

**CITY OF KEY WEST  
GENERAL ENGINEERING SERVICES  
RFQ NO. 12-005**

**Submitted To:**

**City Clerk  
City of Key West  
3126 Flagler Avenue  
Key West Fl. 33040**

**Submitted By:**

**Perez Engineering & Development, Inc.**

1010 Kennedy Drive, Suite 400

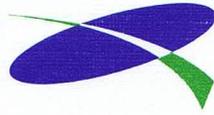
Key West, FL. 33040

(305) 293-9440

[aperez@perezeng.com](mailto:aperez@perezeng.com)

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**August 1, 2012**



**PEREZ ENGINEERING**  
& DEVELOPMENT, INC

July 31, 2012

Mr. Doug Bradshaw  
Senior Project Manager  
City of Key West  
3140 Flagler Avenue  
Key West, Fl. 33040

**Reference: RFQ #12-005 General Engineering Services**

Dear Doug:

Perez Engineering & Development, Inc. (Perez) is pleased to respond to your request for qualifications to provide General Engineering Services. In accordance with your request, we are enclosing one (1) original and one (1) copy of our Statement of Qualifications along with two (2) CD-ROM disks containing a pdf file of our Qualifications. Our submittal includes the following information: our specialized experience and technical competence, our key staff members' capabilities and experience, our proficiency in design, permitting, and contract document preparation, and our relevant project experience.

*We have been one of the City's "General Storm Water and Wastewater Consultants" for the past ten (10) years.* We expect to provide Professional Engineering Services relating to the following disciplines:

- **Civil Engineering**
- **Utility Engineering**

Our team of local experts has successfully served municipal clients throughout Monroe County with the implementation of civil engineering and utility engineering projects for over thirteen (13) years. *Our team has a proven record in successfully managing and completing complex multi-discipline projects – a claim our references will confirm.*

As you review our submittal, please keep in mind the following key attributes of our team:

- A. Expertise of Staff and Work Familiarity.** Our focused collection of local professionals have been involved in well over fifty (50) projects within the City of Key West for which we were responsible for the design of sanitary sewer

**KEY WEST OFFICE:**

1010 KENNEDY DR. SUITE 400 • KEY WEST, FLORIDA 33040  
TEL: (305) 293-9440 • FAX: (305) 296-0243

**TAMPA OFFICE:**

CONCOURSE CENTER IV • 3507 EAST FRONTAGE ROAD, SUITE 140 • TAMPA, FLORIDA 33607-7013  
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facilities and/or storm water facilities. These projects included evaluations of types of collection systems, injection wells, development of construction drawings and contract documents for a variety of civil engineering and utility engineering projects, permitting through the Florida Department of Environmental Protection and South Florida Water Management District, and limited construction observation. **Mr. Perez is Engineer of Record for more than \$50 million dollars of sanitary sewer collection and transmission systems within the City of Key West alone.**

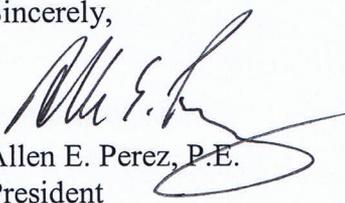
**B. Location of Resources.** We will provide rapid cost-effective response to the City's needs from our local office and will work seamlessly with the staff to satisfactorily complete each and every task order. *Allen E. Perez, P.E. will be the Client Manager and easily accessible in Key West at (305) 293-9440, 1010 Kennedy Drive, Suite 400.*

**C. Technical Quality Control.** In addition to being completed on time and within budget, a successful project must be technically adequate. To ensure technical adequacy of all our work, various types of review mechanisms have been established. The factors that make us a cut above and which will directly benefit the City in the execution of this contract are:

- Commitment of principal-in-charge
- Local experience on relevant projects
- Proven performance in the City and throughout Monroe County
- Vested interest in the City and their projects
- Team education and expertise

We are very eager to continue to provide the City with quality, timely, and cost effective professional engineering and consulting services. Please do not hesitate to contact us with any questions.

Sincerely,



Allen E. Perez, P.E.  
President

Enclosures

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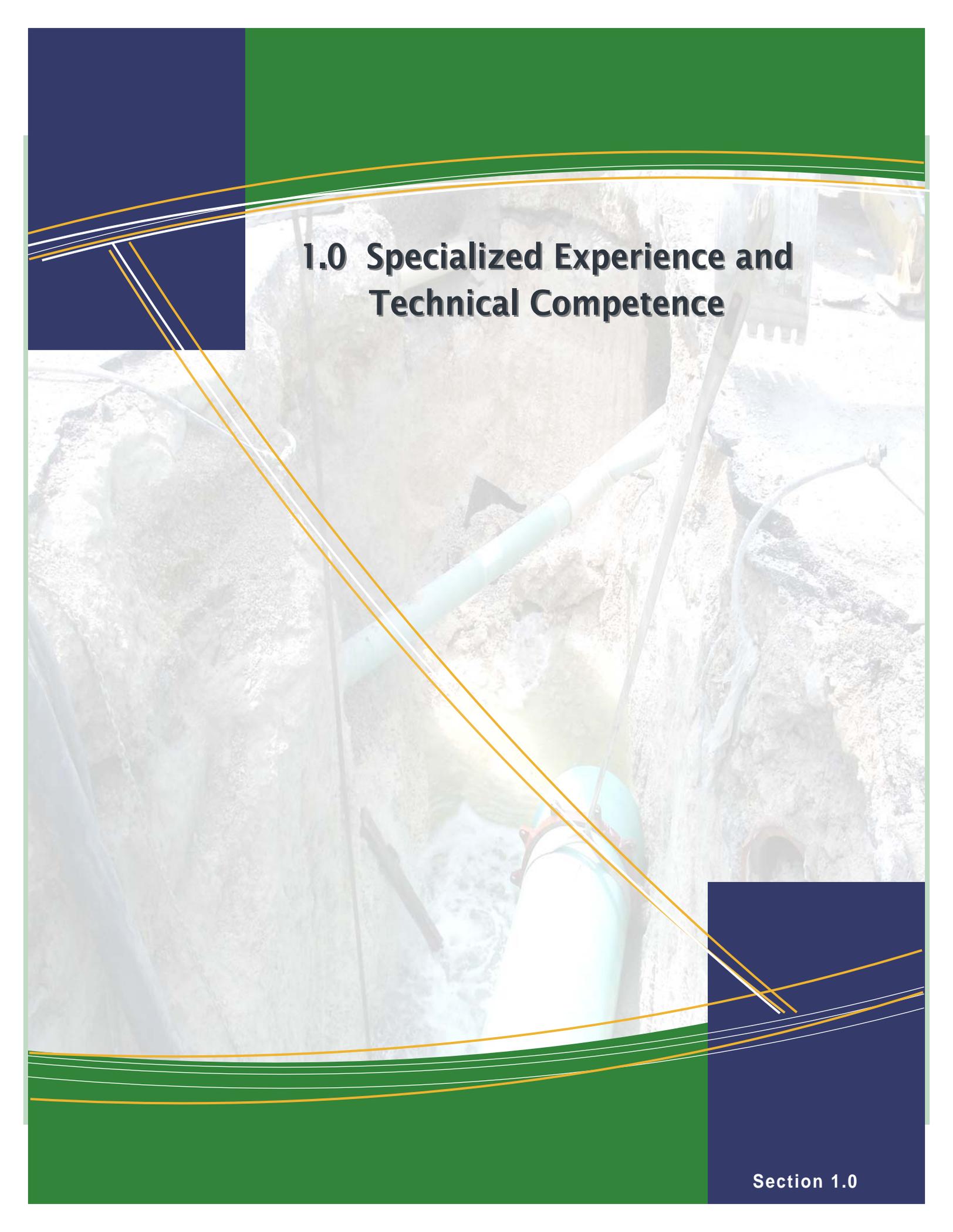
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# 1.0 Specialized Experience and Technical Competence

# 1.0 Specialized Experience and Technical Competence

## 1.1 INTRODUCTION

**Perez Engineering & Development, Inc. (Perez)** has prepared this proposal to provide General Engineering and Utilities Engineering Services to the City of Key West. This proposal has been prepared in accordance with the City of Key West RFQ #12-005.

**Perez** has extensive experience in providing professional engineering services related to existing and new utilities. These services include but are not limited to the following:

- Engineering Studies
- Engineering Evaluations
- Utility Design and Permitting
- Construction Cost Estimates
- Construction Administration

We have experience with numerous federal, state, and local agencies, including FDEP, SFWMD, ACOE, EPA, and FDOT.

**Perez** has maintained an office in Key West for more than thirteen (13) years and has served public and private sector clients throughout Florida for more than twenty (20) years. **Perez** has experience with the wastewater, storm water, and water infrastructure in Key West. Allen Perez has assisted the City of Key West with the sewer rehabilitation program and is the engineer of record for more than \$50,000,000 of sewer construction.

We provide professional services in the public, industrial, military, and private sectors. Based in Key West, Florida, our staff has a proven record in successfully managing and completing complex multi-discipline projects throughout the State of Florida and the Caribbean. Our approach to project planning and management controls both capital costs and engineering fees and demonstrates our ability to meet both schedule and budget requirements. In addition to being completed on time and within budget, a successful project must be technically adequate.

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# 1.0 Specialized Experience and Technical Competence

**Perez** has successfully managed and completed various types of multi-discipline contracts including continuing services contracts for municipal and state government, federal government, and private industry.

Our professional experience is fairly diversified and encompasses the design and preparation of construction documents, permitting, and construction services for a variety of projects. Our engineering design experience includes hydraulic and hydrologic computer modeling of storm water management systems, the design of potable and sanitary utility systems, pump stations, paving and grading design. The following is a list of some of our current and previous municipal clients and contracts:

- ◆ **City of Key West**  
General Storm Water and Wastewater Engineer  
Professional Engineering Consulting Services
- ◆ **Monroe County**  
General Airport Consultant  
Architectural/Engineering Services for Small Projects
- ◆ **Florida Keys Aqueduct Authority**  
General Engineering Services
- ◆ **Monroe County Housing Authority**  
General Engineering Services
- ◆ **Key West Housing Authority**  
General Engineering Services
- ◆ **Monroe County School Board**  
General Engineering Services
- ◆ **Key Largo Utility Treatment District**  
General Engineering Services

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# 1.0 Specialized Experience and Technical Competence

**Perez** understands the City is in need of consultants of various disciplines such as the following:

- Civil Engineering Services
- Utility Engineering Services
- Solid Waste Engineering Services
- Coastal Engineering Services
- Environmental Engineering Services

We are prepared to provide comprehensive full-scale engineering, design, surveying, preparing permit applications, preparing contract specifications, preparing bid and proposal documents and assisting the City with technical review and ranking of the same to attain qualified contractors for work, environmental assessments, construction administration and owner project representation. These services shall relate to operation, new construction, permit modification, construction improvements, rehabilitation and or retrofit of facilities and structures for the following categories:

- **Civil Engineering Services**
- **Utility Engineering Services**

## 1.2 CIVIL ENGINEERING SERVICES

This section presents our specialized experience pertaining to Civil Engineering services. Our team of dedicated professionals have been helping clients by providing sensible solutions to their complex problems. through our collaborative approach we will work closely with City staff to provide solutions to ensure successful projects.

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# 1.0 Specialized Experience and Technical Competence

Our Civil Engineering Services address challenges associated with:

- Site Development
- Road and Parking Lot Design
- Stormwater Management Facilities
- Hydraulic and Hydrologic Computer Modeling
- Regulatory Permitting
- Construction Administration Services

**Site Development** - The process of developing land requires strategic coordination of many regulatory and non-regulatory groups' interests, regardless of whether the development is commercial, industrial, educational or residential. During this process, issues such as suitability for the intended use, ordinance requirements, stormwater management, integration with existing site features, and impact on the environment need to be considered.

**Road and Parking Lot Design** — The process of designing roads and parking lots requires coordination of traffic movement, parking needs, ordinance requirements, grading issues, drainage, and aesthetics. Most importantly, client input is needed so our designs are consistent with your objectives.

**Stormwater Management Facilities**— Protecting our natural resources is of utmost importance to us and our communities. Proper storm water practices are essential to protecting our nearshore water quality. Our experienced team of professionals is prepared to work with you to provide sensible solutions that meet or exceed your expectations.

**Hydraulic and Hydrologic Computer Modeling**—Our civil engineering design experience includes the use of ICPR software. This software is listed with FEMA as a nationally accepted hydraulic software applicable to almost any type of terrain.

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# 1.0 Specialized Experience and Technical Competence

**Regulatory Approvals** - In most design applications for facilities in Florida, permitting plays a major role. We are committed to a streamlined permitting approach to ensure adherence to the project schedule and budget. We investigate opportunities for co-location and combining permits up-front to reduce overall work efforts. Our clients benefit from reduced Agency review time, good Agency working relationships, and an overall reduced cost in consulting services. **Perez** has experience in permitting through the Florida Department of Environmental Protection (FDEP), U.S. Army Corps of Engineers (ACOE), Environmental Protection Agency (EPA), various water management districts, and other related state and federal agencies.

**Construction Administration Services** — Individuals involved with these services are a combination of members of the design team and others who are focused specifically on construction related matters, including field personnel. We have performed projects ranging from conventional design and construction, to emergency fast-track engineering procurement. As a result, we are experienced with the approaches and procedures necessary during construction in order to reduce cost, changes, and claims and maintain quality on a project.

- ◆ Obtain qualified and responsive bids
- ◆ Bid tabulation and evaluation
- ◆ Coordinate pre-construction and progress meetings
- ◆ Conduct field inspections
- ◆ Review pay request
- ◆ Claims avoidance and management
- ◆ Project closeout
- ◆ Safety, quality and public relations
- ◆ Prepare record drawings and certify construction completion

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# 1.0 Specialized Experience and Technical Competence

## 1.3 UTILITY ENGINEERING SERVICES

This section presents our specialized experience pertaining to Utility Engineering services.

Our Utility Engineering Services include providing comprehensive full-scale engineering, design, surveying, permit preparation, preparing contract specifications, preparing bid and proposal documents and assisting the City with technical review and ranking of the same to attain qualified contractors for work, environmental assessments, construction administration and owner project representation services relating to operation, new construction, permit modification, construction improvements, rehabilitation and/or retrofit of **City Utilities** including but not limited to stormwater, sewer, electrical, communications, and water for both facilities and structures.

- ◆ Obtain qualified and responsive bids
- ◆ Bid tabulation and evaluation
- ◆ Coordinate pre-construction and progress meetings
- ◆ Conduct field inspections
- ◆ Review pay request
- ◆ Claims avoidance and management
- ◆ Project closeout
- ◆ Safety, quality and public relations
- ◆ Prepare record drawings and certify construction completion

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# 1.0 Specialized Experience and Technical Competence

## 1.4 COMPETENCE AND PROFICIENCY

At the core of a proficient project is a client-focused application of those principles that will most influence the performance of our projects. Those principles that underlie the project delivery process include project manager as leader, client satisfaction, and consistent project planning and project execution.

**Project manager as leader.** A project manager who can both lead and manage the project and who is trained in the application of the project delivery process will deliver successful projects. The project manager's primary responsibility is to ensure that projects achieve client satisfaction.

**Client satisfaction and strong relationships.** Every aspect of project delivery should be driven by a clear focus on client satisfaction. Viewing the client as an integral part of the project, rather than as an outsider, requires developing robust relationships with the client at the outset and maintaining these relationships throughout the project.

**Consistent project planning and execution.** The application of clearly defined planning and execution processes, including the following, is the primary means to improving project performance.

Our approach is broken down into five distinct phases:

- ◆ Project Definition
- ◆ Schematic Design
- ◆ Final Design Development
- ◆ Construction Documents Preparation
- ◆ Agency Permitting

**Project Definition**— Sufficient information will be gathered to define the primary project goals and requirements. The Project Definition phase consists of accurately defining the problem that is to be solved due to current conditions.

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# 1.0 Specialized Experience and Technical Competence

Our understanding of the project will depend on the project type and the level of initial planning that has already been accomplished. The end result will be a clear statement of required performance, with defined measures and evaluation criteria. Many data sources are required in this collection and analysis phase; they typically include the City staff, key officials, external requirements and standards, and the designer's experience.

The goals for Project/Task Order Definition:

- ◆ Define the City's Goals for the Project or task order
- ◆ Build on information developed in facilities plan or other planning documents
- ◆ Collect Required Data
- ◆ Analyze and Organize Data
- ◆ Communicate Data and Project Design Concepts
- ◆ Evaluate Results

**Schematic Design** involves using the data and guidelines developed in the Project/Task Order Definition to develop a **preliminary** project design that incorporates the requirements and constraints identified during Project Definition, and bring together various design concepts in a package that is free from major conflicts. The schematic design also provides sufficient information for an informed City staff review and for design team coordination and review. This is the point in the Project/Task Order implementation process where innovative or alternative design approaches will be considered, and a single design concept is established and selected by the City.

The goals for Schematic Design phase are:

- ◆ Investigate design alternatives
- ◆ Develop/select single design alternative
- ◆ Clearly define design approach and intent
- ◆ Communicate our design concepts to client and develop project team consensus.
- ◆ Obtain local, state and federal agency review and input.

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# 1.0 Specialized Experience and Technical Competence

During **Final Design Development**, the basic design elements identified in the Schematic Design phase will be further refined and developed. Once the basic decisions are made, the designs of supporting systems are addressed. Additional modeling and visualization will be performed during Final Design Development to adequately define and communicate the design and O & M aspects for City staff review, input, and endorsement, and for review by outside agencies and stake holders.

The goals for Final Design Development phase are:

- ◆ Finalize all major design and technical decisions.
- ◆ Resolve outstanding issues from Schematic Design.
- ◆ Provide sufficient design detail to convey design intent to client and others, and gain meaningful endorsement.
- ◆ Prepare all necessary information for production of Construction Documents.
- ◆ No design concept changes during next phase. After review by City staff, QC review, and resolution of comments, basic design elements are frozen.

During the **Construction Document Preparation**, we will accurately document the technical, management and design decisions that were finalized at the end of the Design Development. As a result of the outstanding teamwork between the City and our Team on the previous three phases, this phase will be straightforward, without major changes or revisions. This is important because changes at this stage of the Project/Task Order can adversely affect budget and schedule; the risk of creating undetected conflicts or inconsistencies increases.

The end result of this phase will be a set of construction documents that contains all information appropriate for the construction delivery approach being used on the project. For traditional projects, this will be a set of biddable, constructible plans and specifications. For other methods of project delivery, such as fast-track or design build, there may be intermediate deliverable deadlines, requiring that drawings and

# 1.0 Specialized Experience and Technical Competence

specifications be issued in multiple smaller packages over a longer period of time. The project design deliverables produced will be consistent with the construction delivery method being used by the Client.

The goals for Construction Document Preparation are:

- ◆ Prepare bidding documents, including legal and general requirements
- ◆ Prepare final construction drawings
- ◆ Prepare final technical specifications

In most design applications for facilities in Florida, permitting plays a major role. We are committed to a streamlined permitting approach to ensure adherence to the project schedule and budget. We investigate opportunities for co-location and combining permits up-front to reduce overall work efforts. **With strengths in all areas of Civil and Utility Engineering Services, the City of Key West will benefit in reduced review time, good agency working relationships, and an overall reduced cost in consulting services.**

In order to uniformly address all aspects of project permitting, we will manage permits through a single person assigned specifically to meet project permit requirements. This person has sole responsibility for directing all permit activities and reports directly to the project manager.

Our approach to project permitting involves several basic areas as follows:

- ◆ Continuous monitoring of rule changes
- ◆ Permit identification, scheduling, and tracking
- ◆ Pre-application meetings
- ◆ Submittal of complete applications
- ◆ Careful review of draft permits
- ◆ Follow-up, negotiation, and issuance

Adequately addressing these major areas provides assurances that projects will be permitted in a timely and cost effective manner.

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# 1.0 Specialized Experience and Technical Competence

**Technical Quality Control**—The most important factor in assuring technical excellence in any engineering project is the quality of the key personnel. In addition, it is crucial that effective project review procedures be used to avoid problems caused by the team members' proximity to the project.

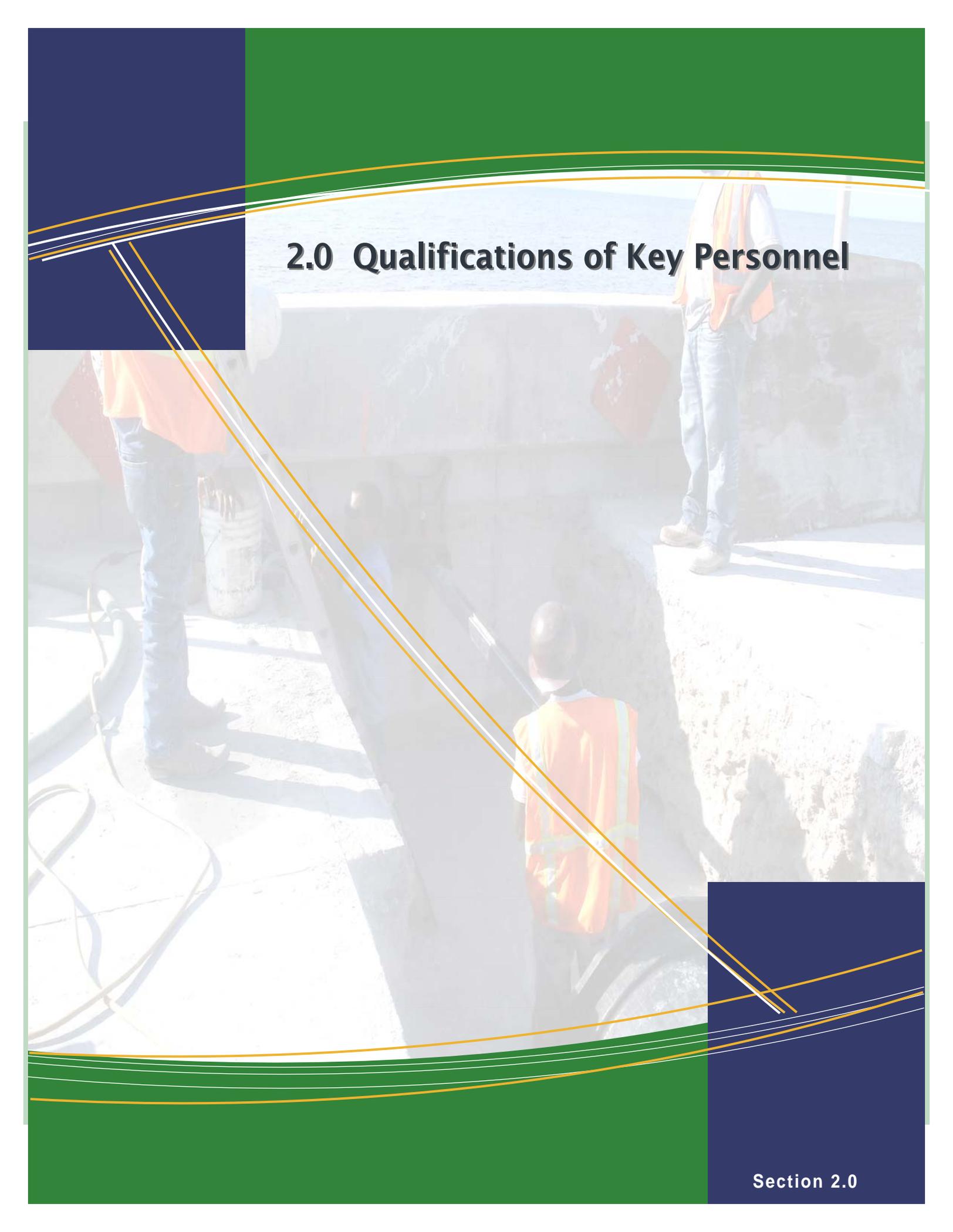
Our approach to project planning and management controls both capital costs and engineering fees and demonstrates our ability to meet both schedule and budget requirements. In addition to being completed on time and within budget, a successful project must be technically adequate. To ensure technical adequacy of all our work, various types of review mechanisms have been established. The result is a systematic approach to ensure the following:

- ◆ Every project meets its quality objective
- ◆ Quality is continuously improved
- ◆ Cycle time is continuously reduced
- ◆ Costs are continuously reduced

The factors that make us a cut above and which will directly benefit the City in the execution of this contract are:

- ◆ Commitment of principals-in-charge
- ◆ Local experience on relevant projects
- ◆ Proven performance in Monroe County
- ◆ Commitment to the City and their projects
- ◆ Team education and expertise

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## 2.0 Qualifications of Key Personnel

## 2.0 Qualifications of Key Personnel

### 2.1 STAFF QUALIFICATIONS

Perez Engineering & Development, Inc. (Perez) is a consulting/engineering firm that has successfully served Florida municipal clients with the evaluations, assessments, surveys, designs, monitoring, and implementation of public works facilities improvements for numerous years. ***Perez has a proven record in successfully managing and completing complex multi-discipline projects – a claim our references will confirm.***

However, we understand the success of any project depends on the experience and capabilities of the personnel assigned to the project. Our staff members assigned to this project are highly skilled and experienced professionals. We are dedicated to provide the City with professional Civil Engineering and Utility Engineering Services. All of our key personnel have a significant amount of experience with City staff on similar projects.

#### **Allen E. Perez, P.E.—President**

Allen E. Perez, P.E. will serve as the Client Manager and will be responsible for the day-to-day communication and coordination with the City. Mr. Perez will also be responsible for contractual and budget decisions on behalf of the firm. Mr. Perez has been assisting the City on similar projects for more than ten (10) years.

Mr. Perez has more than twenty (20) years of experience with Civil Engineering and Utility Engineering projects. His experience includes the management and technical preparation of master plans, construction documents, permit submittals, and construction services for a wide variety of development activity. Mr. Perez has been providing professional engineering services from his Key West office for projects throughout the Florida Keys for over thirteen (13) years. He has assisted the City of Key West with the accelerated sanitary sewer rehabilitation project as well as numerous storm water projects.

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## 2.0 Qualifications of Key Personnel

### **Academic and Professional Qualifications:**

Master of Science in Civil Engineering  
University of South Florida, 1995

Bachelor of Science in Civil Engineering  
University of South Florida, 1992

### **Professional Registration:**

Licensed Professional Engineer  
Florida # 51468

### **Professional History:**

Perez Engineering & Development, Inc.  
1999 – Present  
Founder and President

### **Professional Affiliations:**

Florida Engineering Society  
National Society of Professional Engineers

### **Ryan T. McLean, E.I.—Project Engineer**

Mr. Ryan McLean E.I. is a Project Engineer and will be responsible for project design and permitting. Mr. McLean has been assisting the City on similar projects for more than four (4) years.

Mr. McLean has over four (4) years of experience in all facets of Land Development, including Stormwater, Sanitary Sewer Design, Water Distribution Systems, Sediment & Erosion Control, Permitting, and Environmental Considerations. Mr. McLean has obtained permits for numerous development projects through such jurisdictional agencies as SFWMD, FDEP, DOH, FDOT, and regional municipalities. Mr. McLean is adept in using computer programs such as ICPR, ARCGIS, Hydra Storm Sewers, AutoCAD, and Microstation.

### **Academic and Professional Qualifications:**

Bachelor of Science in Civil Engineering  
University of Central Florida, 2007

### **Professional Registration:**

Engineering Intern (2008)  
FDEP- Storm Water Management Inspector (2007)

### **Professional History:**

Perez Engineering &  
Development, Inc.  
2007 – Present

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## 2.0 Qualifications of Key Personnel

### Andy Patow—Resident Inspector

Mr. Andy Patow is a Resident Inspector and will be responsible for constructability reviews, construction cost estimating, and construction administration services. Mr. Patow has been assisting the City on similar projects for more than seven (7) years.

Mr. Patow has been a part of the construction industry for more than 26 years. During this period, he has determined methods of construction and scheduled all activities leading to the completion of construction projects. He has inspected projects for quality control and contract compliance. He has estimated the time needed to meet deadlines and budgets, determined cost efficient and timesaving plans, and directed supervisors and work crews. Mr. Patow has monitored the progress of the project including delivery and use of tools, supplies, vehicles, and machinery.

#### Professional History:

Perez Engineering & Development, Inc.  
2010 – Present

### 2.2 STAFF CAPACITY

Our staff is currently operating at approximately 60% - 70% of our capacity. Our construction inspector, Mr. Patow, has been working on a part time basis for the past six months. Therefore, our staff has the capacity to accomplish the work for the City on schedule and within budget.

Our entirely local professional staff is dedicated to continue to provide the City with cost effective professional engineering services.

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## 3.0 Relevant Project Experience



# 3.0 Relevant Project Experience

## 3.0 RELEVANT EXPERIENCE

Perez has been one of the City’s General Storm Water and Wastewater Consultants for the past ten (10) years. We have an extensive amount of engineering experience throughout the City of Key West. The following depicts locations of some of our past and current projects:



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## 3.0 Relevant Project Experience

### 3.1 CIVIL ENGINEERING

The following is a brief list of some of our General Engineering Projects:

- ◆ Caroline Street Improvements—City of Key West
- ◆ Truman Waterfront Park—City of Key West
- ◆ Fort Street Parking Lot—City of Key West
- ◆ Truman Waterfront Conceptual Stormwater Master Plan—City of Key West
- ◆ Glynn Archer Drive Improvements—City of Key West
- ◆ United Street Resurfacing—City of Key West
- ◆ City of Key West Administration Building Complex—City of Key West
- ◆ Fire Station No. 2—City of Key West
- ◆ Horace O' Bryant School—Monroe County School District
- ◆ Stock Island Fire Station—Monroe County
- ◆ Grassy Key Fire Station—City of Marathon
- ◆ Keys Energy Services Distribution Building—Keys Energy Services
- ◆ Higgs Beach/Park Redevelopment—Monroe County
- ◆ Atlantic Boulevard Improvements—City of Key West
- ◆ Poinciana Royale—Aids Help, Inc., Key West

A more detailed summary of the some of the above-mentioned projects are provided on the following pages.

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## Fort Street Parking Lot

### Client:

City of Key West  
Mr. Doug Bradshaw  
(305) 809-3792

### Design Fee:

\$18,550 (2011—2012)

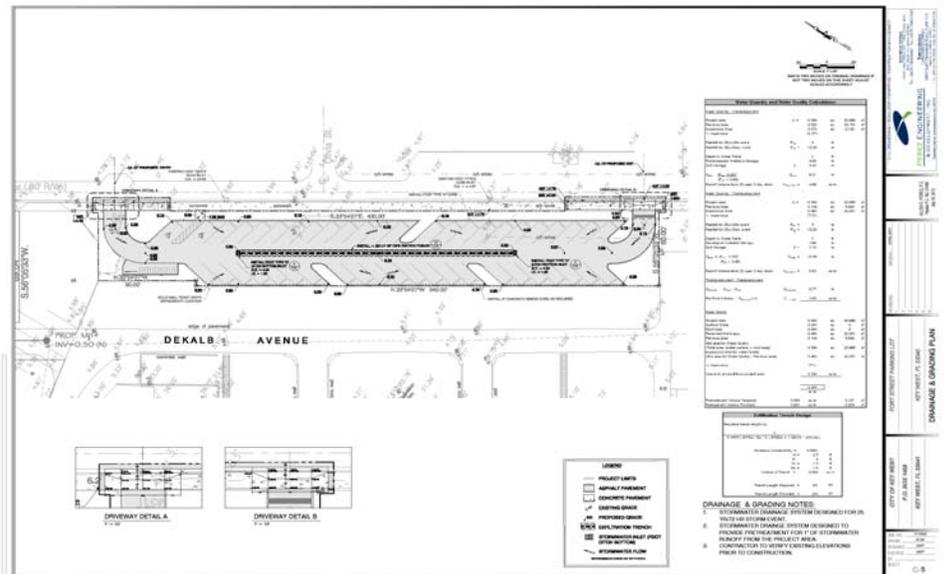
### Construction Cost:

\$350,000 Est.

**Scheduled to be advertised for construction in August.**

### Project Description:

The City is looking to construct a new parking lot along Fort Street adjacent to the Navy's Truman Annex property. The parking lot is proposed to be located at the foot of Olivia Street and shall provide approximately 60 parking spaces for cars and provide moped/bike parking as well. The main objective of this parking lot is to mitigate for lost on-street parking spaces within the neighborhood. The construction of the parking lot shall include landscaping and site lighting. This scope includes the services of a licensed landscape architect and a licensed electrical engineer for the preparation of landscape and site lighting plans.



## Caroline Street Improvements

### Client:

City of Key West  
Mr. Doug Bradshaw  
(305) 809-3792

### Design Fee:

\$302,755 (2011—Present)

### Construction Cost:

\$2,500,000 Est.

**This project is in the Preliminary Design Phase**

### Project Description:

Caroline Street and the surrounding area businesses contributed significantly to the City of Key West throughout the early to mid 1900's. This area was a bustling sea port and an economic engine for the City. During the last 30 years the area became run-down and Caroline Street and Trumbo Road have seen little infrastructure maintenance since. The road, sidewalks, stormwater, landscaping, and lighting are generally deteriorated and in need of rehabilitation or re-construction.

Community redevelopment investment in area businesses can be further sustained by providing a safe, clean, attractive and inviting corridor on Caroline Street and Trumbo Road. The historic nature of the area can be enhanced by making the area more walkable, calming traffic, improving road drainage, enhancing connectivity and parking throughout the area, and landscaping. A solid foundation is necessary to support the vision for the economic future of the area.



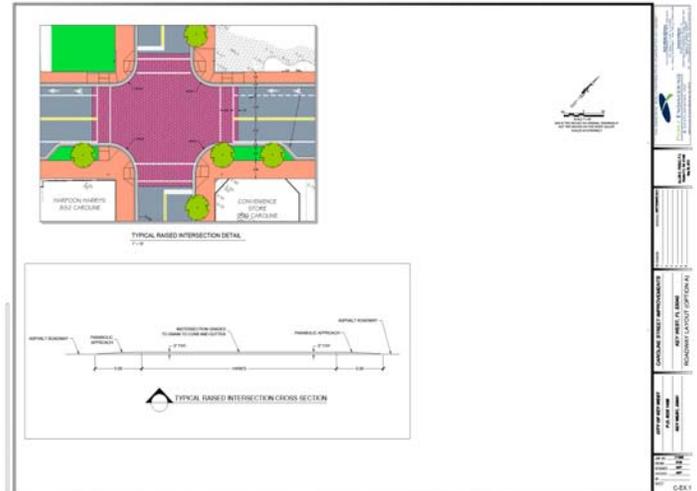
## Caroline Street Improvements

### Project Description Continued:

Caroline Street has a mix of residences and businesses; the businesses being in the area of lower elevation and greater flooding during storms and standing water after rains. Business operations and building structures are negatively impacted by vehicles splashing water on buildings and pedestrians. The road is in substandard condition due to a combination of inadequate maintenance and high groundwater which can completely infiltrate the entire base material at high tides. The deterioration and standing water make traveling by bicycle hazardous at best.

This project seeks to address many concepts listed in the Community Redevelopment Plan:

- Improve Infrastructure
- Recognition of Unique Community Characteristics
- Stimulate Public and Private Participation
- Address Parking and Traffic Congestion
- Innovative Development and Use of Open Space
- Promote Sustainable Community Redevelopment
- Support Community Redevelopment
- Emphasize a Safe and Clean Environment



## Truman Waterfront Conceptual Stormwater Master Plan

### Client:

City of Key West  
Mr. Doug Bradshaw  
(305) 809-3792

### Design Fee:

\$69,200 (2009—2010)

**This was a Master Plan; not a construction project.**

### Project Description:

The Truman Waterfront is a parcel of approximately 33 acres. The purpose of this project was to develop a conceptual master stormwater management plan based on the City's proposed development plan. This plan represented a comprehensive strategy to manage stormwater at the Truman Waterfront property and will required close coordination with the City's Planning Department, development "stake holders", and permitting authorities.

The project included site evaluation, data collection, hydrologic and hydraulic computer modeling, and the preparation of a detailed technical memorandum which discussed the following:

- ◆ Physical design constraints imposed by tides, and topography,
- ◆ Potential impacts to adjacent utilities and infrastructure,
- ◆ Regulatory permitting issues,
- ◆ Comprehensive strategy for managing stormwater runoff at the Truman Waterfront property,
- ◆ Conceptual pre and post development stormwater plans,
- ◆ Conclusions and recommendations,
- ◆ Engineering design criteria, and
- ◆ Engineering design data and assumptions.

LOCATION MAP  
Truman Waterfront



#### LEGEND

PROJECT BOUNDARY

TRUMAN ANNEX  
KEY WEST, FL 33020

SOURCE: MONROE COUNTY PROPERTY  
APPRAISER'S OFFICE, ADAPTED BY PEREZ  
ENGINEERING & DEVELOPMENT, INC.

PROJECT LOCATION



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## Horace O' Bryant Middle School

### Client:

Rick Z. Smith, Architect  
Mr. Rick Smith  
(813) 901-9663

### Design Fee:

\$77,800 (2009—2010)

### Contractor:

Coastal Construction  
Mr. Keith Sockaloski  
(305) 296-6808  
Project is currently under construction

### Construction Cost:

\$30 Million, Approx.

### Project Description:

Perez Engineering & Development, Inc. (PE&D) has provided certain professional services including site civil engineering, and permitting for a new Elementary/Middle School. The project is located in Key West, Florida. We were responsible for designing a stormwater management system to service a 5+ acre educational facility for the Monroe County School District. Drainage system design includes  $\pm$  1,500 linear feet of stormwater pipe, +50 stormwater structures, and a class V gravity injection well. Completed ICPR hydraulic modeling calculations, HYDRA Storm Sewer conveyance sizing calculations, and permitting through the SFWMD & FDEP.

We were also responsible for the design of the sanitary sewer collection system and potable water distribution system. These utilities were permitted through FDEP.



Horace O'Bryant School

Print #120729017  
Date: 07/23/12  
Lat/Lon: 24.5573 -81.7871  
Aerial Photography, Inc. 954-988-0484

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## United Street Improvements

### Client:

City of Key West  
Mr. Doug Bradshaw  
(305) 809-3972

### Design Fee:

\$46,175 (2009—2010)

### Contractor:

D. N. Higgins  
Mr. Paul Waters  
(305) 797-1019

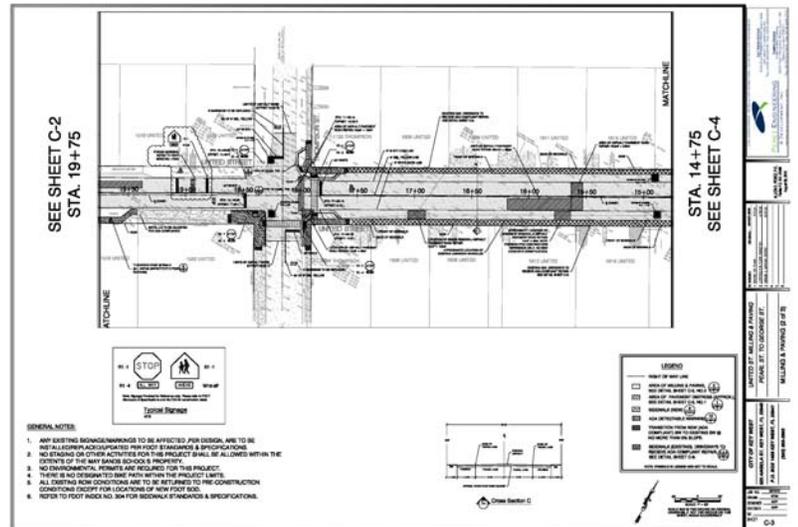
### Construction Cost:

\$477,000

### Project Description:

The United Street corridor is an important part of the City's transportation network. It is vital to traffic associated with HOB Middle School as well as emergency vehicles from the Fire and Police stations located on North Roosevelt Boulevard. The City was authorized to proceed with these improvements by FDOT through a Local Agency Program (LAP) contract. The project included asphalt milling, resurfacing, and striping on United Street between Pearl and George Street.

The project consisted of preliminary design, review and incorporation of applicable regulatory agency code and coordination with City staff on the design elements of the improvements. It also included completion of construction documents, all necessary utility company coordination and prepare a final set of bid documents to include bid tabs and specifications.



## 3.0 Relevant Project Experience

### 3.2 UTILITY ENGINEERING

The following is a brief list of some of our Utility Engineering Projects:

- ◆ East Front Street Drainage Improvements—City of Key West
- ◆ George Street Outfall—City of Key West
- ◆ Patricia and Ashby Emergency Outfall—City of Key West
- ◆ Stormwater Gravity Injection Wells Phase 5—City of Key West
- ◆ Stormwater Gravity Injection Wells Phase 4—City of Key West
- ◆ Stormwater Gravity Injection Wells Phase 2—City of Key West
- ◆ Stormwater Gravity Injection Wells Phase 1—City of Key West
- ◆ Deep Well at the Richard Heyman WWTP—City of Key West
- ◆ Deep Well Operational Permits—City of Key West
- ◆ Deep Well Mechanical Integrity Test—City of Key West
- ◆ Marathon Distribution Main—City of Marathon/FKAA
- ◆ Venture Out Water Main Improvements—Monroe County
- ◆ North Roosevelt Boulevard Force Main—City of Key West
- ◆ Water Storage Tank Replacement at NAS Key West—Boca Chica

A more detailed summary of the some of the above-mentioned projects are provided on the following pages.

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## Stormwater Gravity Injection Wells Phase 5

**Client:**

City of Key West  
Mr. Jay Gewin  
(305) 809-3902

**Design Fee:**

\$219,925 (2009—2010)

**Contractor:**

Charley Toppino and Sons, Inc.  
Mr. Frank Toppino  
(305) 296-5606

**Construction Cost:**

\$1,998,358

**Project Description:**

The City developed a Long Range Storm Water Utility Plan to address areas of local flooding, standing water (puddling), and flood control measures. The City has also adopted a Storm Water Utility Ordinance and Rate Structure to alleviate the cost of implementing new projects and maintaining storm water systems. The project included data collection, preliminary design, final design, permitting, bid services, and construction services for the construction of ten Class V gravity injection wells.



## Patricia and Ashby Emergency Stormwater Outfall

### Client:

City of Key West  
Mr. Jay Gewin  
(305) 809-3902

### Design Fee:

\$47,400 (2012—Present)  
Construction Phase Services

### Contractor:

Lanzo Construction, Inc.  
Mr. James Tilli  
(305) 296-5606

### Construction Cost:

\$1,485,580

### Project Description:

The project proposes improvements to the City of Key West, Florida drainage system to reduce flooding and pre-treat stormwater runoff. The project consists of the installation of an emergency generator with concrete platform, associated electrical, 30-inch outfall to the ocean, and all related work and appurtenances. Our scope of work consists of Construction Administration Services for the construction of the project. Our services include but are not limited to:

- ◆ Monitor performance of the Contractor.
- ◆ Determine test sites/locations, coordinate and supervise testing.
- ◆ Resolve minor construction problems.
- ◆ Maintain project records; materials installed and/or stored.
- ◆ Review and approve requests for payment to the Contractor.
- ◆ Maintain a project diary on a daily basis.



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## Deep Injection Well Operational Permit Renewal

**Client:**  
City of Key West  
Mr. Jay Gewin  
(305) 809-3902

**Design Fee:**  
\$36,550 (2009—2010)

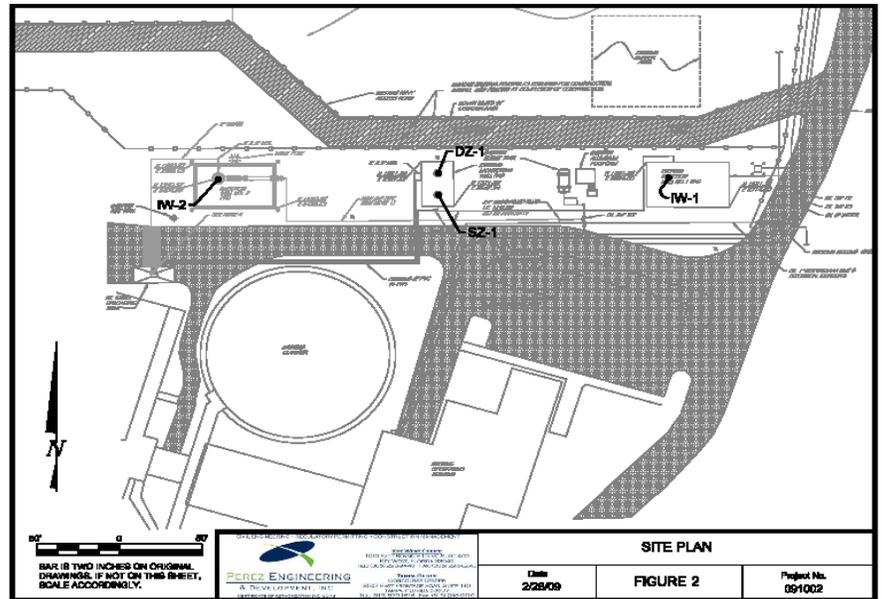
**Contractor:**  
N/A

**Construction Cost:**  
N/A

### Project Description:

The City utilizes two (2) deep injection wells for disposal of treated effluent from the Richard A. Heyman Environmental Protection Facility. The deep injection well system consists of 2 deep injection wells (IW-1 and IW-2) and associated monitoring wells. The Florida Department of Environmental Protection (FDEP) provides the option of grouping the two (2) deep injection wells onto one (1) operating permit if the owner chooses to do so. An operating permit must be renewed every 5 years.

Our scope of services required us to prepare the operating permit renewal application with all required supporting information and responses to any Requests for Information related to the permit application.





## East Front Street Stormwater Improvements

### Client:

City of Key West  
Mr. Jay Gewin  
(305) 809-3902

### Design Fee:

\$191,000 (2012)

### Contractor:

Currently in Preliminary Design Phase

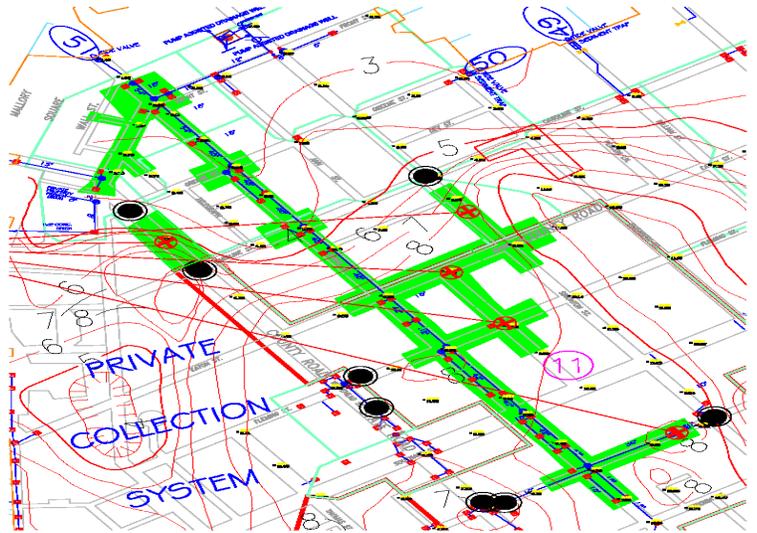
### Construction Cost:

\$2,400,000 (Est.)

### Project Description:

The City has also prepared a Storm Water Master Plan to identify and prioritize new storm water projects. The Storm Water Master Plan has identified the need for improvements to the East Front Street area and its contributing drainage basin areas. The City has been awarded a Hazard Mitigation Grant (FEMA Project 1539-47-R) for Phase I of this project. The Phase I deliverables include, but are not limited to the following:

- ◆ Engineer's plans that clearly show the pre and post effects of the proposed project.
- ◆ The plans shall depict the physical locations and elevations of the infrastructure and the FEMA Special Flood Hazard Areas.
- ◆ Publish public notices in a manner that anyone that may be affected or interested in this project has access to the posting and meet all required environmental laws and policies.
- ◆ Preparation of a detailed Benefit Cost Analysis.
- ◆ Provide FEMA a set of community approved, State reviewed construction plans (sealed) for review and comment.



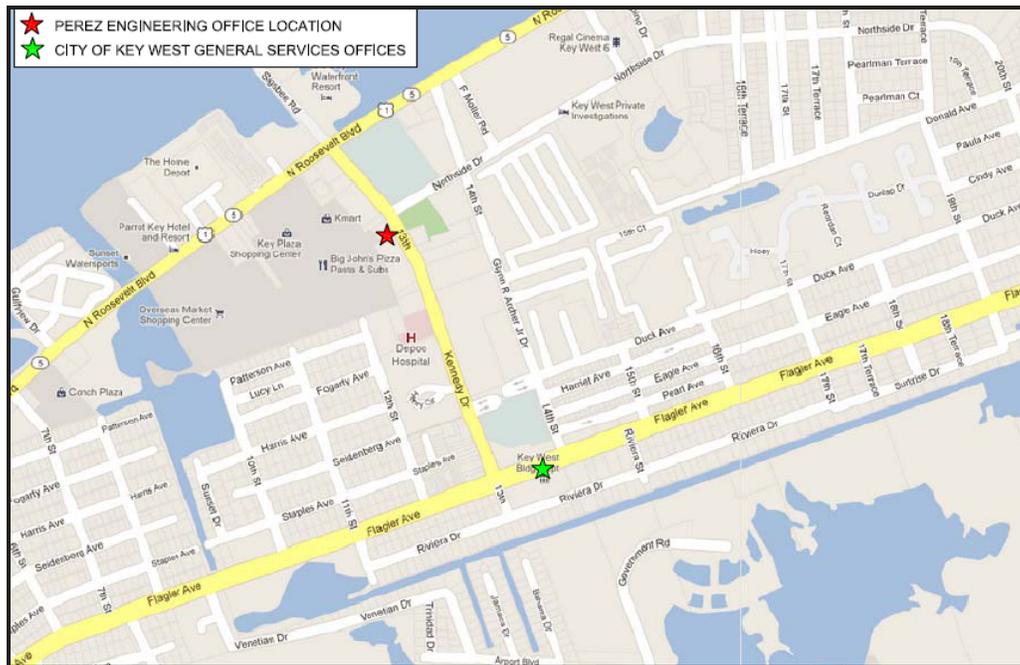
## 4.0 Office Location



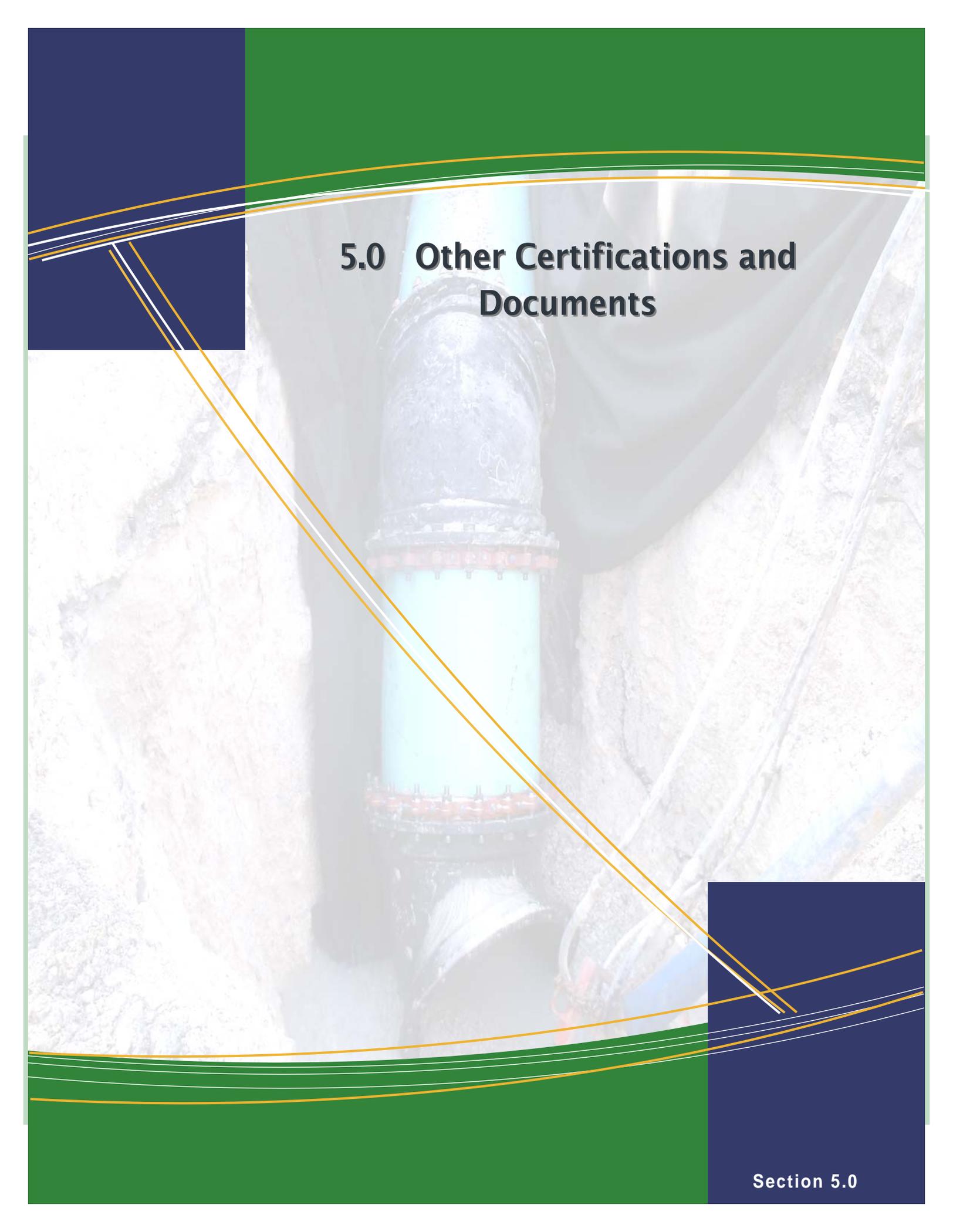
## 4.0 Office Location

### 4.0 OFFICE LOCATION

Perez Engineering & Development, Inc. has maintained an office in Key West for more than thirteen (13) years. We are located at 1010 Kennedy Drive, Suite 400, and the location of our office and commitment of our staff ensure easy accessibility of key team members to the City of Key West. Our proximity and state-of-the-art technology guarantee on-going communication...a key to success on continuing contracts of this magnitude.



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## 5.0 Other Certifications and Documents

## 5.0 Other Certifications and Documents

### 5.1 FGBC/LEED PROJECTS

Perez Engineering & Development, Inc. (**Perez**) has provided professional engineering services for numerous projects that have been Florida Green Building Coalition (FGBC) and/or LEED certified. The following is a brief summary of FGBC/LEED projects:

- ◆ Poinciana Royale—FGBC Platinum Certified
- ◆ Grassy Key Fire Station—FGBC Certified
- ◆ Stock Island Fire Station—FGBC Silver Certified
- ◆ Boy Scouts' Camp Sawyer—LEED Certified Silver
- ◆ City of Key West City Administration Building Complex—LEED Design
- ◆ City of Key West Fire Station No. 2—LEED Design

### 5.2 FDOT, DBE, AND LAP

Perez is qualified by FDOT to perform the following types of work:

- ◆ Group 3.1 Minor Highway Design
- ◆ Group 10.1 Roadway Construction Engineering Inspection

Perez is also classified as a Disadvantaged Business Enterprise (DBE) through the FDOT Unified Classification Program.

The following is a brief summary of LAP project experience:

- ◆ Gerald Adams/College Road Sidewalk Enhancement – FDOT/City of Key West LAP Project (FM 425851-1)
- ◆ Glynn Archer Drive/14<sup>th</sup> Street Roadway Construction – FDOT/City of Key West LAP Project (FM 420042-1-52-01)
- ◆ United Street Milling & Paving – FDOT/City of Key West LAP Project
- ◆ Flagler Avenue Improvements – FDOT/City of Key West LAP Project (FM 4213-78-1 & 4213-78-2).



### 5.3 OTHER DOCUMENTS

#### **Anti-Kickback Affidavit**

The completed Anti-Kickback Affidavit is included in the following pages.

#### **Public Entity Crimes Certification**

The completed Public Entity Crimes Certification is included in the following pages.

#### **Equal Benefits Affidavit**

The completed Equal Benefits for Domestic Partners Affidavit is included in the following pages.

#### **Licenses**

Copies of licenses are included in the following pages.

**ANTI-KICKBACK AFFIDAVIT**

STATE OF FLORIDA                    )  
  : SS  
COUNTY OF MONROE            )

I, the undersigned hereby duly sworn, depose and say that no portion of the sum herein bid will be paid to any employees of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

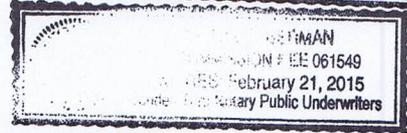
By: *[Signature]*

Sworn and subscribed before me this

27<sup>th</sup> day of JULY, 2012.

*[Signature]*  
NOTARY PUBLIC, State of Florida at Large

**Sheryl A. Berman**  
My Commission Expires: \_\_\_\_\_



**SWORN STATEMENT UNDER SECTION 287.133(3)(a)  
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

**THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICE AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted with Bid, Bid or Contract No. RFQ 12-005 for GENERAL ENGINEERING SERVICES

2. This sworn statement is submitted by PEREZ ENGINEERING & DEVELOPMENT, INC.  
(Name of entity submitting sworn statement)

whose business address is 1010 KENNEDY DRIVE, SUITE 400  
KEY WEST, FL, 33040 and (if applicable) its Federal  
Employer Identification Number (FEIN) is 65-0903931 (If the entity has no FEIN,  
include the Social Security Number of the individual signing this sworn statement.)

3. My name is ALLEN E. PEREZ and my relationship to  
(Please print name of individual signing)

the entity named above is PRESIDENT.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including but not limited to, any Bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means

1. A predecessor or successor of a person convicted of a public entity crime: or

2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(8), Florida Statutes, means any natural

person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Bids or applies to Bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)

There has been a proceeding concerning the conviction before a hearing of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate has not been put on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)

*[Signature]*  
(Signature)  
7/27/12  
(Date)

STATE OF FLORIDA

COUNTY OF MONROE

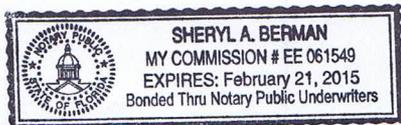
PERSONALLY APPEARED BEFORE ME, the undersigned authority,

ALLEN E PEREZ who, after first being sworn by me, affixed his/her signature in the  
(Name of individual signing)

space provided above on this 27th day of July, 2012

My commission expires:  
NOTARY PUBLIC

*[Signature]*  
Sheryl A. Berman





State of Florida  
Board of Professional Engineers



**Allen Emil Perez Jr., P.E.**

IS LICENSED AS A PROFESSIONAL ENGINEER UNDER CHAPTER 471, FLORIDA STATUTES  
EXPIRATION: 2/28/2013  
AUDIT NO: 228201323322

P.E. LIC. NO:  
51468

# State of Florida

Board of Professional Engineers



**Perez Engineering & Development, Inc.**

Is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.

## Certificate of Authorization

EXPIRATION: 2/28/2013

AUDIT NO: 228201302564

CA. LIC. NO:

8579

The image features a decorative background with a white central area. On the left, there is a dark blue vertical rectangle. On the right, there is a green vertical rectangle. Several wavy lines in shades of blue, green, and white flow across the page, connecting the blue and green areas. The text "Committed to Your Success!" is centered at the bottom in white.

**Committed to Your Success!**