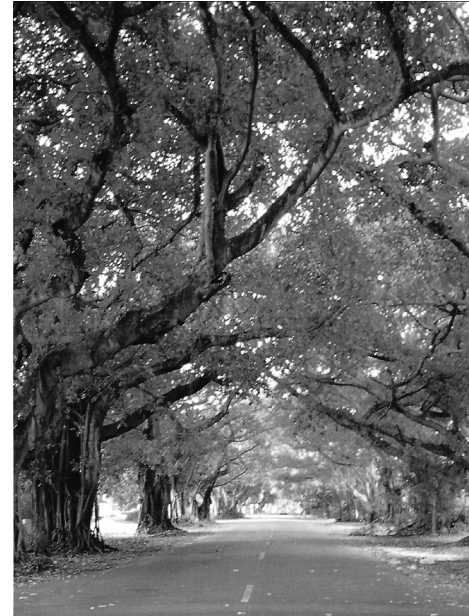


LAMP ELEVATION

A STATEMENT OF HOW THE PROPOSED ARTWORK ADDRESSES BROADER CITY URBAN DESIGN GOALS



White Way Lights



Columbus Boulevard, Coral Gables

The artwork is inspired by the Coral Gables civic art vision of George Merrick. This vision created and promoted an extensive network of streets, gateways, and plazas as public art. Merrick's vision, also included the city landscape project and functional works of art such as pergolas, benches and street lighting. *Coral Light Way* is created with this unique tradition in mind. The project embraces a city block to highlights a distinct Coral Gables walking experience.



The goal of the artwork is to create a unique and subtle dreamscape within the City of Coral Gables.

*Coral Light Way* offers residents and visitors a memorable walking experience like no other in Coral Gables weaving together public art as part of the everyday life of the community.

SCHEDULE FOR THE DEVELOPMENT AND COMMISSIONING OF THE ARTWORK

ID	Task Mode	Task Name	Duration	Start	Finish	Qtr 4, 2022 Oct	Qtr 1, 2023 Nov	Qtr 2, 2023 Dec	Qtr 3, 2023 Jan	Qtr 4, 2023 Feb	Qtr 1, 2024 Mar	Qtr 2, 2024 Apr	Qtr 3, 2024 May	Qtr 4, 2024 Jun	Qtr 1, 2025 Jul	Qtr 2, 2025 Aug	Qtr 3, 2025 Sep	Qtr 4, 2025 Oct
1		<b>Project Schedule</b>	<b>1050 days</b>	<b>Wed 11/16/22</b>	<b>Wed 10/1/25</b>	[Gantt bar spanning from Q4 2022 to Q4 2025]												
2		<b>Pre-Construction</b>	<b>271 days</b>	<b>Wed 11/16/22</b>	<b>Mon 8/14/23</b>	[Gantt bar spanning from Q4 2022 to Q2 2023]												
3		<b>General</b>	<b>199 days</b>	<b>Wed 11/16/22</b>	<b>Sat 6/3/23</b>	[Gantt bar spanning from Q4 2022 to Q2 2023]												
18		<b>Master Plan / Civil</b>	<b>37 days</b>	<b>Thu 3/23/23</b>	<b>Sat 4/29/23</b>	[Gantt bar spanning from Q1 2023 to Q1 2023]												
22		<b>Foundations Permit</b>	<b>86 days</b>	<b>Wed 1/25/23</b>	<b>Fri 4/21/23</b>	[Gantt bar spanning from Q4 2022 to Q1 2023]												
26		<b>Duplex Buildings</b>	<b>37 days</b>	<b>Sat 6/3/23</b>	<b>Mon 7/10/23</b>	[Gantt bar spanning from Q2 2023 to Q2 2023]												
30		<b>Townhouse Buildings</b>	<b>37 days</b>	<b>Sat 6/3/23</b>	<b>Mon 7/10/23</b>	[Gantt bar spanning from Q2 2023 to Q2 2023]												
34		<b>Loft Buildings</b>	<b>37 days</b>	<b>Sat 6/3/23</b>	<b>Mon 7/10/23</b>	[Gantt bar spanning from Q2 2023 to Q2 2023]												
38		<b>Flat Buildings</b>	<b>37 days</b>	<b>Sat 6/3/23</b>	<b>Mon 7/10/23</b>	[Gantt bar spanning from Q2 2023 to Q2 2023]												
42		<b>Swimming Pools</b>	<b>37 days</b>	<b>Sat 6/3/23</b>	<b>Mon 7/10/23</b>	[Gantt bar spanning from Q2 2023 to Q2 2023]												
46		<b>Procurement for Long Leadtime Items</b>	<b>35 days</b>	<b>Mon 7/10/23</b>	<b>Mon 8/14/23</b>	[Gantt bar spanning from Q2 2023 to Q2 2023]												
53		<b>Permits (By Owner)</b>	<b>90 days</b>	<b>Sun 3/12/23</b>	<b>Sat 6/10/23</b>	[Gantt bar spanning from Q1 2023 to Q1 2023]												
65		<b>Milestones</b>	<b>904 days</b>	<b>Tue 4/11/23</b>	<b>Wed 10/1/25</b>	[Gantt bar spanning from Q1 2023 to Q4 2025]												
79		<b>Early Work</b>	<b>194 days</b>	<b>Thu 12/1/22</b>	<b>Tue 6/13/23</b>	[Gantt bar spanning from Q4 2022 to Q2 2023]												
83		<b>Construction Activities</b>	<b>841 days</b>	<b>Tue 6/13/23</b>	<b>Wed 10/1/25</b>	[Gantt bar spanning from Q2 2023 to Q4 2025]												
84		<b>Mobilization Activities</b>	<b>81 days</b>	<b>Tue 6/13/23</b>	<b>Sat 9/2/23</b>	[Gantt bar spanning from Q2 2023 to Q2 2023]												
88		<b>Structure</b>	<b>370 days</b>	<b>Sat 9/2/23</b>	<b>Fri 9/6/24</b>	[Gantt bar spanning from Q2 2023 to Q3 2024]												
93		<b>Roofing</b>	<b>280 days</b>	<b>Sat 3/30/24</b>	<b>Sat 1/4/25</b>	[Gantt bar spanning from Q3 2024 to Q4 2024]												
98		<b>Electromechanical</b>	<b>550 days</b>	<b>Sat 9/2/23</b>	<b>Wed 3/5/25</b>	[Gantt bar spanning from Q2 2023 to Q3 2025]												
99		<b>Buildings</b>	<b>440 days</b>	<b>Sat 9/2/23</b>	<b>Fri 11/15/24</b>	[Gantt bar spanning from Q2 2023 to Q4 2024]												
105		<b>A&amp;PP Light Poles Installation</b>	<b>250 days</b>	<b>Fri 6/28/24</b>	<b>Wed 3/5/25</b>	[Gantt bar spanning from Q2 2024 to Q3 2025]												
106		Light Poles Installation For Duplexes	30 days	Fri 6/28/24	Sun 7/28/24	[Gantt bar spanning from Q2 2024 to Q2 2024]												
107		Light Poles Installation For Townhouse	30 days	Sat 10/26/24	Mon 11/25/24	[Gantt bar spanning from Q4 2024 to Q4 2024]												
108		Light Poles Installation For Lofts	30 days	Sun 11/10/24	Tue 12/10/24	[Gantt bar spanning from Q4 2024 to Q4 2024]												
109		Light Poles Installation For Flats	30 days	Mon 2/3/25	Wed 3/5/25	[Gantt bar spanning from Q1 2025 to Q1 2025]												
110		<b>Stucco/Paint/Exterior</b>	<b>480 days</b>	<b>Wed 5/29/24</b>	<b>Sun 9/21/25</b>	[Gantt bar spanning from Q2 2024 to Q4 2025]												
115		<b>Finishes &amp; Punch List</b>	<b>460 days</b>	<b>Fri 6/28/24</b>	<b>Wed 10/1/25</b>	[Gantt bar spanning from Q2 2024 to Q4 2025]												



**FLORIDA CONSTRUCTION & ENGINEERING**  
**THE VILLAGE AT CORAL GABLES**  
**BASELINE SCHEDULE**

*THE INTENDED APPROACH TO MANAGING THE PROJECT*

The project will be managed through a CM Agreement with Florida Construction & Engineering Inc (FC&E).  
Please find attached FC&E credentials.

M G Developer



*THE PROCESS USED FOR SELECTION OF THE ARTIST*

R & R Studios is well known in Miami and around the world as their work has been exhibited internationally in solo and group museum shows, as well as in personal collections. De la Guardia Victoria Architects and Urbanist, the architect for The Village has successfully collaborated with R & R Studio since 1986, most recently in *Midsummer Night Dream* at Balboa Plaza in Coral Gables. For these reasons and since we share a vision for the development of the City, it was an easy decision to invite them to lead the effort for the Art in Public Place component of The Village of Coral Gables.

Maria de la Guardia

De la Guardia Victoria Architects and Urbanists

*PUBLIC ART BUDGET*

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*CORAL LIGHT WAY*

ESTIMATED BUDGET

Enginnering	\$5,000.00
Sculpture Fabrication and Materials (22 units)	\$202,000.00
Crating and Shipping	\$15,000.00
Artist Fee (20%)	\$80,000.00
GC project management fee	\$35,000.00
Artist fabrication and installation oversight	\$10,000.00
Insurance	\$3,000.00
TOTAL	\$350,000.00

\* Site preparation including, footing, electrical wiring, and lamp installation costs are not included in the above and shall be covered by the Developer.

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## *MATERIALS, INSTALLATION, MAINTENANCE, SCHEDULE*

### MATERIALS:

The lamp posts will be constructed using durable, high-quality materials, including stainless steel tubes coated with Acrylic Polyurethane (Mathews Paint MAP: N923SP), painted cast aluminum for the post base cover, and handmade opal glass for the globes. All electrical components used in the lamps will be UL-approved. The materials are resistant to rust and can withstand exposure to the elements, even if the paint is scratched.

### INSTALLATION:

The lamp posts will be prefabricated and painted in a shop before being installed on concrete footings, requiring only two people and no special equipment for the installation process. The entire installation process should take approximately two weeks, and R&R Studios will work closely with the project team and installers to coordinate logistics and assess site conditions and staging location before installation.

### MAINTENANCE:

Minimal maintenance is required for the lamp posts, with recommended annual inspections and cleaning depending on the accumulation of dirt. If the artwork is in good condition, no maintenance is required. Cleaning the sculpture requires mild soap and water, while minor paint damages can be repaired with touch-up paint using a brush. Graffiti can be removed with isopropyl alcohol and a soft cloth or mineral spirits, but abrasive or solvent-based chemicals should be avoided. LED light bulbs equipped in the lamps last at least 25,000 hours and may only require changing every 5-7 years. R&R Studios recommends keeping extra globes in stock in case of vandalism or hurricane damage.

### SCHEDULE:

Upon receiving notice to proceed, fabrication of the lamp posts will take approximately 6-8 months, with installation requiring two weeks.

