



Logistics Plan for Retail Tenant Construction

Brickell City Centre

Brickell City Centre is a complex project. Its busy urban location, condensed footprint and multi-story retail configuration embedded with high-rise condominium towers, hotel and office buildings pose unique conditions for tenant construction, material deliveries, site access and security. Below is a snap-shot of some of the ways the Landlord has structured and organized the logistics to accommodate tenant construction and navigate this challenging environment*.

Tenant Coordination.

The Landlord has an on-site Tenant Coordination staff ready to help you and your contractor get started with construction and to provide guidance and direction through the logistics process. The first thing to do is to schedule a Pre-construction meeting. This can be done by contacting Field Tenant Coordination at 305-371-3877. The assigned Field Tenant Coordinator will provide your contractor with all the information he needs to get started.

Material Deliveries

Brickell City Centre is surrounded by busy streets. Truck dock access will be limited because the docks are shared with occupied condos, the hotel and office tenants – consequently, some deliveries may need to be off-loaded on the streets. This requires traffic lane closures to be closely coordinated with city, state and federal transportation and EMS departments so that forklifts to offload materials and cranes to hoist the materials (to the upper-levels) can be strategically placed to allow tenants and emergency services access to all buildings.

Security staff and Dockmaster staff will control and coordinate access to all delivery areas with your contractor. Once the materials are off-loaded and/or hoisted to your floor, your contractor will be responsible to move the materials and merchandise to your store using approved carts and to protect the esplanade finishes from damage. There are also some elevators and stairs dedicated for your use.

Contractor and Employee Parking

Because of Brickell's urban setting, no employee or contractor parking is allowed on site. However, the Landlord has secured a lot on the north side which can handle some parking and arrangements have been made for remote parking areas as well. Fortunately, the overhead tram system stops at Brickell City Centre which will allow employees to park at public lots and take the tram to the site.

Temporary Toilets, Trash, Power, Security and Property Protection

The Landlord will be providing dumpsters and toilet facilities for contractors until the tenants facilities have been approved by the Building department for use.

Tenant's will be allowed to use generators for a short time for temporary power while the tenant's contractor makes arrangements with FP&L for permanent power (usually takes 7 to 10 days). Generators may only be used after mall business hours.

The Landlord will be providing security to observe the public areas and there will be security stations to try to control site access to authorized workers. However, security for tenant construction, materials and merchandise is the tenant and tenant's contractor's responsibility.

Brickell City Centre's is an operating mixed-use property. Therefore, it is imperative that the tenant and tenant's contractor protect the public areas and finishes from damage when transporting tenant's materials and merchandise. Any damage will be assessed to the tenant or tenant's contractor.

Dust and Noise Control

It is critical that tenant's contractor provide proper ventilation for construction operations and dust control to keep all dust, debris, and fumes from escaping the tenant space.

Likewise, there are restrictions for conducting work that cause excessive noise or transmit vibration to occupied areas. Your contractor will be advised of these restrictions so that he can schedule work accordingly.

*This is a basic summary of logistics information and is subject to change and Tenant's lease.

