Urban Land Institute
Southeast Florida/Caribbean

FROM THE GROUND UP

DEVELOPING THE DESIGN

THURSDAY, NOV 7 | 6:30-8:30PM

An Event By The

Urban Land Institute

Southeast Florida/Caribbean

Thank You to Our Host

NICHOLS
BROSCH
WURST
WOLFE
& ASSOCIATES, INC.
Architecture & Planning

Thank You to our Sponsors

The following sponsors make the ULI Young Leaders Group possible

CYMBAL DEVELOPMENT

MRED+U

STILES
Invest·Build·Manage

Urban Land Institute Southeast Florida/ Caribbean

About Us

ULI is a nonprofit education & research organization dedicated to **providing leadership in responsible land use** and development and creating sustainable, thriving communities worldwide.

We have 43,000 members worldwide, from all sectors of land use – developers, designers, planners, engineers, attorneys, lenders, educators, builders, policymakers – everyone crucial to shaping the future of our communities.

Thank You

ULI is supported by the generosity of the following sponsors

BB&T

Bank of America Merrill Lynch

BANYAN STREET CAPITAL

Marcus & Millichap Real Estate Investment Services

Stantec

Terra

WELLS FARGO

Thank You

ULI is supported by the generosity of the following sponsors

akerman

Gallagher

BERGER SINGERMAN

Bilzin Sumberg

Coastal

FIFTH THIRD BANK

FIU Hollo School of Real Estate
FLORIDA INTERNATIONAL UNIVERSITY

GT GreenbergTraurig

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Holland & Knight

CITY OF Hollywood FLORIDA

M&T Bank

MIAMIDDA
DOWNTOWN DEVELOPMENT AUTHORITY

MOSS

PLAZA CONSTRUCTION

POLSINELLI

STILES
Invest·Build·Manage

SUFFOLK
build smart

VERDEX CONSTRUCTION

MRED+U

LOM LIVING

ULI Urban Land Institute Southeast Florida/ Caribbean

Thank You

ULI is supported by the generosity of the following sponsors

13th Floor Investments
BBX Capital
Becker
Blanca Commercial Real Estate
CallisonRTKL
CBRE
Colliers International
DPZ Partners
EDENS
Fausto Commercial
Grant Thornton
Ingage Biz
Integra Realty Resources
JLL
KAST Construction
Mattoni Group
NBWW
Plaza Equity Partners
PNC Real Estate
SunTrust Bank
Terranova Corporation
Witkin Hults Design Group

FROM THE GROUND UP

DEVELOPING THE DESIGN

THURSDAY, NOV 7 | 6:30-8:30PM

Your Speakers

MARGINA DEMMER
Associate
NBWW

BRUCE BROSCH
President
NBWW

DONALD WOLFE
Vice President
NBWW

KELSEY TRUJEQUE
Design Associate
Witkin Hults Design Group

CHI CHI TRUONG, PE
PM, Sustain. Coord, Marketing Dir.
Schwebke-Shiskin & Associates, Inc.

ALEJANDRO BOLIVAR
Commercial Broker
Cothrom Risk & Insurance Services

ULI'S YOUNG LEADERS PRESENT:

FROM THE GROUND UP

DEVELOPING THE DESIGN

THURSDAY, NOV 7 | 6:30-8:30PM

Recap Phase 1 - Getting Started on a Deal

What is a Developer?

Someone who creates, imagines, controls and orchestrates the process of acquiring a piece of property and making it available for a certain type of use.

Feasibility / Market Studies

Location, Surrounding Use, Market Opportunities, Cost...

Pro Formas

A very complicated spreadsheet that takes into account net operating income and development costs (hard costs and soft costs) to help you figure out your cap rate, and eventually your land value.

Higher Cap Rates = Riskier Projects

You have a property and a pro-forma...NOW WHAT?

Assemble an expert team of consultants

- *Architects*
- *Interior Designers*
- *Surveyors*
- *Land Use Attorneys*
- *Civil Engineers*
- *Geotechnical Engineers*
- *Traffic Engineers*
- *Landscape Architects*
- *Structural Engineers*
- *MEP Engineers (Mechanical, Electrical, Plumbing)*
- *Life Safety Consultants*
- *Flood Proofing Consultants (Coastal Development)*
- *Other Consultants & Vendors*

Considerations for Selecting an Architect

Architects plan, design, and review the construction of buildings.

Architects are the managing body of your design team.

Consider:

- *design style*
- *expertise*
- *experience*
- *relationships*
- *other certifications (LEED, FGBC, etc.)*

Contracts & Fee Structures

AIA Contract Documents

- Owner / Contractor
- Owner / Architect
- Architect / Consultant

Fee Structure

- Percentage of Construction Cost
- Fixed Fee
- Hourly Rate

Additional Services

Mitigating Risk

Contractual

- Don’t assume other consultants’ liabilities
- Limit your liability
- Waive consequential damages
- Establish a clear scope of services

Operational

- Biggest Exposure = Condo + High-End Residential
- Keep Proper Documentation (revisions, addendums, RFI, As Builts, etc.)
- Set expectations with Owner
    - No project will be perfect
    - Unforeseen conditions
    - Standard of Care
- Assemble the right team

What comes first - the Site or the Building?

Developer has a clear vision:

- Architect/general contractor are first hires

Developer only has a general concept, or special circumstances...

- Civil engineer might be your first hire to develop a conceptual site plan and establish design parameters

  - *Stormwater (retention/discharge)*
  - *Pervious/Impervious ratios*
  - *Finished Floor Elevations*

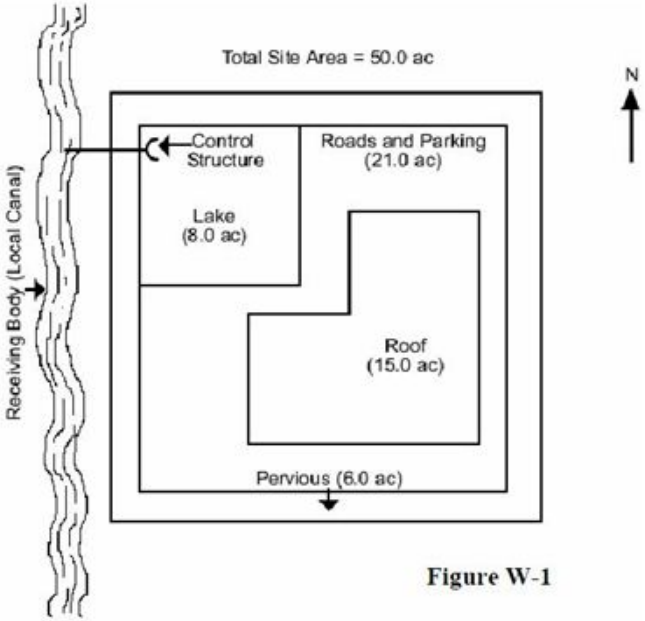


Figure W-1

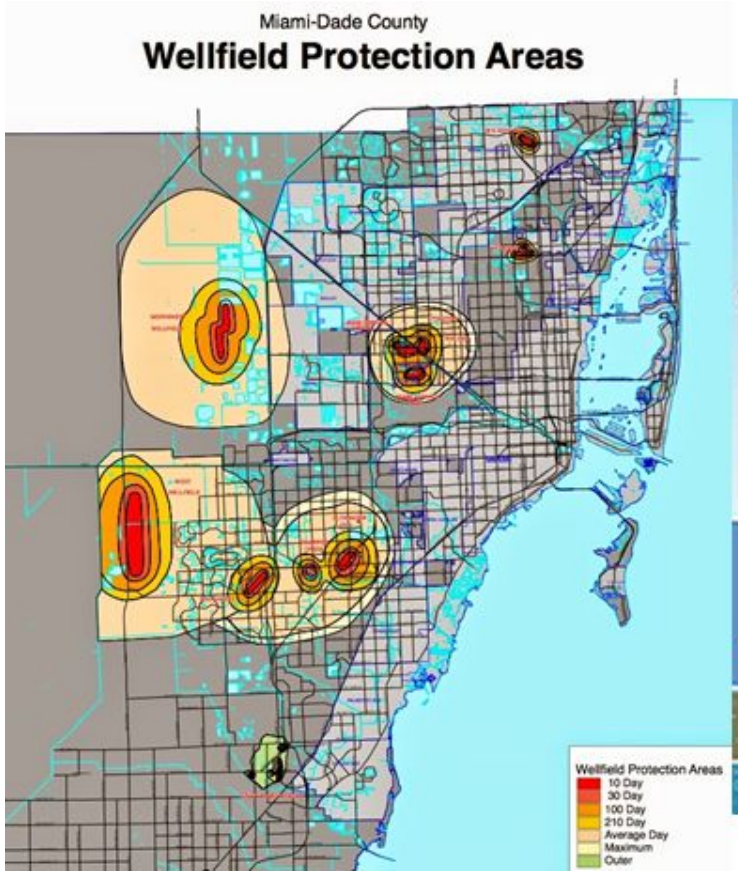
Site Due Diligence

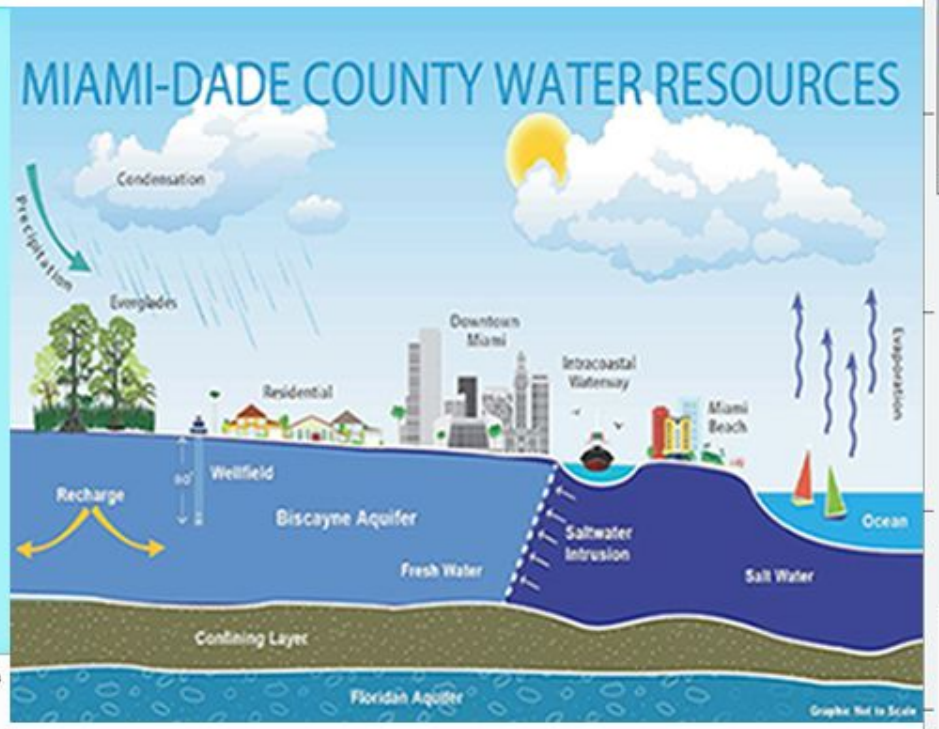
Allow your civil/surveyor/land use attorney to perform their due diligence!

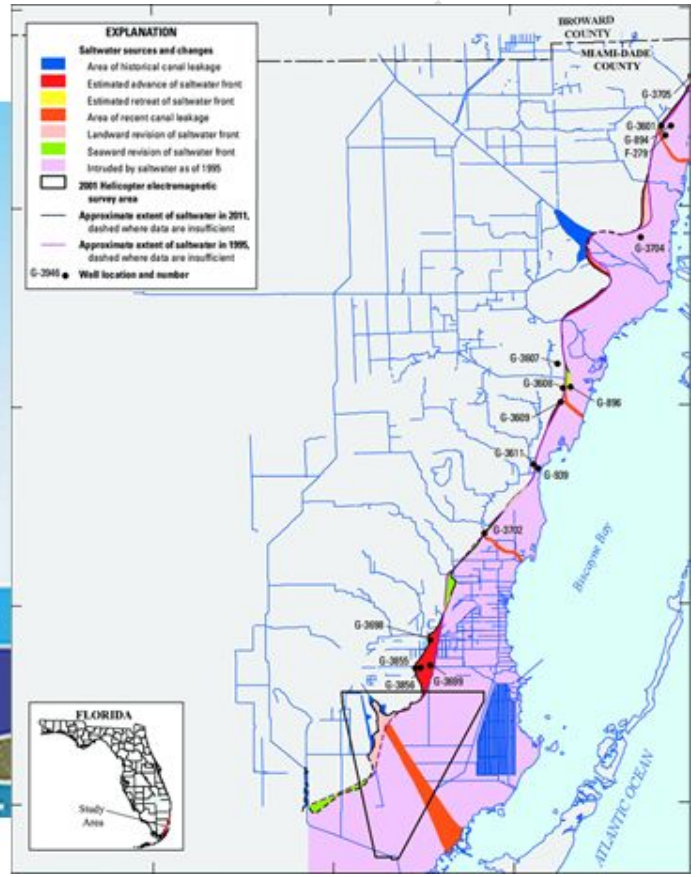
- *Land use, platting, or re-zoning requirements*
- *Encumbrances, easement vacations, natural resources (trees, wetlands, species)*
- *Stormwater (retention, underground storage, trenches, wells), Finished floor elevations*
- *Soil - contamination, structural foundation capacity, roadway strength*
- *Environmental/Archeological sensitive & wellfield protection areas*
- *Concurrency (water, sewer, traffic, schools)*
- *Utility providers (water & sewer many not be the same agency)*

***NOTE**: if getting a budget beforehand, general contractors can give you $/SF for buildings typically, but it is very difficult to estimate the civil site construction costs*

Site Due Diligence







First Steps - Feasibility

Initial studies can include site analysis, zoning analysis, and building program studies.

Critical Guidelines & Restrictions:

- *Required Setbacks from Property Lines*
- *Maximum Lot Coverage*
- *Floor Lot Ratio*
- *Maximum Height*
- *Maximum Density*
- *Other Requirements (parking, frontages, open space, etc.)*

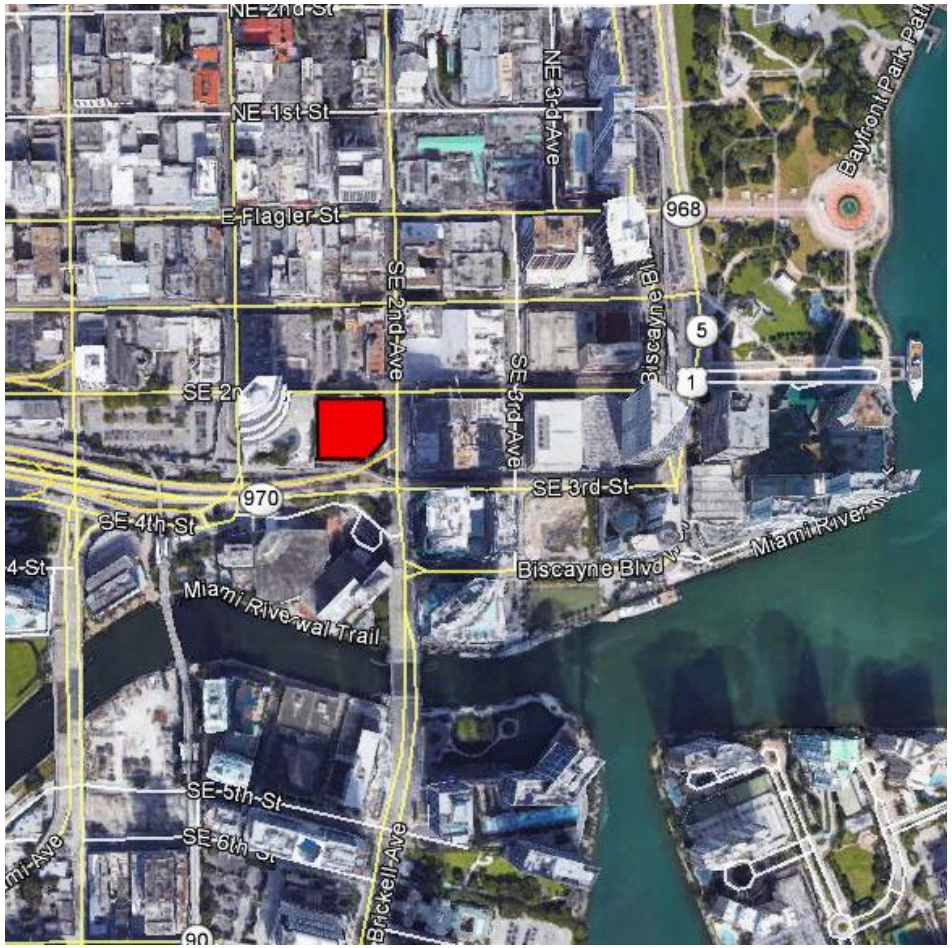
Site & Zoning Analysis

<u>Building Program</u>

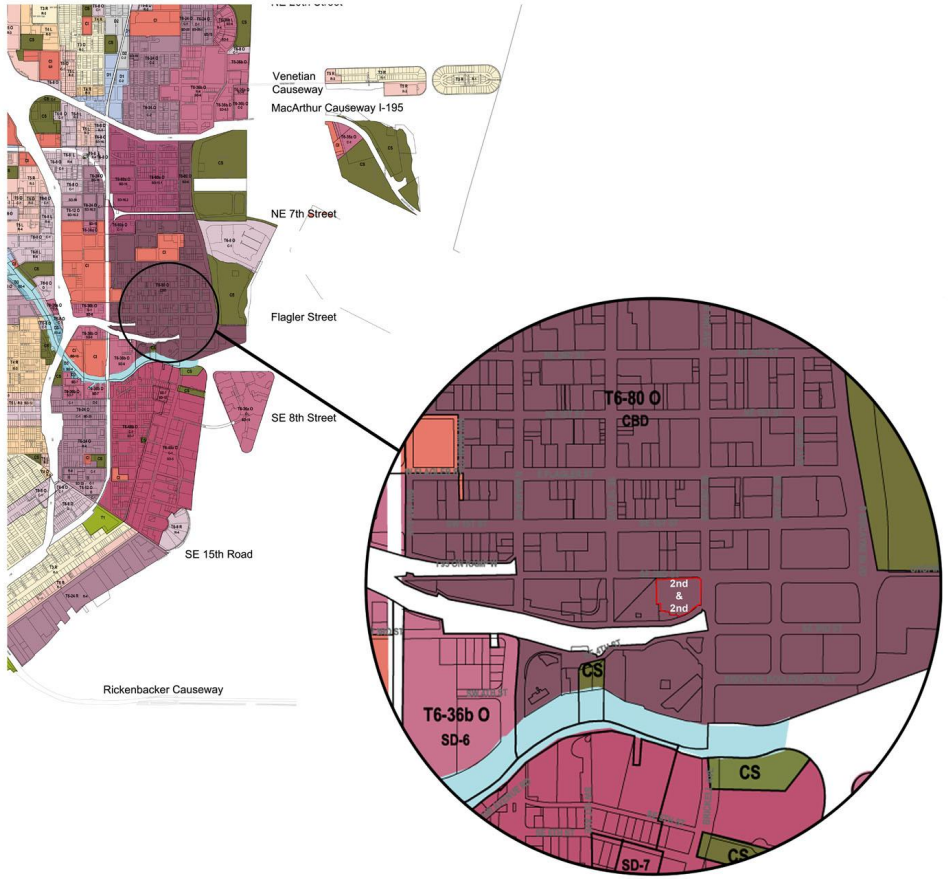
Hotel - 200 Guestrooms

Residential - 600 Apartments

+ Parking
+ Amenities
+ Ballroom



Site & Zoning Analysis



PROPOSED ATLAS

	T1	NATURAL
	T3	SUB-URBAN
	T4	GENERAL URBAN
	T5	URBAN CENTER
	T6-8*	URBAN CORE
	T6-12*	URBAN CORE
	T6-24*	URBAN CORE
	T6-36*	URBAN CORE
	T6-48*	URBAN CORE
	T6-60*	URBAN CORE
	T6-80*	URBAN CORE
	D1	WORK PLACE
	D2	INDUSTRIAL
	D3	MARINE
	CS	CIVIC SPACE/PARKS
	CI	CIVIC INSTITUTION
	CI-HD	CIVIC INSTITUTION - HEALTH DISTRICT

R - RESTRICTED
L - LIMITED
O - OPEN

* NUMBER OF STORIES

MIAMI 21 — **ARTICLE 5. SPECIFIC TO ZONES**

AS ADOPTED - JANUARY 2018 — **ILLUSTRATION 5.6 URBAN CORE TRANSECT ZONES (T6-80)**

BUILDING DISPOSITION

LOT OCCUPATION	
a. Lot Area	5,000 s.f. min.
b. Lot Width	100 ft min.
c. Lot Coverage	
- 1-8 Stories	80% max.
- Above 8th Story	18,000 sq. ft. max. Floorplate for Residential & Lodging 30,000 sq. ft. max. Floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	24 / 50% additional Public Benefit
e. Frontage at front Setback	70% min.
f. Open Space	10% Lot Area min.
9. Density	150 du/ac max.*

BUILDING SETBACK	
a. Principal Front	10 ft. min.; 20 ft. min. above 8th Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8th Story
c. Side	0 ft. min.; 30 ft. min. above 8th Story
d. Rear	0 ft. min.; 30 ft. min. above 8th Story

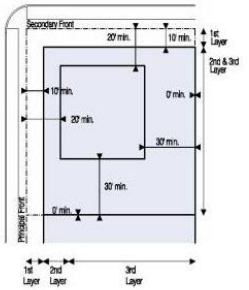
BUILDING CONFIGURATION

FRONTAGE	
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-80 L and T6-80 O only)
9. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

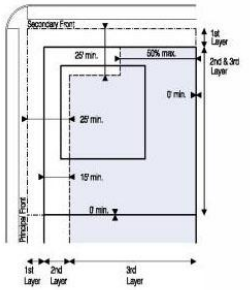
BUILDING HEIGHT	
a. Min. Height	2 Stories
b. Max. Height	80 Stories
c. Max. Benefit Height	unlimited Stories Abutting all Transects Zones except T3

* Or as modified in Diagram 9

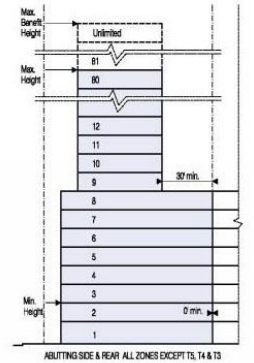
BUILDING PLACEMENT



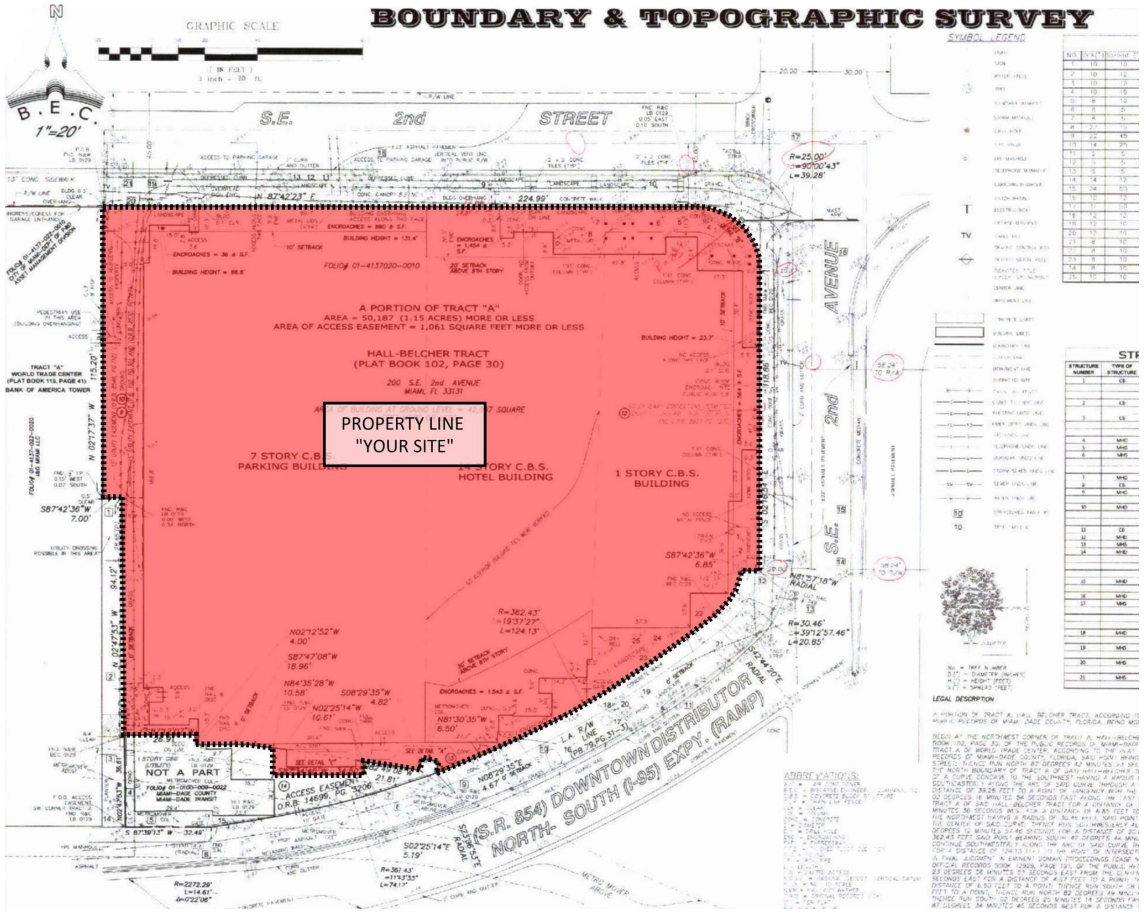
PARKING PLACEMENT

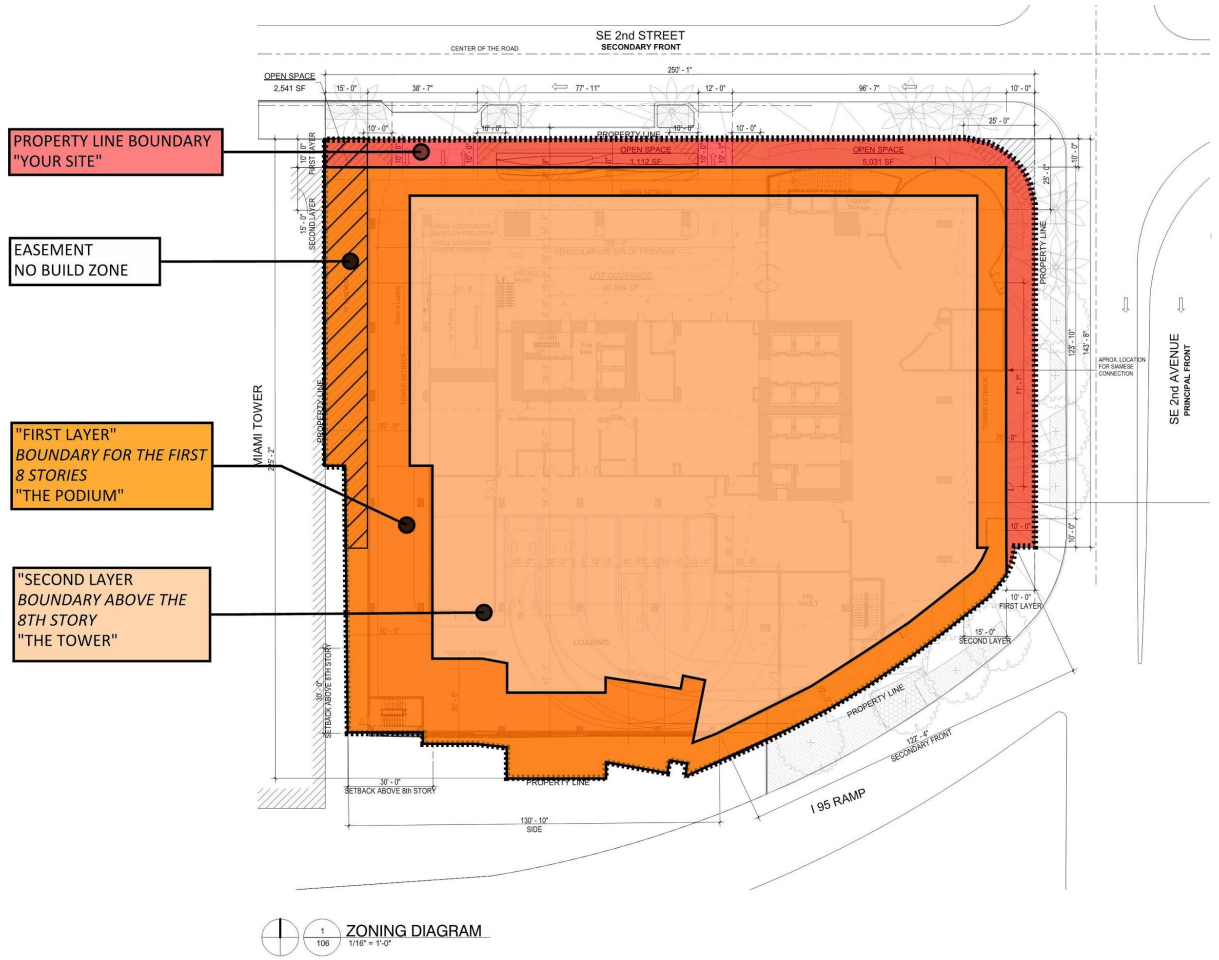


BUILDING HEIGHT



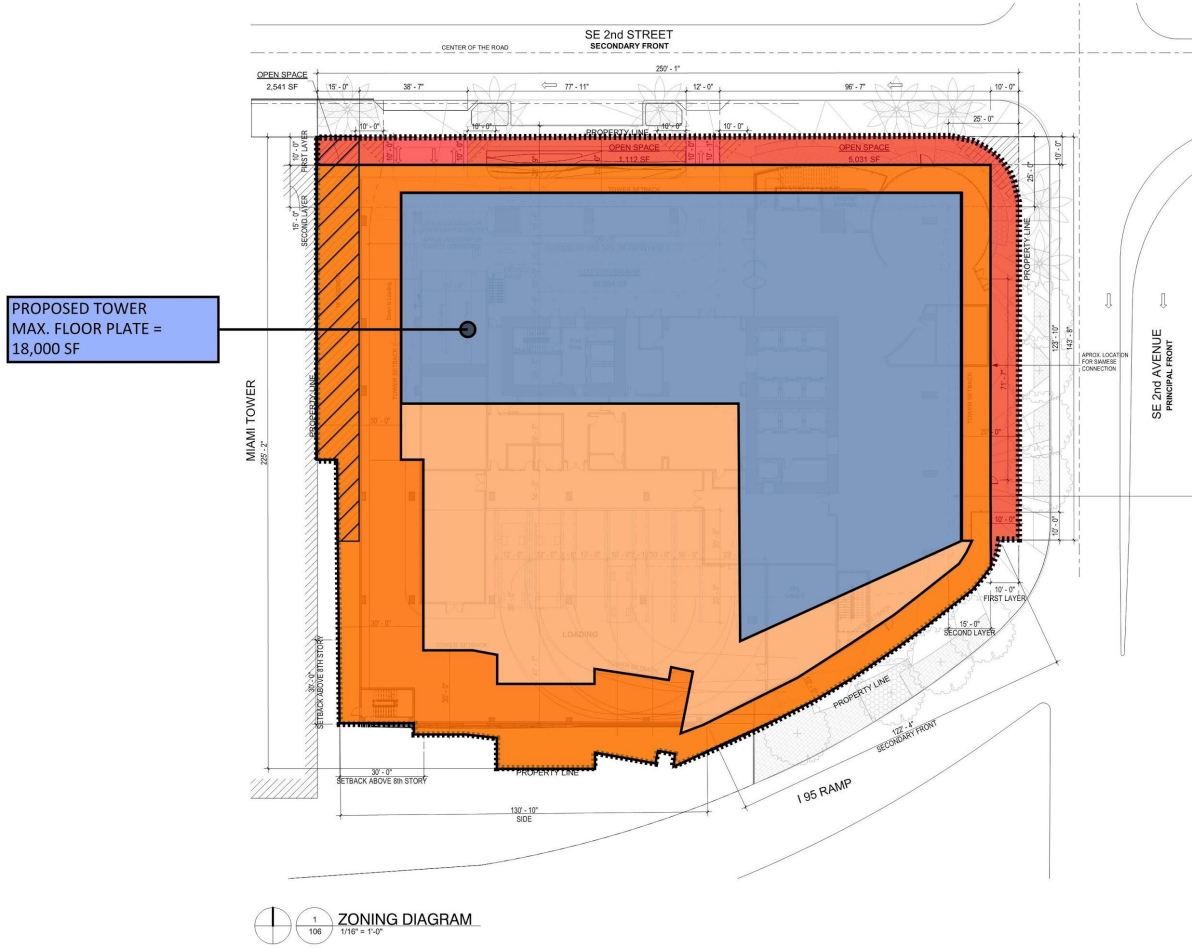
Site & Zoning Analysis

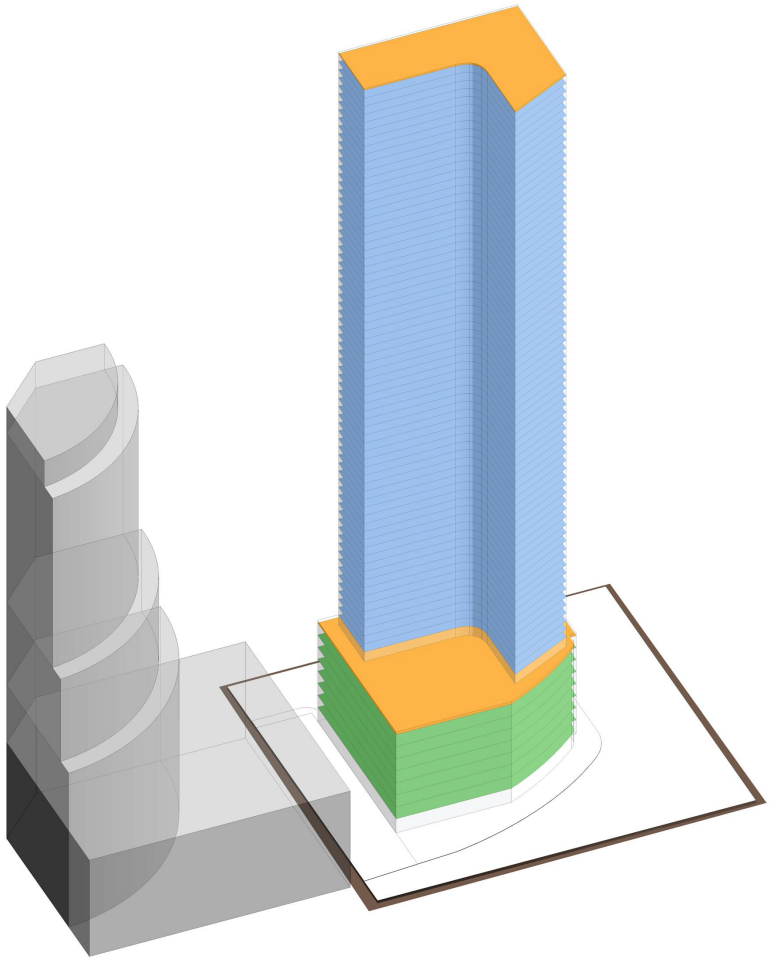




Urban Land Institute Southeast Florida/ Caribbean

Massing Studies





Design Phases

Phase	Key Players	Architect Fees	Civil Fees
Schematic Design	Architects Land Use Attorneys Surveyors Civil Engineers Landscape Architects	15 %	15%
Design Development	Structural Engineers MEP Engineers Life Safety Consultants	20%	45%
Construction Documents		40%	5%
Bidding	General Contractors	5%	5%
Construction Administration		20%	30%

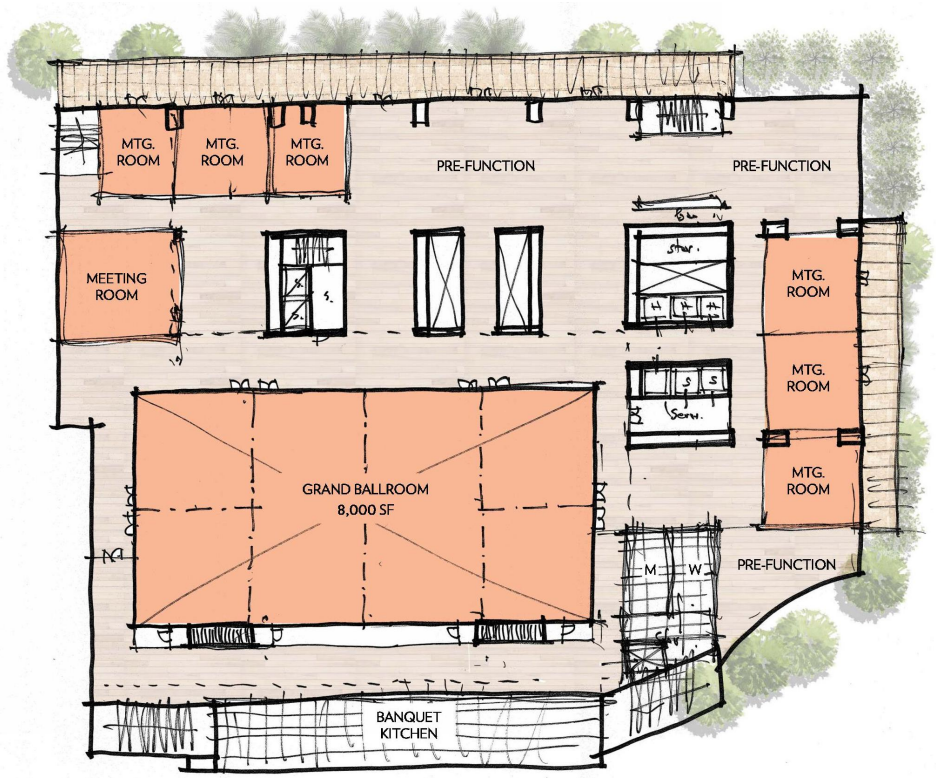
Schematic Design - Architecture

How the Building Looks
Site + Program
The "Fun" Part

<u>Consultants Involved</u>
Architect
Land Use Attorneys
Surveyors
Civil Engineers
Landscape Architects

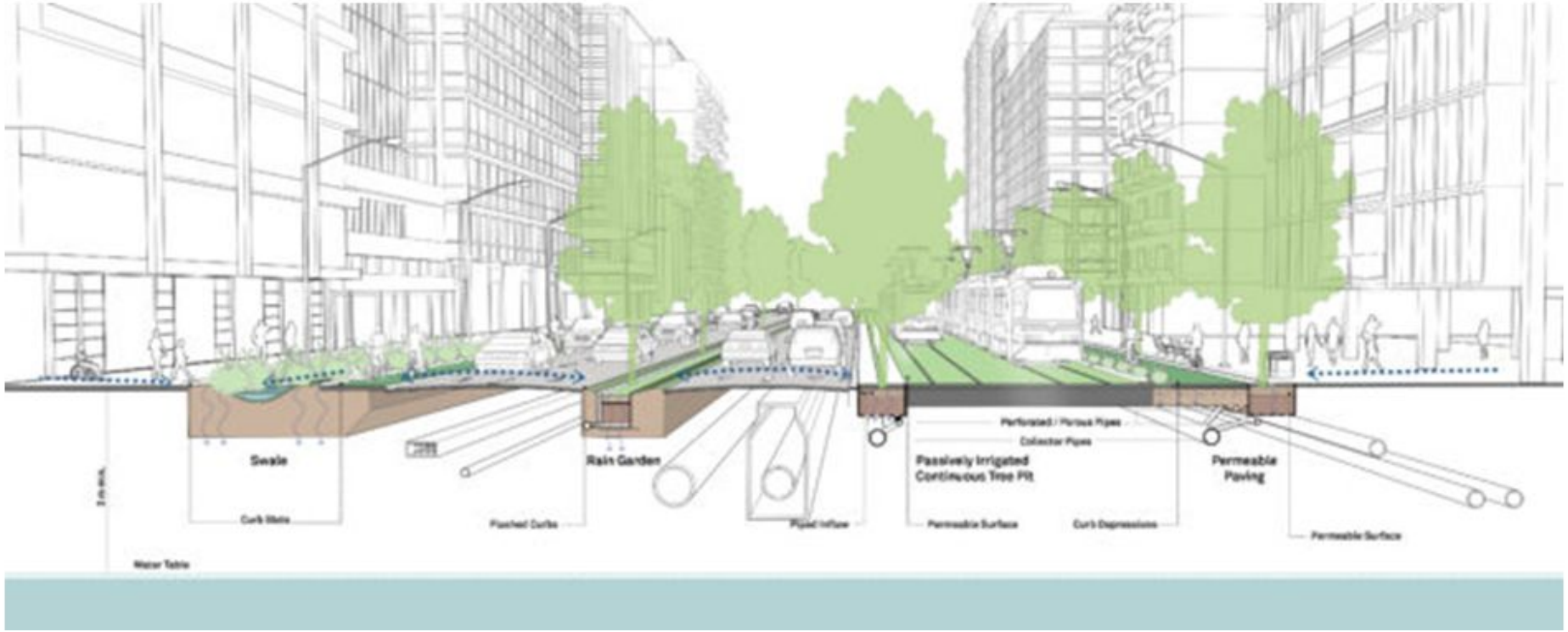
<u>Important Deliverables</u>
Planning & Zoning Submittal
Urban Development Review Board

Schematic Design - Architecture



Schematic Design - Civil Responsibilities

A Civil Engineer prepares the site for development, meeting all the programming requirements of the project



Schematic Design - Civil Responsibilities

We move dirt & water…

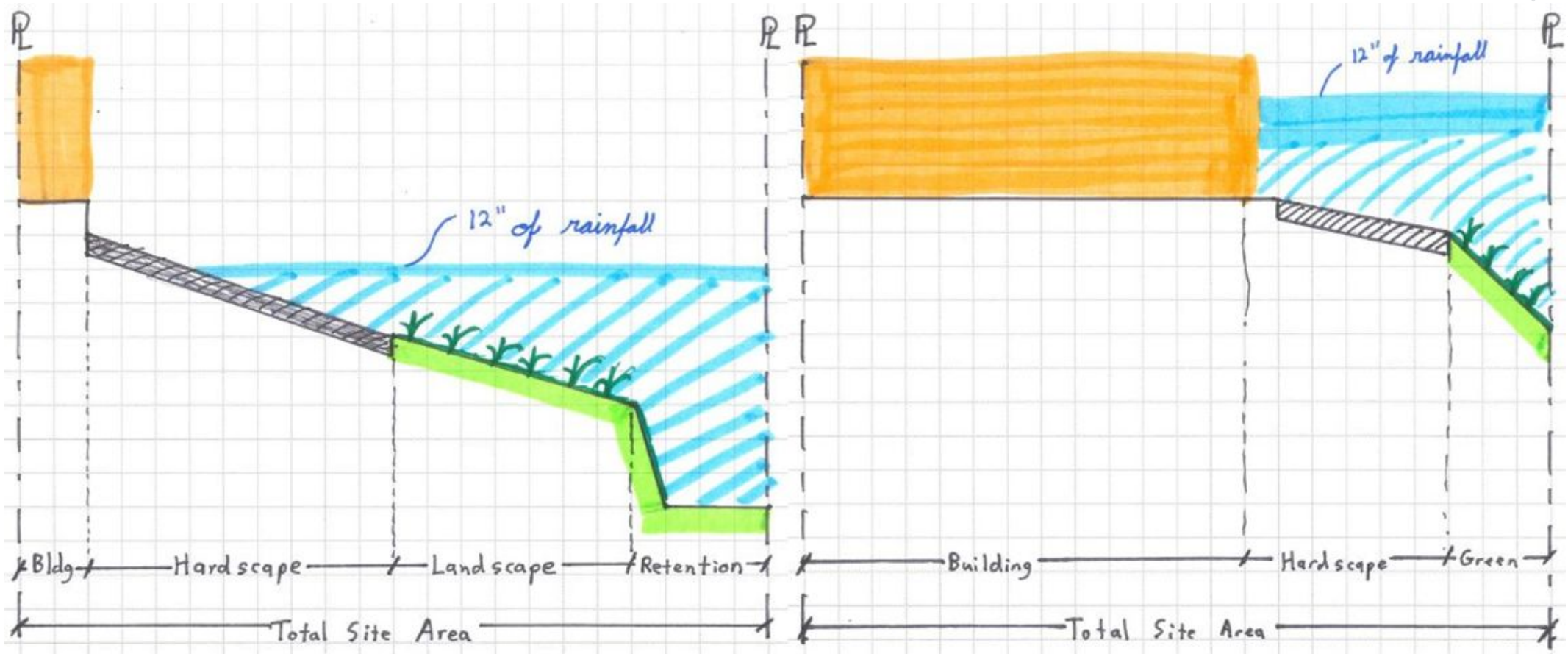
Dirt
- Pavement design
- Erosion & sediment control
- Site grading & pedestrian access

Water
- Stormwater quantity & quality management
- Domestic potable water to serve the site
- Sanitary sewer infrastructure from the site

Other things
- Site access
- Emergency services (fire access, hydrants, staging areas)
- Pavement marking & signage

Schematic Design - Stormwater Design

Schematic Design - Stormwater Design



Schematic Design - Landscape

Landscape architecture combines **art** and **science**.

It is the profession that **designs**, **plans**, and **manages** our land.

Meets human needs by making wise use of our **environmental resources**.

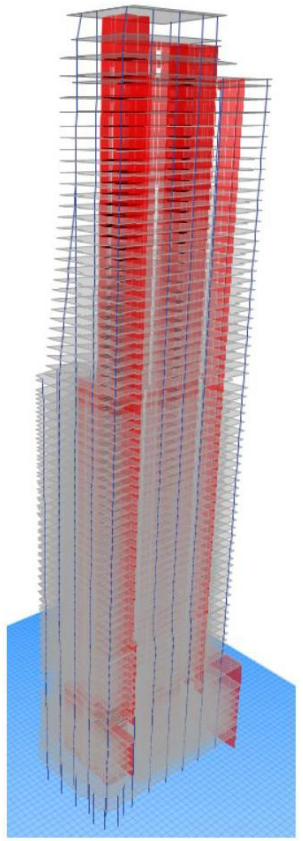
Schematic Design - Landscape

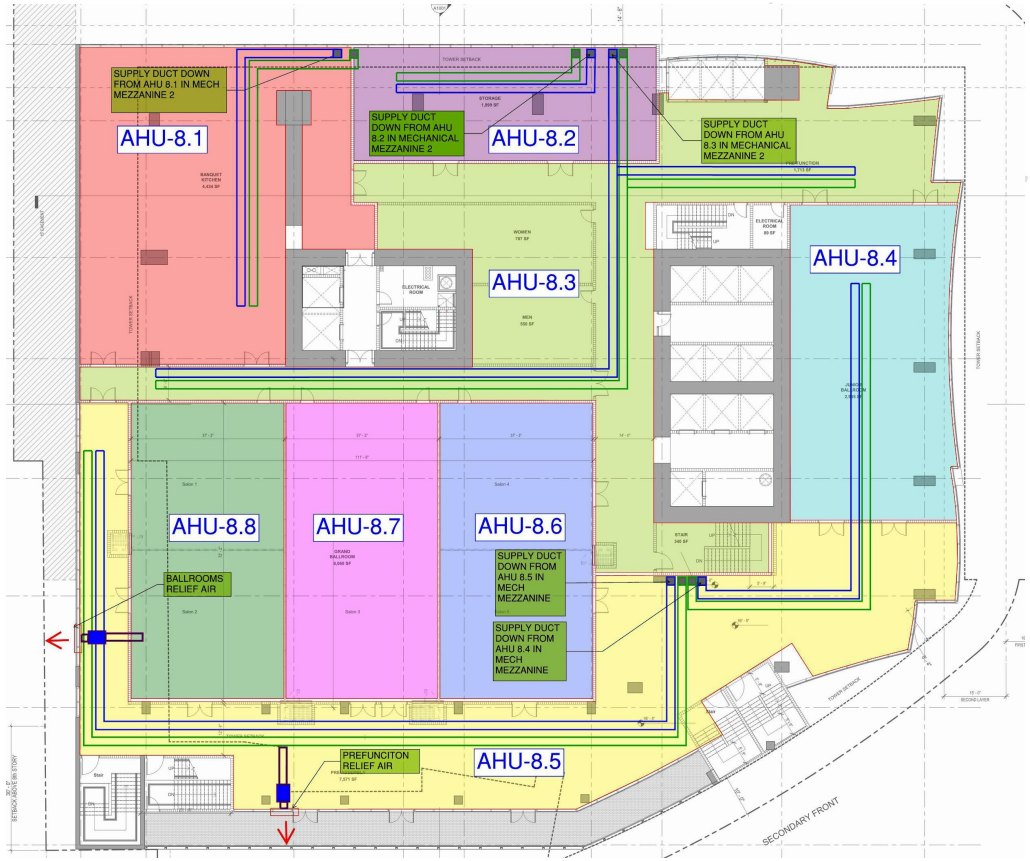
Design Development - Architecture

How the Building Works
Selection of Systems

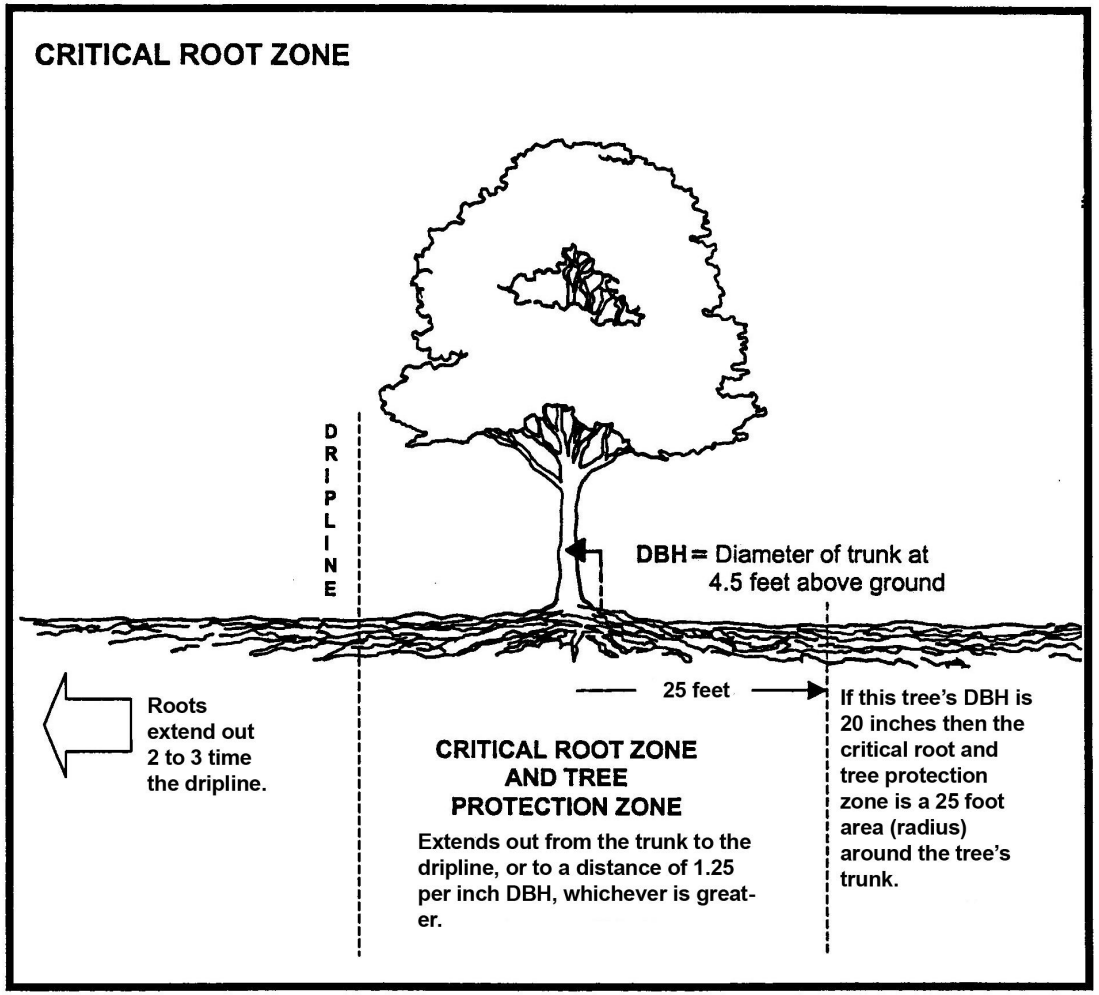
Consultants Involved
Architect
Civil Engineers
Landscape Architects
Structural Engineers
MEP Engineers
Life Safety Consultants

Important Deliverables
Design Development Package
Early Bidding / Pricing





Design Development - Landscape



Trees Disposition Plan

Trees to be relocated:		25	Palms removed:	5			Total DBH on-site:					510		
Trees removed (total):		25	Trees to remain:	7			Total removed DBH:					274		
Prohibited trees removed:		0	Tree Trimming:				Total calculated removed DBH:					233		
Parcel	Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Height (feet)	Spread (feet)	Root Zone Radius* (feet)	Canopy (square feet)	Prohibited	Specimen	Dispostion	Bond Value	
SW	46	yellow trumpet tree	*Tabebuia aurea*	17	Fair	25	20	11	314	No	No	Remove	$	-
SW	47	yellow trumpet tree	*Tabebuia aurea*	10	Poor	18	10	10	78.5	No	No	Remove	$	-
SW	48	yellow trumpet tree	*Tabebuia aurea*	10	Poor	18	15	10	176.625	No	No	Remove	$	-
SW	49	live oak	*Quercus virginiana*	14	Good	45	35	10	961.625	No	No	Relocate	$	-
SW	50	live oak	*Quercus virginiana*	14	Fair	25	20	10	314	No	No	Remove	$	-
SW	51	live oak	*Quercus virginiana*	14	Fair	25	20	10	314	No	No	Remove	$	-
SW	52	live oak	*Quercus virginiana*	13	Fair	25	20	10	314	No	No	Remove	$	-
SW	53	live oak	*Quercus virginiana*	15	Fair	45	35	10	961.625	No	No	Remove	$	-
SW	54	live oak	*Quercus virginiana*	18	Fair	45	25	12	490.625	No	Yes	Remove	$	-
SW	55	gumbo limbo	*Bursera simaruba*	8	Fair	16	10	10		No	No	Remove	$	-
SW	56	yellow trumpet tree	*Tabebuia aurea*	13	Poor	20	15	10	176.625	No	No	Remove	$	-
SW	57	yellow trumpet tree	*Tabebuia aurea*	15	Fair	35	20	10	314	No	No	Remove	$	-
SW	58	gumbo limbo	*Bursera simaruba*	7	Fair	20	10	10	78.5	No	No	Remove	$	-
SW	59	yellow trumpet tree	*Tabebuia aurea*	15	Fair	30	15	10	176.625	No	No	Remove	$	-
SW	60	royal poinciana	*Delonix regia*	10	Poor	12	10	10	78.5	No	No	Remove	$	-
SW	61	royal poinciana	*Delonix regia*	16	Poor	20	30	11	706.5	No	No	Remove	$	-
SW	62	yellow trumpet tree	*Tabebuia aurea*	17	Fair	40	30	11	706.5	No	No	Remain	$	-
SW	63	gumbo limbo	*Bursera simaruba*	7	Fair	30	15	10	176.625	No	No	Remove	$	-
SW	64	yellow trumpet tree	*Tabebuia aurea*	12	Poor	20	10	10	78.5	No	No	Relocate	$	-
SW	65	yellow trumpet tree	*Tabebuia aurea*	20	Fair	50	30	13	706.5	No	Yes	Remain	$	16,000
SW	66	gumbo limbo	*Bursera simaruba*	21	Fair	35	20	14	314	No	Yes	Remove	$	-
SW	67	royal poinciana	*Delonix regia*	10	Fair	15	10	10	78.5	No	No	Remove	$	-
SW	125	montgomery palm	*Veitchia montgomeryana*	6	Fair	18	8	10	50.24	No	No	Remove	$	-
SW	126	montgomery palm	*Veitchia montgomeryana*	5	Dead	10	0	10	0	No	No	Remove	$	-
SW	127	montgomery palm	*Veitchia montgomeryana*	6	Fair	20	8	10	50.24	No	No	Remain	$	-
SW	128	montgomery palm	*Veitchia montgomeryana*	6	Good	25	10	10	78.5	No	No	Relocate	$	-
SW	129	montgomery palm	*Veitchia montgomeryana*	6	Poor	18	8	10	50.24	No	No	Remove	$	-
SW	130	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	131	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Remain	$	-
SW	132	montgomery palm	*Veitchia montgomeryana*	6	Fair	18	10	10	78.5	No	No	Relocate	$	-
SW	133	montgomery palm	*Veitchia montgomeryana*	7	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	134	montgomery palm	*Veitchia montgomeryana*	7	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	135	montgomery palm	*Veitchia montgomeryana*	7	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	136	montgomery palm	*Veitchia montgomeryana*	7	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	137	yellow trumpet tree	*Tabebuia aurea*	0	Dead	0	0	N/A	0	No	No	Remove	$	-
SW	138	montgomery palm	*Veitchia montgomeryana*	7	Good	18	10	10	78.5	No	No	Remove	$	-
SW	139	montgomery palm	*Veitchia montgomeryana*	7	Good	18	10	10	78.5	No	No	Remove	$	-
SW	140	No tree	N/A	0	N/A	N/A	N/A	N/A	0	N/A	N/A	N/A	$	-
SW	141	montgomery palm	*Veitchia montgomeryana*	6	Good	16	10	10	78.5	No	No	Relocate	$	-
SW	142	montgomery palm	*Veitchia montgomeryana*	6	Good	16	10	10	78.5	No	No	Relocate	$	-
SW	143	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	144	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	145	montgomery palm	*Veitchia montgomeryana*	6	Good	20	10	10	78.5	No	No	Relocate	$	-
SW	146	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	147	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	148	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	149	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	150	gumbo limbo	*Bursera simaruba*	10	Fair	16	8	10	50.24	No	No	Remove	$	-
SW	151	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	152	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Remain	$	-
SW	153	montgomery palm	*Veitchia montgomeryana*	7	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	154	montgomery palm	*Veitchia montgomeryana*	6	Good	16	10	10	78.5	No	No	Relocate	$	-
SW	155	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Remain	$	-
SW	156	montgomery palm	*Veitchia montgomeryana*	5	Fair	16	10	10	78.5	No	No	Relocate	$	-
SW	157	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Relocate	$	-
SW	158	montgomery palm	*Veitchia montgomeryana*	6	Good	18	10	10	78.5	No	No	Remain	$	-
SW	159	montgomery palm	*Veitchia montgomeryana*	6	Good	16	10	10	78.5	No	No	Relocate	$	-
SW	160	montgomery palm	*Veitchia montgomeryana*	7	Good	16	10	10	78.5	No	No	Relocate	$	-

Tree Replacement Chart			
Total *calculated* D.B.H. of shade trees to be removed:			233
Replacement 2" D.B.H. trees required for shade trees:			80
Total number of palms removed:			0
Total replacement 4" D.B.H. trees **REQUIRED:**		=	40
REQUIRED Tree Trust Fund Contribution			$80,000
REQUIRED Tree Protection Bond			$16,000

Trees Disposition Plan

TREE DISPOSITION PLAN

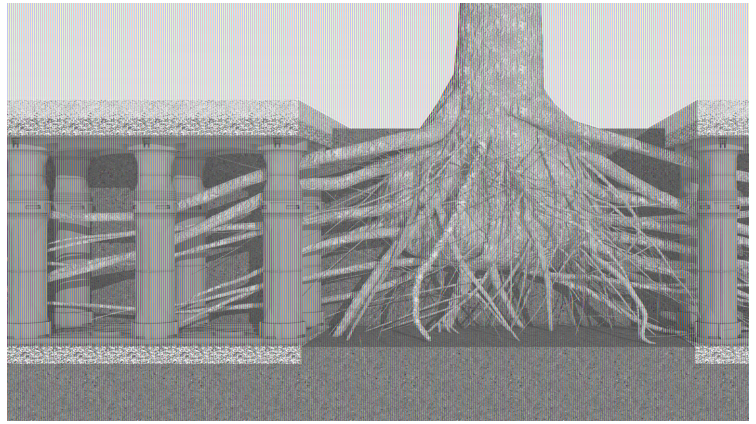
Scale: 1" = 30'-0"

NORTH

0' 30' 90' 180'

SYMBOL LEGEND

- Tree to Remain and be Protected
- Tree to Relocate
- Tree to Remove
- Critical Root Zone



Urban Land Institute Southeast Florida/ Caribbean

Design Development - Landscape

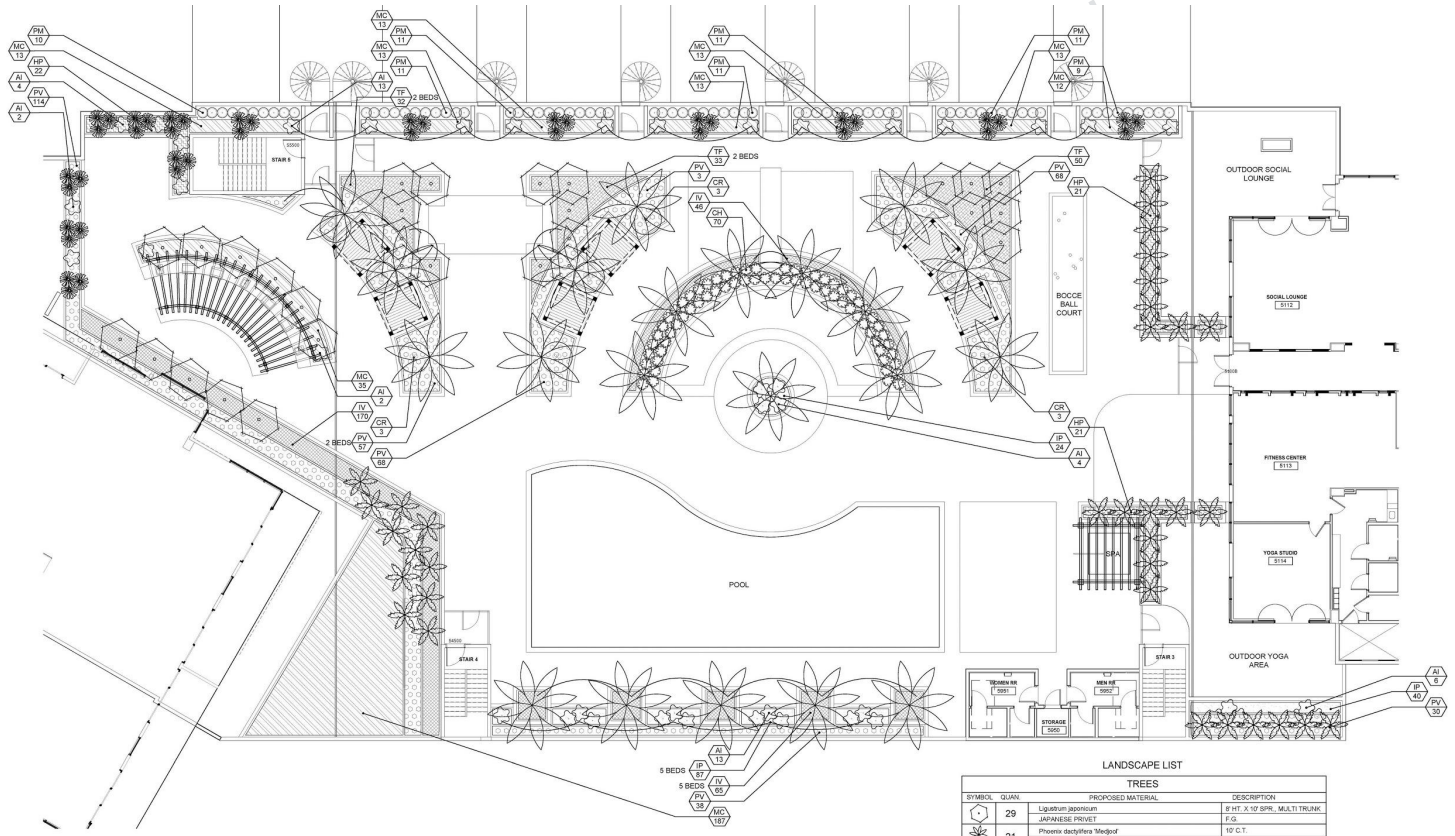
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Transect Zone: T6-8-O Net Lot Area .51 acres 21,966 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required, as indicated on site plan: Net lot area = 21,966 s.f. x 10 % = 2,197 s.f.	2,197	6,050
B. Square Feet of parking lot open space required by Article 9, as indicated on site plan: No. outside/ground-level parking spaces 22 x 10 s.f. per parking spaces =	220	220
C. Total s.f. of landscaped open space required: A + B =	2,417	6,270
LAWN AREA CALCULATION		
A. 2,417 total s.f. of landscaped open space required by Miami 21		
B. Maximum lawn area (sod) permitted = 20 % x 2,417 s.f. =	484	468
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 22 trees x .51 net lot acres:	11	11
B. % Palms Allowed: No. trees provided x 30% =	3	0
C. % Natives Required: No. trees provided x 30% =	3	20
D. % Drought tolerant and low maintenance: Number of trees provided x 20%=	2	20
E. Street trees (maximum average spacing of 30' o.c.): 333 linear feet along street/30' =	11	11*
F. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A linear feet along street / 25 =	N/A	N/A
G. Total Trees Required A + E + F = 22 Total Trees	22	22*
SHRUBS		
A. No. of shrubs required =No. trees required x 10	220	284
B. % of native shrubs required: No. shrubs provided x 30% =	66	133
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 50%=	110	284

SEE LANDSCAPE LIST

*Includes 2 existing trees to remain.



PHASE 1 - POOL DECK LANDSCAPE PLAN

Scale: 1"=10'-0"

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	29	Ligustrum japonicum JAPANESE PRIVET	6' HT. X 10' SPR., MULTI TRUNK F.G.
	21	Phoenix dactylifera 'Medjool' MEDJOOL DATE PALM	10' C.T. F.G.
	14	Phoenix roebellin'TRIPLE' PYGMY DATE PALM	6' O.A. HT., TRIPLE TRUNK F.G.
	34	*Thrinax radiata FLORIDA THATCH PALM	SEE HEIGHTS ON PLAN F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AI	44	Alcantarea imperialis IMPERIAL BROMELIAD	2'-6" O.A. SPR. 9" POT
CH	70	Chamaerops humilis EUROPEAN FAN PALM	4-5' O.A. HT. 15 GAL., FULL
CR	9	Cycas revoluta KING SAGO	3' O.A. HT. 15 GAL.
HP	64	Hamelia patens 'compacta' DWARF FIREBUSH	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
IP	151	Ipomoea 'Blackie' PURPLE SWEET POTATO	15" O.C. 1 GAL. FULL
IV	281	*Ilex vomitoria 'Stokes Dwarf' DWARF YAUPON	15" HT. X 15" SPR. / 18" O.C. 3 GAL.
MC	312	*Muhlenbergia capillaris PINK MUHLY GRASS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
PM	74	Podocarpus macrophyllus PODOCARPUS	36" HT. X 24" SPR. / 24" O.C. 3 GAL.
PV	378	Pittosporum tobira 'Variegata' PITTOSPORUM VARIEGATA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
TF	115	*Tripsacum floridana DWARF FAKAHATCHEE GRASS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

Urban Land Institute Southeast Florida/ Caribbean

Outside Permitting Agencies

Once Programming is complete & agreed upon, release the Civil for all outside permitting
Civil permits normally take a *minimum* of 6 - 8 months before you are ready for a building permit submittal (*many approvals are tied to other processes*)

Paving & Drainage Permits
- Environmental Resource Permit
- MDC Paving & Drainage (PW) Approval
- DERM Class II Outfall Connection Permit
- DERM Class VI Contaminated Drainage Permit
- DERM Stormwater Drainage Well Approval
- Fire Site Plan & Access Approval
- FDOT Drainage Connection Permit

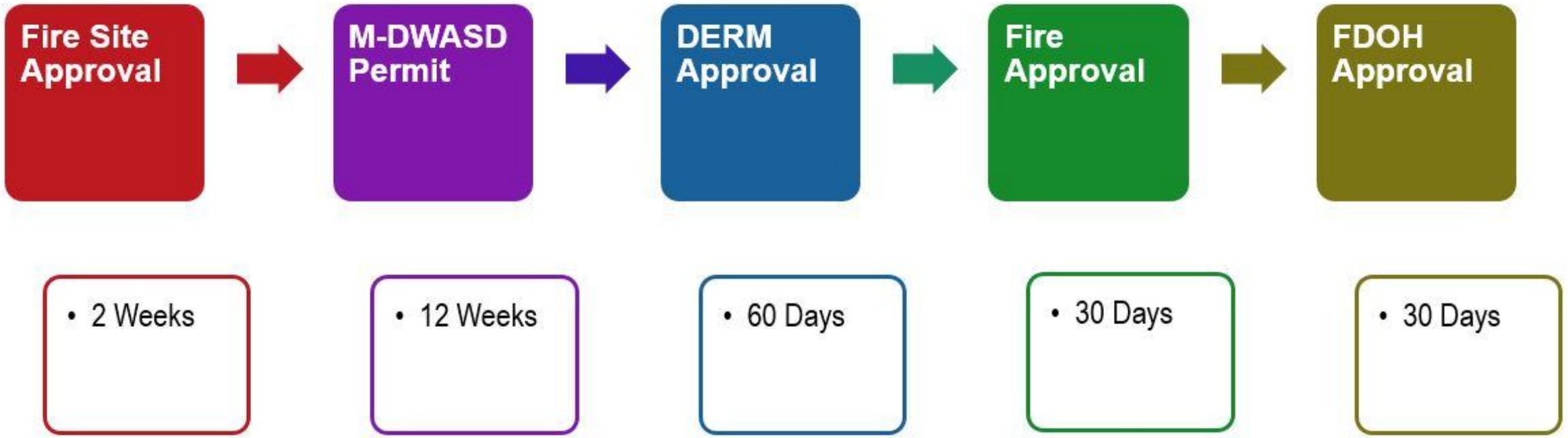
Traffic Permits
- MDC Traffic Engineering Approval
- FDOT Driveway Access Permit
- FDOT Construction Agreement

Water & Sewer
- M-DWASD Permit
- Fire Department Water Supply Approval
- DERM Water Main Extension Approval
- FDOH Water Main Extension
- DERM Sanitary Main Extension
- DERM Sanitary Lift Station
- FDOT Utility Connection

Other Permits
- Municipal (PW) Right-of-Way Permit
- Municipal Engineering Permit

Permitting Approval Process

Example: Water Main Approval

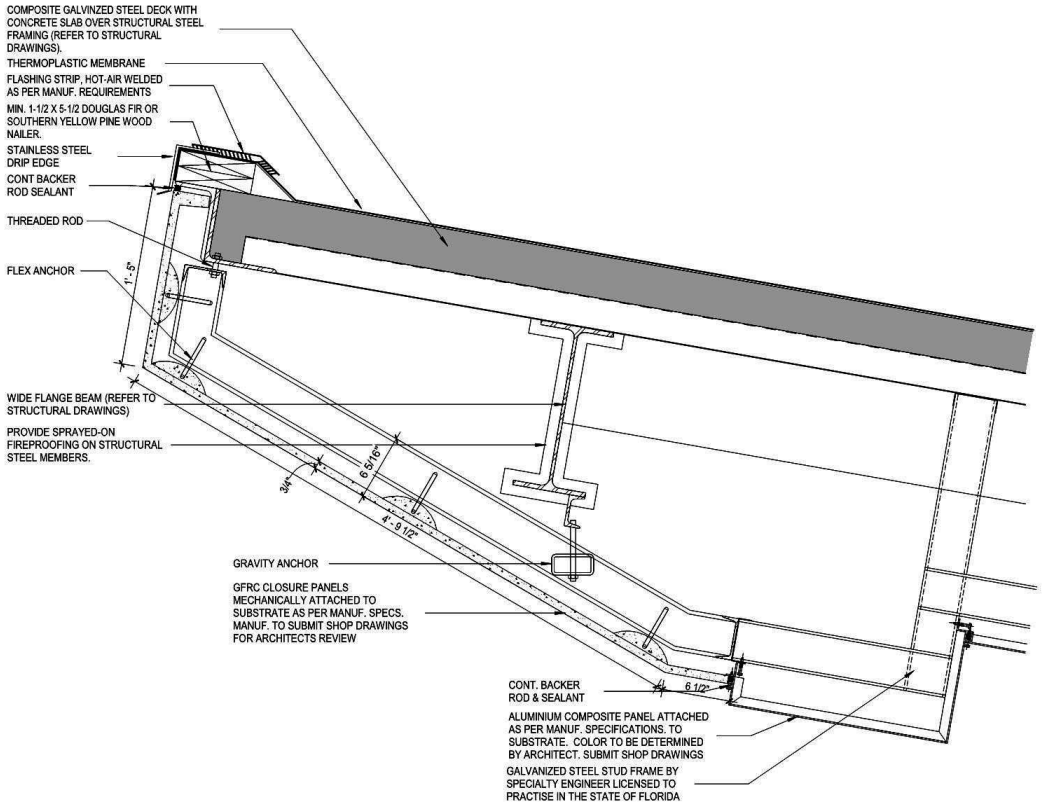


Construction Documents - Architecture

How the Building Gets Built
The more information, the better!

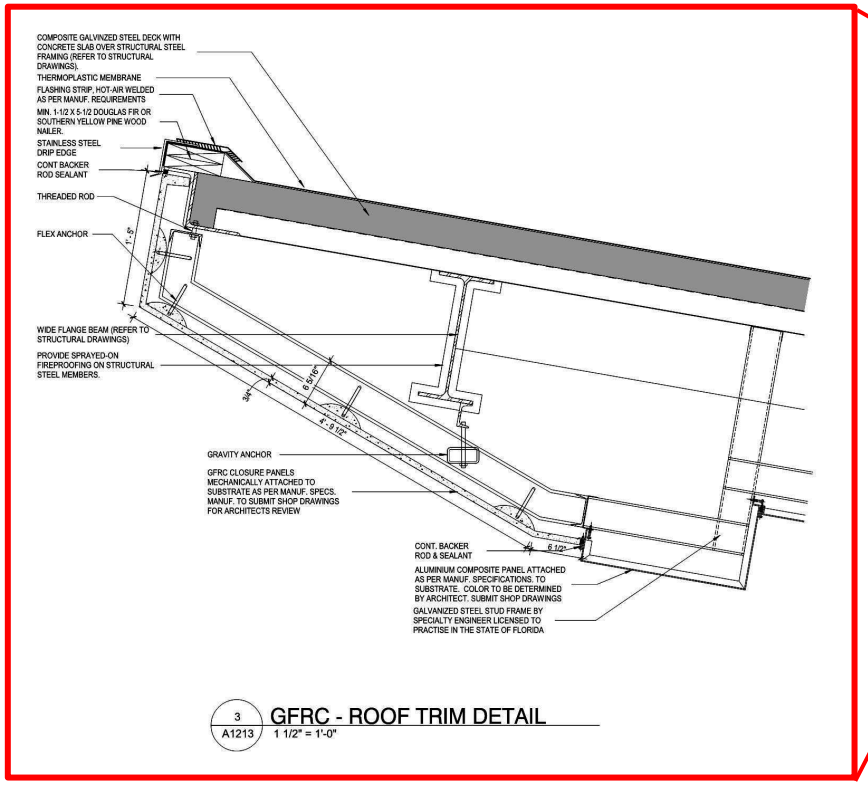
Consultants Involved
Civil Engineers
Structural Engineers
MEP Engineers
Life Safety Consultants
Other Vendors/Consultants
General Contractor (if no bidding)

Important Deliverables
Permit Set
Construction Documents for Complete Pricing



3 / A1213 GFRC - ROOF TRIM DETAIL
1 1/2" = 1'-0"

Construction Documents



Bidding

Selecting a General Contractor

Assist the client by answering questions or providing additional documentation

*Guaranteed Price = provided by the contractor **only** and based on material costs, local labor costs, contingencies, and inflation.*

Construction Administration

Ensuring Proper Execution

Architect performs periodic site visits

RFIs, Shop Drawings, Change Orders

Civil Engineering Inspectors review...

- *Density Testing*
- *Installation Inspections*
- *Exfiltration & Lamping*
- *Pressure Testing*
- *Subgrade, Baserock, Pavement As-Built Review*
- *Agency Certifications*

Next Steps in Development...

PHASE III:
APPROVALS + PERMITTING


Q&A

SAVE THE DATE FOR

PHASE 3

APPROVALS + PERMITTING

TBD


FORT LAUDERDALE EVOLVES
CURATING THE FUTURE
ULI
Urban Land Institute
Southeast Florida/Caribbean
MONDAY, MARCH 9, 2020
THE RITZ-CARLTON FORT LAUDERDALE

Thank you to our host

NICHOLS
BROSCH
WURST
WOLFE
& ASSOCIATES, INC.
Architecture & Planning

Thank You

To learn more, visit us online at
www.seflorida.uli.org