



Central Beach Master Plan

City of Fort Lauderdale

Best and Final Cost Proposal RFP #745-11393

Best and Final Questionnaire Response RFP #745-11393

COPY (1 of 5)

June 12, 2014

Skidmore, Owings & Merrill Florida LLC

Subconsultants:

Cadence Collective LLC

Clarion Associates LLC

Flynn Engineering Service P.A.

State Contracting & Engineering Corporation

SOM

June 12, 2014

City of Fort Lauderdale
Procurement Services Division
100 N. Andrews Avenue, Room 619
Fort Lauderdale, FL 33301

Re: Best and Final Cost Proposal
RFP #745-11393

Best and Final Questionnaire Response
RFP #745-11393

On behalf of SOM, and our Central Beach Master Plan team, we are pleased at the opportunity to refine our proposal following the discussions with the City's Selection and Evaluation Committee last month. Please find an attachment which contains our response to the Best and Final request received June 2, 2014, including the Cost Proposal Page, and response to the specifics outlined in the RFP Questionnaire.

We are pleased to be further considered for this incredible design challenge, and look forward to the City's response.

Best regards,



Aaron May, AICP
Associate Director, Project Manager
Skidmore, Owings & Merrill LLP
P: 312.360.4536
Email: Aaron.May@som.com

SKIDMORE, OWINGS & MERRILL FLORIDA LLC
14 WALL STREET, NEW YORK, NY 10005
SOM.COM

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Best and Final Cost Proposal



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**BEST AND FINAL COST PROPOSAL
RFP #745-11393**

Cost to the City: Contractor must quote firm, fixed, annual rate for all services identified in this request for proposal. This firm fixed annual rate includes any costs for travel to the City. No other costs will be accepted. This firm fixed annual rate will be the same for the initial contract period.

Failure to use the City's COST PROPOSAL Page and provide costs as requested in this RFP, may deem your proposal non-responsive.

TOTAL PROJECT COST: \$296,500 (attach a breakdown of costs and suggested payment schedule and list staff hours, including hourly rates for each staff person dedicated to the project).

Proposer: Skidmore, Owings & Merrill Florida LLC

Signature:

Date: June 12, 2014

Print Name: Jeffrey J. McCarthy, Partner

Cost Proposal Details

Fort Lauderdale Central Beach Master Plan: Estimated Fees Revised Best and Final SOM/Cadence/Clarion/Flynn/SCEC

Personnel & Billing Rates		Rate		Hours		
SOM	Associate Director Design	\$275	x	92	\$25,300	
Project Management	Associate Director Management	\$275	x	48	\$13,200	
Urban Design	Civil / Technical Review Planner	\$215	x	10	\$2,150	
Architectural Guidelines	Planner E	\$175	x	622	\$108,850	
Sustainability	Sustainability Advisor	\$175	x	40	\$7,000	
	Graphics D	\$150	x	24	\$3,600	
	Planner C	\$140	x	0	\$0	\$160,000 subtotal
Cadence	Principal	\$155	x	200	\$31,000	
Streetscape/Landscape Design	Landscape Architect	\$75	x	100	\$7,500	
	Community Manager	\$55	x	25	\$1,375	\$40,000 subtotal
Clarion	Principal In Charge	\$215	x	126	\$27,090	
Code Writing	Sustainability Advisor	\$250	x	24	\$6,000	
	Senior Associate	\$130	x	200	\$26,000	\$55,000 subtotal
Flynn	Principal	\$220	x	4	\$880	
Civil Engineering	Engineer	\$185	x	40	\$7,400	
	Technician	\$160	x	8	\$1,280	\$10,000 subtotal
State Contracting & Engineering Corp.	President	\$150	x	8	\$1,200	
Cost Estimating	Vice President	\$150	x	16	\$2,400	
	Estimator	\$75	x	40	\$3,000	\$7,500 subtotal

24 weeks	Total Hourly Fees	\$272,500
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Estimated Fees Above Rounded to Nearest \$500

Estimated Reimbursable Expenses						
	Airfare (from Chicago) & Accommodations	per person-trip	\$750	x	14	\$10,500
	Meeting Logistics	per person-trip	\$1,000	x	2	\$2,000
	Presentation Boards	per board	\$100	x	20	\$2,000
	Professional Renderings	per image	\$1,300	x	6	\$7,800
	Final Books	per book	\$100	x	5	\$500
	Supplies, Miscellaneous	per week	\$50	x	24	\$1,200
	Estimated Reimbursable Expense Total					\$24,000

Matrix of Consultant Responsibilities

Scope	SOM	CADENCE	FLYNN	SCEC	CLARION	CITY
01 DESIGN STANDARDS AND PLAN DEVELOPMENT						
Team Meeting 1	lead	support	support	support	support	
Identify and define character areas	lead	support				
Conduct public realm survey						lead
Identify and document urban design goals	lead	support				
Develop urban design concepts and guidelines	lead	support				
Update existing urban design principles and standards	lead	support				
Develop new urban design principles and standards	lead	support				
Create renderings illustrating desired building form and streetscape design	lead	support				
Develop graphic comparisons of building and zoning typologies	lead	support			support	
Team Meeting 2	lead	support	support	support	support	
02 UNIFIED LAND DEVELOPMENT REGULATIONS						
Review ULDR ordinance in context of urban design principles and standards	support	support	support		lead	
Prepare ULDR ordinance updates required to realize urban design goals	support	support	support		lead	
03 PUBLIC INVOLVEMENT						
Develop and carry out a public outreach program	support	lead				
Conduct stakeholder meetings	support	lead				
Conduct public meetings	support	lead				
Formal public presentations (2)	lead	support			support	
Team Meeting 3	lead	support	support	support	support	
04 NORTH BEACH AREA						
Prepare ULDR text modifications re: permitted uses and design criteria	support	support	support		lead	
Identify and prepare short-term modifications to the interim ordinance	support	support	support		lead	
Data collection: Existing rights of way						lead
Data collection: Tree species and landscape						lead
Data collection: Drainage and swale patterns						lead
Data collection: Parking						lead
Team Meeting 4	lead	support	support	support	support	
Develop a Vision for Breakers Avenue	lead	support	support	support		
Define potential funding sources for Breakers Avenue	support	support		support	lead	
05 DELIVERABLES						
Prepare draft Central Beach Master Plan	lead	support		support		
Team Meeting 5	lead	support	support	support	support	
Prepare final Central Beach Master Plan	lead	support		support		

02

Best and Final Questionnaire & Exhibits



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**BEST AND FINAL QUESTIONNAIRE
RFP #745-11393**

Please clarify your scope of services to address the following:

- 1) Delivery of the implementation plan for the North Beach area including the following:
Immediate and long term public realm, infrastructure, and resiliency concepts to complement the design guidelines in a holistic approach and identification of specific capital improvements within the right-of-way, including:
 - a. phasing plan identifying immediate, short term and long term projects and associated funding opportunities
 - b. sustainable yet practical and feasible engineering solutions to address stormwater elements / flooding issues / availability of water supply
 - c. multi-modal mobility/transportation
 - d. parking issues (existing back-out parking conditions and availability of parking)
 - e. general cost estimates for capital improvements in the North Beach Village area
 - f. detailed cost estimates for implementation of Breakers Avenue exemplary project

Response:

- a. As part of our scope, and in coordination with the City and all key stakeholders, our SOM team will identify a timeline for the outlay of projects and Capital improvements in the public right of way. We will hold sessions with the City's departments responsible for capital outlay and budgeting to identify the appropriate funding mechanisms. Clarion Associates will also advise on mechanisms that have been utilized in similar circumstances in the Fort Lauderdale and South Florida region.
- b. SOM has extensive experience in the conceptual and technical approaches to address resiliency related issues of stormwater and flooding. Flynn Engineering will provide invaluable local insight into the existing status of infrastructure in the North Beach area. Additionally, we have a civil engineering department available to advise the urban design team on conceptual parameters that projects within the study area should abide by. Once prioritized projects are identified as part of Item A above, we would recommend that further detailed Civil engineering work be performed on the specific projects identified under separate scopes of work.



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- c. Given our in-house expertise and experience on comparable projects, we feel that all transportation issues for the project can be sufficiently addressed in coordination with the City's Department of Transportation and Mobility. Should additional technical support or backup be required by the City, we would recommend that funds for such efforts be funded under a separate work order.
 - d. Similar to item C above, we have extensive experience in the various parking configurations and traffic patterns that might be appropriate in this area. Should technical backup or modeling be required, we would recommend it occur in a separate scope of work.
 - e. State Contracting is our Cost Estimation specialist that will help to create understanding around costs of the prioritized capital improvement projects in the North Beach Village Area. They have 40 years of experience in South Florida, and will help guide discussion on the outlay of infrastructure funds.
 - f. Similar to point E, a finer grain of costing detail can be provided on the Breakers Avenue Corridor, with unit rates and general quantities more fully defined.
- 2) Give greater consideration that City staff will provide updated existing conditions text for the Central Beach area and base maps used for existing conditions analysis. Staff can also provide assistance with site visits, survey work/field visits, GIS mapping, etc.

Response: Noted, we have greatly reduced the number of hours anticipated for coordination of such materials.

- 3) Communicating the existing master plan concepts including design guidelines to the public in order to obtain consensus from the development community, Fort Lauderdale Beach neighbors, including the Central Beach Alliance, and the City Commission.

Public outreach has already been conducted in determining the "vision" for the Central Beach area and general planning principles. Therefore, public outreach should focus on building consensus of design concepts for the entire Central Beach area, as well as the North Beach Village area.

City staff can provide assistance with public outreach, site visits, survey work/field visits, GIS mapping, etc.

Response: Noted; we have adjusted our understanding of the scope, and the attached Matrix of Consultant Responsibilities accordingly.



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- 4) Method for creating graphic images using latest graphic-design technologies to complete the user-friendly and form-based design guidelines.

Response: Our team will utilize AutoCad, 3D max and other three-dimensional modeling and representation programs to provide clear and legible guidelines that follow the proposed adjustments to zoning, as well as provide guidance on materiality, signage, curb cuts, height and other key physical parameters of buildings and blocks. We will use 3 dimensional axonometric diagrams to illustrate building heights, setbacks and massing standards. These views will give a "look and feel" for the standards that are easily understood on a block by block basis. Additional section and plan drawings will further clarify the standards.

- 5) How will you adjust for the maximum budgeted amount of \$215,000 for this project?

Response: Following our discussion in Fort Lauderdale, and subsequent internal review, we have made adjustments in the project consulting team, project schedule, and anticipated expenses to accommodate the budget outlined in our response, which is the lowest responsible bid we can offer and still meet the requirements that the City is requesting.

- i. **Consultant Team:** Given the narrower and prioritized focus described by the Evaluation Committee, we have consolidated the services being offered to 3 key consultants: SOM, Cadence Collective and Clarion Associates, with additional focused participation by Flynn Engineering Services and State Contracting Services providing Civil and Cost Estimating Services respectively.
- ii. **Project Schedule:** We have adjusted and accelerated the project schedule from 36 to 24 weeks, which we believe is an achievable timeframe. This has reduced fees and travel expenses accordingly. In addition, given the level of technological sophistication we saw in the meeting room at the department of sustainability, we believe a higher percentage of meetings can be performed via GoTo, or other web-based conferencing, which we have ample experience with. Cadence will attend all GoTo conferences with the city in person, reinforcing the collaborative spirit of the project and providing an in-person design team presence for all meetings.
- iii. **Expenses:** Consistent with the schedule reduction, and greater reliance on web-based meeting space, we have reduced the number of in person visits to 7 in the 24 week period, including 2 public meetings. In addition, given that public input on the vision of the district is somewhat defined, we have reduced the number of renderings required from 8 to 4, and can also consider these to be less photo realistic, which can reduce the cost of the outside renderers fees for each image. With the elimination of one public meeting, the amount of boards, printing and logistics for one meeting has been eliminated. To save costs, we have reduced the eliminated the hard copy books that



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would be produced at the conclusion of the project. All deliverables will be provided in PDF and can be printed by the City if required at a later date. We have eliminated the need for vehicle rental and reduced the contingency for miscellaneous expenses by half.

6) Who will be the urban design lead?

Response: SOM will lead the Urban Design, our Design Director Peter Kindel will be the overseeing senior member of the team.

7) Can you provide an organization chart?

Response: Please see attached outlining our revised team structure.

8) Has the proposed team worked together in the past? If so, please expand.

Response: We have selected a team with considerable experience in the project area and the region, SOM has broad national and international experience in guiding multi-disciplinary teams that are rooted in local practice and process to find an optimal balance between world class design and local realities of culture, implementation and governance. Cadence Design and Flynn engineering have extensive experience on projects in the immediate project vicinity.

9) How is economics considered in the proposed approach to deliver the project?

Response: As requested by the Evaluation Committee, the ERA study done in conjunction with the Sasaki Master Plan in 2009 will be consulted for the high level economic analysis. Additionally, key stakeholders will be interviewed to gain a better understanding of land ownership, market segmentation, trends and future growth potential.

10) How is parking considered in the proposed approach to deliver the project?

Response: As with any project that is in an existing neighborhood, with existing residents, we recognize the importance and impact of understanding parking and addressing this issue with stakeholders and the public. Similar to the transit/traffic issues mentioned in item 1.c, we will apply best practices in our experience on the best approach and orientation to parking, should further detail (parking counts, advanced metering technologies, etc.)

11) What is the specific role of State Contracting?

Response: State Contracting will provide cost estimation for the capital improvement projects based upon the conceptual designs and timelines identified in the study.



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12) What visual (or 3D) tools are included within the proposed scope to help demonstrate the code and design changes to the public?

Response: Answered in item 4.

13) What funding mechanisms will be explored (or likely proposed) as part of implementing the Breaker's Avenue plan?

Response: In addition to the typical Florida Funding mechanisms: impact fees, utilizing existing Beach CRA funds, proposing the area as an Accelerated Development Zone (ADZ), and promoting strategic infrastructure investment through Regional Infrastructure Funds (RIF). Given the emphasis expressed in our discussions with the City, we will further explore the possibility of federal funding projects that address hazard resilience and pre-disaster design - such programs are administered by NOAA (Coastal Zone Management Grants), and FEMA/ HUD (Ike Grants) and we have experience in projects that have achieved funding through these for funding of design and implementation.

Estimated Timetables

City meetings (includes 2 council meetings)

Other stakeholders

Code workshops

Public workshops

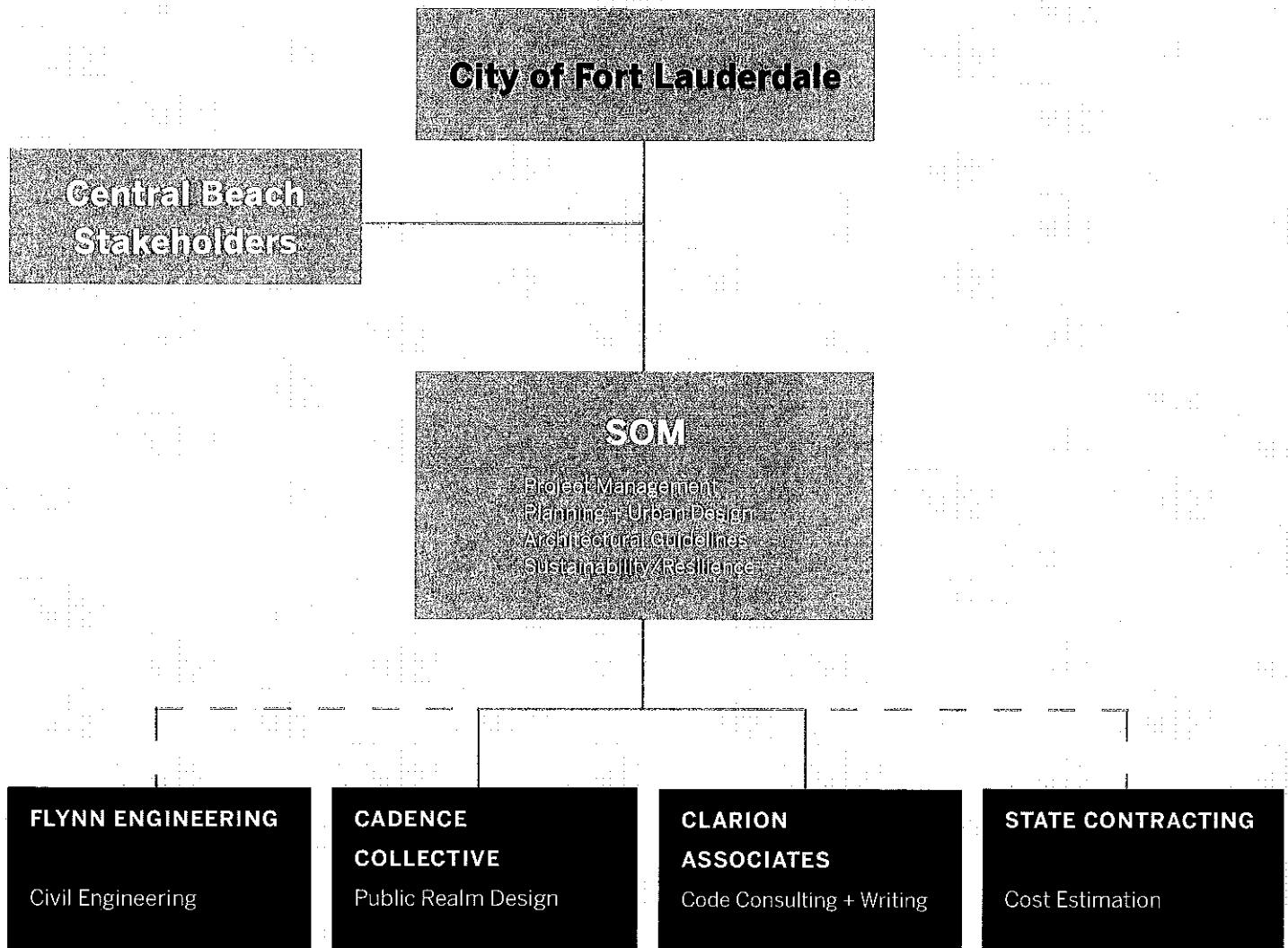
ASSESSMENT			
4 WEEKS			
1	2	3	4
● ●			● ● ●
<div>Central Beach Area</div> <ul style="list-style-type: none"> - Review City provided relevant past plans, projects for the area - Review City provided inventory of existing buildings and uses (buildings, parking, open space, vegetation, public realm) - Identify and document key issues related to the area - Using the base data collected and supplemented with written and statistical information, document and assess: land use; parks and open space; streets, transportation and mobility; business and economic development; physical and social infrastructure; environment and sustainability; tourism 			
<div>North Beach Area</div> <ul style="list-style-type: none"> - Review City provided detailed data on existing right-of-way, sections, existing tree canopy and landscape patterns, existing swale, drainage, sidewalk patterns and conditions, parking (private and public). - Document and assess 			
<div>Unified Land Development Regulations</div> <ul style="list-style-type: none"> - Review interim use ordinance, other policy memoranda and policy direction provided by the city 			
<div>Public Involvement (in Coordination with City)</div> <ul style="list-style-type: none"> - Organize Community and stakeholder input - Identify stakeholders and participants - Develop agenda and objectives - Conduct public outreach - Conduct stakeholder meetings through the process - Summarize and document input 			
<div>Deliverables</div> <ul style="list-style-type: none"> - Physical Assessment Summary Report - Memorandum of Outstanding Policy Issues 			

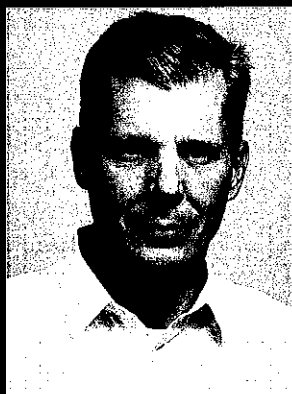
REVIEW

SCENARIO PLANNING								FINAL PLANNING STRATEGY															
8 WEEKS								12 WEEKS															
5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24				
			●				●				●				●								
			●																				
			●		- Via GoTo ○																		
<ul style="list-style-type: none"> - Prepare a preliminary summary of issues and opportunities - Clear principles organizing the district: uses, streets and circulation, parking, infrastructure, open space amenities and other relevant features will be identified. - Plan alternatives with cost implications and brief analysis of the economic risks and benefits of each of the alternatives will be evaluated 								<ul style="list-style-type: none"> - Design standards <ul style="list-style-type: none"> - Consistent approach to highest priority built characteristics of built form and public realm - Unifying elements across building sites - Goals for addressing and connecting public realm amenities <ul style="list-style-type: none"> - Goals for how buildings and open space shape community character 															
<ul style="list-style-type: none"> - Prepare a preliminary summary of issues and opportunities - Clear principles organizing the district: uses, streets and circulation, parking, infrastructure, open space amenities and other relevant features will be identified. - Plan alternatives with cost implications and brief analysis of the economic risks and benefits of each of the alternatives will be evaluated - Breakers Avenue study will identify opportunity areas, detailed street sections and plans 								<ul style="list-style-type: none"> - Breaker's Avenue study: <ul style="list-style-type: none"> - Detailed street sections, street plans and studies will be undertaken for the Breaker's Avenue 															
<ul style="list-style-type: none"> - Conduct interviews with city staff; - Conduct interviews with stakeholders from the study area - Conduct a reconnaissance 								<ul style="list-style-type: none"> - The amendments will follow the structure and elements agreed to in the annotated outline. - It will include commentary where necessary to explain changes from current practice and the rationale behind new provisions - Provide draft to the city and make the agreed-upon changes - Public hearing and work sessions with city officials 															
<ul style="list-style-type: none"> - Organize Community and Stakeholder Input - Conduct public outreach - Facilitate and lead first public meeting - Conduct stakeholder meetings through the process - Summarize and document input from stakeholders and public meetings 								<ul style="list-style-type: none"> - Organize Community and Stakeholder Input - Conduct public outreach - Facilitate and lead second public meeting - Summarize and document input from stakeholders and public meetings 															
<ul style="list-style-type: none"> - Plan alternatives briefing book - Evaluation matrix - Draft Preferred Plan for Central Beach Area and North Beach 								<ul style="list-style-type: none"> - Final Preferred Plan and Design Guidelines document - Final Draft ULDR Amendments Document - Final ULDR Amendments Document 															

FINAL DOCUMENTATION

CENTRAL BEACH MASTER PLAN ORGANIZATIONAL CHART





PETER KINDEL, AIA, ASLA
Associate Director, Urban Planning & Design

As an Associate Director of SOM's Urban Planning and Design studio, Mr. Kindel leads multidisciplinary teams in the planning and design of large-scale mixed-use projects as well as master planning for community and urban redevelopments.

Peter approaches each urban design project with respect to the unique social, economic, environmental and geographical conditions inherent in each site.

Opposite:
Shanghai Parkview Financial Center
Shanghai, PRC, China



PETER KINDEL, AIA, ASLA

Associate Director, Urban Planning & Design

Peter J. Kindel AIA ASLA is a licensed architect specializing in the design of cities, communities and districts and their complementary relationship to environmental and transportation systems. In his twenty-year career, his projects have included mixed-use master plans, municipal plans, new communities, corridor plans, resort design, environmental planning, and the design of greenways and park systems.

Mr. Kindel specializes in large-scale, mixed-use development projects for public-sector, private sector, institutional and professional-services clients. Mr. Kindel has addressed urban design and site planning issues in a variety of scales, from a national plan for the Kingdom of Bahrain to design guidelines for American communities.

Mr. Kindel's work is best represented by the concept of sustainable urbanism. His projects seek to blend infrastructure, natural systems and architectural design into compelling development solutions. Projects on which Mr. Kindel has had a significant design role have been honored with fifteen national or regional design awards from the American Institute of Architects, the Urban Land Institute and the Congress for New Urbanism, among others. He has consulted on a variety of international projects with clients that include the American Planning Association, The Openlands Project and Chicago's Field Museum.

With a degree in landscape architecture, Mr. Kindel emphasizes environmental systems in his projects. He approaches all efforts with an appreciation for landscape forms and processes and is dedicated to incorporating sustainable concepts in practice.

Mr. Kindel is active in Chicago's civic affairs, serving on the boards of the Congress for New Urbanism, Illinois Chapter; Chicago's Friends of Downtown; and Greater North Michigan Avenue Association's 21st Century Planning Committee and IIT's Center for Sustainable New Cities. He chaired Mayor Richard M. Daley's Landscape and Open Space Committee in 2011. He has devoted significant hours to civic planning initiatives, most recently the Friends of the Park's Last Four Miles project to complete Chicago's public lakefront.

Mr. Kindel also promotes sensible and sustainable land use decisions through writing and speaking, most recently with position papers in Crain's Chicago Business and AIA Chicago Architect.

Lectures

Speaker; CEO's for Cities Connectivity Challenge Chicago, IL; 2010

Speaker; ARC-Asia Conference on Sustainability; Beijing, China; 2006

Speaker; Great Chicago Spaces and Places; Chicago, IL; 2004-Present

Speaker; Mayors Conference on Urbanism; San Antonio, TX; 2005

Publications

Contributor; Crain's Chicago Business

Contributor; Chicago Public Radio

Contributor; Urban Design Graphic Standards, Wiley and Co. Publishers

Contributor; American Planning Association, Central America Planning Guidelines

Contributor; Chicago Architect

Contributor; LA China Magazine

Select Projects

Texas Medical Center Houston, Texas

Texas Medical Center, Master planning of 675-acre campus with 20 million sf of medical and academic facilities and 54 member institutions. Plan includes analysis of central core to allow for immediate growth as well as understanding of the district and regional long-term growth. Ongoing

Bahrain National Planning & Development Strategy Bahrain, Bahrain

Comprehensive land use plan for the development of Bahrain over the next twenty years, 2007

Los Angeles River Los Angeles, California

Urban design, master planning and sustainable design competition to reconnect Los Angeles to the 32-mile riverfront, 2006

Ningbo Jiang Dong Urban Design Plan Ningbo, China

Master Plan for the redevelopment of the 22 hectares area in the center of Ningbo, the site area is 600,000sm, 2005

Chongming Island Shanghai, China

Master planning for 500 square-mile island near Shanghai; the plan focuses on eight sustainable themes covering urban development, ecology, agriculture and transportation. The design also created sustainable urban plans for three cities within the island incorporating mass-transit, growth boundaries, and mixed-use neighborhoods, 2004

Hangzhou Convention Center Hangzhou, China

Competition entry for a 62,500 sm state-of-the-art, sustainable convention facility reinforcing the garden city quality of Hangzhou as well as accommodating expansion and modification over time, Competition, 2004

Waukegan Downtown Lakefront Master Plan Waukegan, Illinois

Master Plan for the downtown and lakefront of this industrial city on the Illinois shore of Lake Michigan. Master plan includes: revitalization strategy for the downtown, overcoming infrastructure barriers between downtown and harbor, maximizing the value of the harbor as a public amenity and development anchor, and redefining the lakefront after 120 years of heavy industrial use, 2003

Virginia Beach Master Plan Virginia Beach, Virginia

Master plan for 200-acre beachfront district recommended preservation of existing residential character while carefully integrating new context-sensitive development. Plan proposed connecting new Convention Center to beachfront areas with the creation of a new city park, 2002

Virginia Beach 19th Street Corridor Master Plan Virginia Beach, Virginia

Master plan for 200-acre beachfront district recommended preservation of existing residential character while carefully integrating new context-sensitive development. Plan proposed connecting new Convention Center to beachfront areas with the creation of a new city park, 2002

E10 & W7, Infrastructure Shanghai, China

Master planning, programming and urban design for parcels E10 & W7 at Huangpu Riverbanks for a mixed-use development, incorporating transit initiatives; open space including the river's edge, walkable streets; part of a larger masterplan for the district. (2002)

China Unionpay Park Master Plan Shanghai, China

Master planning, landscape design and concept architectural design for office, research, conferencing and residential functions inside a 21.6 hectare corporate office park of China UnionPay, 2004

The Glen Glenview, Illinois

Master planning and design to develop guidelines for building a livable, mixed-use neighborhood from naval air station facilities on 1,100 acres, 1996-2002

PETER KINDEL, AIA, ASLA
Associate Director, Urban Planning & Design

**Projects completed at Adrian Smith
+ Gordon Gill Architecture LLP, 2010-
2013**

Atrium City Master Plan; UAE

Beijing CBD Master Plan; China

Chicago DeCarbonization Plan; Chicago, IL
2011 AIA National Honor Award for Urban
Design

Dongju Far East Competition; China

Franshon Mixed-Use Master Plan; China

Gardiner Expressway Sustainable Infrastruc-
ture; Toronto

Incheon Airport Master Plan; Korea

Kuala Lumpur Master Plan; Malaysia

Kuala Lumpur International Finance District;
Malaysia

Kingdom Tower Master Plan; Saudi Arabia

MASDAR Master Plan; United Arab Emirates

Mumbai Mixed-Use Master Plan; India

Moline Intermodal Developer RFP; Illinois
EPA Top Ten Adaptive Re-Use Projects of
2011

Sanya Resort Master Plan; China

Shanghai OCT; China

Shanxi Tiayuan Master Plan; China

Vantone Chengdu GREAT City Phases 1-4;
China; 2013 International Architecture
Award

York University Master Plan; Toronto

Zabeel Energy Master Plan; UAE

EMAAR Lagos; Nigeria

Vantone Xian GREAT City International Com-
petition, First Place Prize; 2013 International
Architecture Award

**Projects completed at Topografis PC
2006-2009**

Chicago Green Urban Design Guidelines
Client: City of Chicago 2011, ASLA National
Honor Award

James River Play Space National Competi-
tion; Client: James River Green Building
Council; First-Place Award

Ningbo Island; Client: DeStefano + Partners

The Last Four Miles; Client: Friends of the
Parks, Chicago, IL; 2009 AIA Chicago Chap-
ter Award, 2009 ASLA Illinois State Award,
2009 APA Illinois State Award

Sanya Resort Master Plan, Client: Skidmore,
Owings & Merrill, LLP

Glenview Transit-Oriented Development;
Client: Village of Glenview, IL

River Road Conservation Community
Client: River Trail Partners, LLP

Meridian Street Corridor Redevelopment
Plan; Client: Eden Collaborative

La Grange Park 31st Street Corridor; Client:
Hitchcock Design Group

