



April 17, 2019

John O'Brien
Manager, Purchasing Division
City of Vero Beach
1053 20th Place
Vero Beach, FL 32960

Dear John,

I am writing in response to your request for a detailed breakdown of the assignment of the hours of work and for a schedule. With regard to projected hours, it is virtually impossible to determine either because they are not within my control—rather, they are entirely under the control of the citizens of Vero Beach and the City Council members. As you'll recall from both our presentations, I will be the last person standing in any given meeting; I make it a practice to not leave until I've heard every question, concern and idea. There is simply no way to predict that level of engagement from the citizens or directives by City Council.

Regarding the schedule: because the vote on our contract did not take place as scheduled, we do not yet know the start time and it is impossible to predict calendar dates. However, this much we know: We will not work in the summer as the process will always be tainted retroactively by those who said that they were “up north” or on summer vacation with their families and were unable to participate. Theirs is a valid critique. Therefore, we must assume (because of the schedule of Vero's snowbirds) that we will not be able to start until October. With that start date, the earliest submittal would be in November, which I believe coincides with the election. This would politicize the election and probably throw it into quite undemocratic confusion. Therefore, I believe that this project should begin with the new City Council in January of 2020, expecting it to conclude in late February or early March.

Regarding the fees: There has been some discussion about our fees being high. This is emphatically not the case, as we are proposing five (or even six with Phyllis Frey's group) separate plans and more than a dozen meetings with neighbors, as well as two or three public hearings. Given the amount of investment that we intend to provide, along with the excellent, and time-consuming, drawings which are our signature

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instruments (please compare the quality and precision of the drawings with that of the other consultants). It is not our method to limit the number of hours each meeting—or even the number of informal meetings. If I were to do so, the City would need to commit to reimburse us for additional time if we exceed the proposed hourly schedule. The number of hours were calculated from experience as a rule of thumb from prior projects. Be aware that this process is unlike an engineering consultation, in which the product and tasks are objective and can be predicted.

To summarize, the situation in Vero would indicate that this process cannot begin in earnest until January, 2020 at the earliest, and would indicate that it is impossible to allocate hours with any degree of precision to such a complex project that is so obviously fraught politically.

The one alternative that we can offer is to set up online participation sites over the summer so that the information can begin to be collected, and to not lose the sense of momentum. This communication platform is equally available to the snowbirds—and so fair to them.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andres Duany', written in a cursive style.

Andres Duany, FAIA, CNU