Statement of Qualifications
Architectural Services:
Key West City Hall

Project # 13-001

mbi | k2m
ARCHITECTURE, INC.

1001 Whitehead Street
Key West, Florida 33040

305.292.7722 | www.mbi-k2m.com

Request for Qualifications for Architectural Services

Key West City Hall
Key West, Florida

QUALIFICATIONS PACKAGE

COPY

Submitted to:

City Clerk
City of Key West
3126 Flagler Avenue
Key West, Florida 33040

Submitted by:

mbi | k2m
ARCHITECTURE, INC.

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PROF. REG. NO. AA26001059

December 12, 2012

Mr. Doug Bradshaw
Senior Project Manager
City of Key West
3126 Flagler Avenue
Key West, Florida 33040

RE: Request for Qualifications for Key West City Hall

Dear Mr. Bradshaw

mbi | k2m Architecture, Inc. (mbi | k2m) is pleased to submit our qualifications proposal for the Key West City Hall at the Historic Glynn Archer School. We have reviewed the request for qualifications and provide a completed response, herein, to all requirements.

mbi | k2m has been located in Key West for over 20 years and is the largest architectural firm headquartered in the Keys with a staff of 32 persons. Over the years our firm has completed hundreds of projects in Key West for both public and private entities, including over those for the City of Key West. We are extremely proud of the long term professional relationship that we have enjoyed with the City of Key West, and hope to further build upon this relationship as your firm of choice for the design of the City Hall. It is our pleasure to work hand in hand with the City to build upon knowledge gained from the City Hall design we completed in 2009 for the project at Angela and Simonton Streets. Our experience on this and other recent projects allows us to a create a sustainable, flexible complex to meet current and future needs of the City while preserving a historic building, integrated into the fabric of Key West.

We bring to the table a Team comprised of local talent this is invested in the Key West community, with a range of experience in sustainability, historic preservation, office and government facilities, defensible design, and cost estimating. The firm has most recently worked with the City for development of a new fire station, Nelson English and Willie Ward Master Plan, Truman Waterfront redevelopment, and several projects through the TIF appropriations process.

Our staff size and consultant Team allows the firm to undertake projects of various size and complexity and to timely respond to requests by the City. We strive to utilize local talents in order to be the most efficient Team and ensure that tax payer money of Key West remains in Key West.

Thank you for reviewing our qualifications. Should there be any questions relative to our qualifications we are available to meet and discuss at a time and place convenient to you and we look forward to presenting to the City Commission in February. We value our past, current, and future relationship with the City, as a local firm.

Your consideration for our continued future association is greatly appreciated.

mbi | k2m Architecture, Inc.

Anthony D. Sarno, RA, NCARB, Project Manager

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COMPANY PROFILE

Firm Introduction

mbi | k2m
ARCHITECTURE, INC.

mbi | k2m Architecture, Inc. (mbi | k2m) is a high-growth entrepreneurial firm headquartered in Key West, Florida with additional offices in Southwest Florida, Ohio, North Carolina, and Washington DC. Our firm has been located in Key West for over 20 years and is the largest architectural firm in the Keys with a combined national staff of 32 professionals. We are proud to have a staff of extremely talented, dedicated and hard working professionals who are committed to our community and to the continued growth and success of our relationship with The City of Key West!

Mission

mbi | k2m is a recognized design firm dedicated to recognizing and developing the unique character of each project and creating innovative design solutions that respect our clients' sensibilities and budgets. Our service mission is to provide a quality project in a cost effective, timely fashion while building relationships based on trust and results. It is this steadfast focus that has made our company a successful practice. We have, and always will, serve our clients promptly and with great care. Most importantly, we practice Principal Oversight on all of our projects, meaning that one of our principals is involved in the design and assembly of each project and many times serve as the primary point of contact.

History

Our firm has a long history with the City of Key West. Our corporate headquarters, located on Whitehead Street, serves as a testament to the commitment our firm has to the Florida Keys. Michael Ingram, Director, has been an active member of the community having served on various boards over the past twenty-three years. Mr. Ingram and the team in Key West truly understand the contextual disciplines and history of the Keys. Along with Mr. Anthony D. Sarno and fellow employees within the Key West Office, mbi | k2m continues to play an active and longstanding role within the community. Our long term commitment to the City and the continuous involvement within the community stand to the testament stated by Scott C. Maloney, Owner, that "the mbi | k2m team will endeavor to serve the City to its greatest ability, whether as Principal of the firm or any of our 32 other staff members."

Contact Name, Number, and Email

Anthony D. Sarno, RA, NCARB
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asarno@mbi-k2m.com

Specialized Architectural Services

In order to represent our experience with all components of this Request for Qualifications we have crafted this outline describing our background relative to the qualifications, qualifications criteria, and scope of work for this RFQ. This is a sample of our experience based upon the projects included within Relevant Experience section.

Multi-use office, government, and public buildings

The mbi | k2m Team has designed dozens of projects in Key West including office, governmental, and public. In addition to our company headquarters at 1001 Whitehead, we have designed multiple commercial spaces including the current 313 Margaret Street office conversion in Key West and a plethora of commercial spaces across the United States. Our governmental design experience in the Keys includes five (5) projects with the City, over (25) projects with Monroe County as their continuing service architect, four (4) projects for the Key West International Airport, and multiple projects for the Navy in Key West.

Historic Preservation and Restoration

The entire mbi | k2m team has a solid understanding of the importance and processes involved with Historic Preservation and Restoration. Our ambassador for the City of Key West is Mr. Michael Ingram. Over the past twenty years we have received dozens of awards for historic preservation and appropriateness in Old Town. Projects include our corporate headquarters at 1001 Whitehead Street, Key West Steam Plant, and several private residences; all of which are representative examples of our preservation / restoration strength.

Adaption and conversion of historic office, municipal, educational, or cultural structures to new

Over 90% of mbi | k2m's commissions have been the renovation / repurposing of existing facilities that no longer fulfill the needs and expectations of those who use them or otherwise require renovation due to deferred maintenance. Our team is comprised of design professionals that understand the constraints of older buildings and are skilled at finding innovative approaches that breathe new life to these buildings through infrastructure upgrades, structural improvements, building envelope integrity, interiors, life safety systems, engineering, and specialty systems, allowing many more years of productive service. Recent rehabilitation projects include the Navy Hospital, Key West International Airport Customs Terminal, and Fury Corporate Offices.

Defensible / Safe Space Design

Designing of public facilities must always take into account the many uses and those that will occupy the building to ensure safety of everyone and minimize maintenance due to vandalism. Our Team, with our vast experience in correctional and federal facilities brings forward a design approach that marries quality design with safety, security, and durability.

Ecological and Environmental Design in accordance with section 255.2575(2) Florida Statues (Green Buildings / Construction)

The mbi | k2m Team is committed to the effective use of materials, conservation of energy, and the promotion of sustainability through a cost conscience approach to the design and construction of every project. From the initial planning stages of site selection and material analysis to "greening" building interiors, we work diligently to provide critical information and effective solutions at each stage. Representative examples include multiple projects at MacDill AFB, NAVFAC projects at Trumbo and Truman Annex, the City Administration Building, and the current Fire Station #2 at Angela Street.

Cost estimating for conversion of historical structures of similar size and scope

Controlling costs on a publicly funded project is vital to its success and a challenge with working in an existing historic structure. Our Team is comprised of several experienced cost estimators integrated into the construction industry on a daily basis. Their expertise in construction in the South Florida and Keys market and being integrated into the design phases of the project will allow the Team to monitor costs throughout the project to ensure design decisions align with the budget for the project.

Past work experience with emphasis on work that involves rehabilitation, adaptation, and conversion of historic structures to new uses

As identified in our Relevant Experience section, our Team is experienced with adaption of historic buildings to suit the current needs of the owner. Conversion of an historic 1920's school to a City Hall meeting all of today's code, accessibility, and technology requirements will be a design challenge. We are knowledgeable and excited to undertake this task.

Specialized experience and technical competence of the firm in the discipline of architecture and the experience and technical competence of the required subconsultants

Our Team has many years of experience producing quality cost effective projects for a varied group of Clients. Our continued work with NASA, Monroe County, NAVFAC, and MacDill Air Force Base speaks to our ability to provide clear and concise documents for execution by the contractor.

Professional qualifications of staff personnel - the firm must have a registered Professional Architect on staff and be certified to perform Architectural Services with the State of Florida at the time of RFQ submission

The Project Manager Anthony D. Sarno and lead designers Michael B. Ingram and Thomas Pope are registered architects in the State of Florida. Additionally, the key personal from each consultant is a registered professional in their respective field.

Capacity of assigned and identified staff to accomplish work

The demands of a client are fluid and need to be reacted to as the needs change over the course of a project. The ability to react is dependent on additional resources that are available on staff. mbi | k2m will deliver a team of design professionals ready to meet the project needs. "We would rather let potential clients go than let them down". As such we do not accept work that would stretch our staff beyond an efficiency rate of about 85%. We currently have volume in the office that has our staff at about 78% efficiency and thus have capacity to service the City for this project.

Ability to perform the services expeditiously at the request of the CITY - location and reasonable timeframe will be a factor in overall evaluation

Due to our location in Key West we can respond quickly to meet with the City or be on site within a short period of time. As noted previously, our Firm capacity and expansive Team allow us to complete projects expeditiously as may be required. Working with our local hospitality Clients, responding quickly and completing projects on tight schedules is required in order to minimize their downtime. We bring this experience with us for the City of Key West.

LEED accredited staff professionals

As noted in our statement on sustainability our Team is committed to green design with more than 70% of our staff LEED Accredited Professionals.

Design of a new City Hall within the existing Glynn Archer School structure

While the location and exterior shell of the City Hall has changed, the program and needs of the City remain consistent. Our Team brings forward the design principles and knowledge of each department of the City from the City Administration Building project to design a new City Hall which meets current needs and is adaptable for the future. Working within an existing structure is an exciting challenge that we wish to undertake. The best design solutions come from projects that have restraints, causing the design Team to work together on the solutions.

Bid and proposal development services

As an approved general and utility engineering consultant for the City of Key West, the addition of AMEC to our Team brings a consultant with solid experience in bid and proposal development within the City of Key West. They will continue to serve the City as part of our team.

Permitting assistance

With more than 20 years of experience in Key West, mbi | k2m has a proven track record of receiving favorable reviews and approvals from the various City Boards and Commissions, including HARC, Planning Board, and the City Commission.

Design of site amenities, landscape, and interior of buildings

Our design Team is staffed with experienced designers for both site and landscape as well as interiors. The site design landscape will incorporate native species and sustainable principles and provide areas for public gathering, both by employees of the City and visitors. Access to the site from the adjacent neighborhood streets will require in depth analysis of traffic and pedestrian patterns to minimize impact to the area.

In designing the interior of the new City Hall, we will incorporate the existing historical elements including medallions within the existing entrance, murals in the auditorium, and integrate the existing stage and seating areas in so far as possible with the updated code compliant assembly hall. Flexibility is paramount to allow the City Hall to remain current and efficient now and for 50 years. We will explore using wall and furniture systems that accommodate this flexibility with minimal reconfiguration costs.

Conduct public awareness and input strategies

As a regular part of the mbi | k2m design process on public projects we routinely conduct and participate in public meetings and input strategies. Many times the input of key stakeholders in the community impact the design and development of the public spaces we create. Representative projects include Nelson English / Willy Ward Park, Truman Waterfront Redevelopment, and the Fire Station #2. We have created innovative online surveys, presented at public forums, hosted committees, and conducted public workshops.

Preparation of reports, schedules, cost estimates, green construction certifications, maintenance schedules and manuals and other information needed or request by the CITY in considering development and maintenance strategies of the design

Planning, budgeting and forecasting are vital processes for almost all organizations. Understanding past performance and translating that insight into strategic goals, which align with the City, is key to maximizing the efficient expenditure of public money. We align the strategic goals to our budget forecasts to make sure the monies are being spent as wisely as possible, including equipment expenditures, capital improvements to our physical assets, technology upgrades, and training. Our

conditions assessors can establish deferred maintenance schedules based on prioritization scales established by the City. We do this for multiple federal, state, and local agencies across the country. Taken together, a total picture is established, relative to considerations, during design and operational best practices post construction. The mbi | k2m team has performed (2) LEED Existing Building studies that focus exactly on these items for Bank of America and Hyatt.

Contract / Construction oversight and closeout

We will provide comprehensive construction administration services such as reviewing shop drawings and samples, process change orders, conduct field visits, reviewing Certificates for Payments, and reviewing the construction schedule. Upon completion of the project we will assist the Owner to close out the construction phase by assembling Operation and Maintenance manuals, final payment applications, completing "punch lists", and contractual closeout. Finally, follow-ups are performed with the client during the warranty period assuring materials and equipment are functioning as designed.

Consultant Profiles

AMEC

AMEC (London Stock Exchange: AMEC) is a global engineering consulting organization that specializes in delivering projects to clients. We are one of the largest engineering consulting firms with more than 27,000 employees around the world, and more than 11,000 in North America. The company was founded in 1953 and has steadily grown and geographically expanded. AMEC Environment & Infrastructure, Inc (AMEC) is one of three divisions of AMEC and has over 200 offices and 8,000 employees worldwide. Their local office is located at 3142 Boog Powell Ct., Key West, Florida.

AMEC offers depth and breadth of capabilities employing professional civil and environmental engineers, scientists, archeologists, geologists, biologists, environmental planners, and other specialists. Our specialists provide consulting services to public and private sector clients, and often in long-term relationships.

AMEC Asset Management Group offers expertise in the primary areas of – facility asset management, civil engineering, facilities environmental engineering (asbestos, lead-based paint, hazardous materials inspections, and IAQ services), BIM and GIS services, space utilization surveys, energy audits, ADA surveys, construction testing and materials engineering support.

AMEC - Our Florida Experience

With an office located in the Florida Keys since 2004, AMEC (formerly known as MACTEC Engineering & Consulting, Inc.) has developed a Florida Keys Team that combines strong leadership, experienced project management, team organization, and continuity as the hallmark to successful delivery of services. Throughout Monroe County, AMEC has completed many projects with other public agencies including: City of Key West, Monroe County, The Village of Islamorada, City Electric Systems, Florida Department of Transportation – (FDOT District 6) and LAP Projects with the Florida Department of Environmental Protection – (FDEP Greenways and Trails). Our management performance record for these agencies is reflected by the fact that we have been re-selected for additional contract terms on several of the above contracts.

Elizabeth Newland Landscape Architecture, LLC

Elizabeth Newland Landscape Architecture, LLC is a South Florida based licensed landscape architecture firm that has been in business since 2010. The firm's principal, Elizabeth Newland, is a licensed landscape architect, LEED AP and has worked in Key West and the Florida Keys since 1988 in landscape architecture and real estate development fields. Since the inception of the firm Elizabeth has completed design projects for both the City of Key West and the City of Marathon. As Vice President of the Singh Company Elizabeth was responsible for site planning, local and regulatory permitting, management of engineering and architecture consultants, landscape architectural design and construction management for Truman Annex, Key West Golf Club, Roosevelt Annex and Parrot Key in Key West and Village at Hawks Cay, Tranquility Bay,

Indigo Reef, Coral Lagoon, the Boat House and Grace Jones Community Center in Marathon. Each of these highly complex real estate development project required expertise in:

- Master Planning and Site Design
- Streetscape Design
- Hardscape and Landscape Design
- Signage and Way Finding
- Bicycle and Pedestrian Planning
- Ecological and Environmental Planning
- Waterfront Parks
- Landscape Construction Oversight

TLC Engineering for Architecture

TLC is consistently ranked as one of the largest MEP and structural engineering firms in the country and has a strong track record of successfully delivering projects with sustainability goals. Since 1955, our clients have counted on us to solve their engineering challenges, while working within their budgets and schedules. With corporate headquarters in Orlando, TLC also has offices in Cocoa, Dallas, Miami, Ft. Myers, Deerfield Beach, Tampa, Tallahassee, Jacksonville, Nashville and Chattanooga. Our 300+ person staff includes 84 PE's, 22 EI's, 90 LEED Accredited Professionals, 34 ACG Registered Commissioning Authorities, along with Building Energy Modeling Professionals, Healthcare Facility Design Professionals, Certified Indoor Air Qualified Professional, Certified Plumbing Designers, RCDDs, CPTED-certified professionals, Certified Technology Specialists, Certified Energy Managers, Lighting Certified Engineers and specialists in Direct Digital Controls and BACNET Building Energy Management. We've provided engineering services for buildings in 46 states including Alaska and Hawaii, plus several foreign countries.

MEP Services – Our expertise includes central plants, utility distribution, sustainable design, indoor air quality, and code compliance and enables us to produce comprehensive master plans, feasibility studies, renovations, and new facility designs. Our portfolio includes pre-conditioned air, thermal energy storage, LEED®-compliant sustainable building systems, low temperature air distribution, computer power distribution, heat pipe and desiccant systems for humidity control and the latest technology in lighting, controls, and air filtering systems.

Structural Services – Innovative use of state-of-the-art software and high-tech tools enables us to produce tailor-made structural solutions that are as creative as they are functional. Expertise includes structural analysis and design, 3-D computer modeling, structural system evaluation, building and threshold inspections, and existing building evaluations and investigations. With solid experience in high-rise and long-span buildings, historical renovations, commuter rail projects and forensic analysis, we set the standard for structural engineering.

Communications & Technology – Our professionals are adept at designing electronic systems for a wide variety of clientele. Using the latest software and tools we produce cutting-edge designs that support each client's unique operation. Every design is crafted to allow flexibility for growth and change. Specialized applications include integrated security; audio/visual presentation; voice/video/data distribution; public address/sound; intercom; closed circuit television; broadband distribution and video telepresence.

Computer and BIM Applications – TLC has been an early adapter and leader into the BIM world of MEP and structural engineering. The firm has over eight years of experience using building information modeling in both MEP and structural disciplines and has made a significant investment in BIM technology. Our evolution has been in lockstep with the software industry's progress to provide a tool that can support both design and production capabilities. Original BIM work was in Autodesk ABS (Automated Building Systems), later called MEP 2008; Revit standardization for MEP design is essential in handling the robust requirements of our projects. Our structural group has the same historical depth in modeling, and has been using Revit Structure for several years. In concert with our architectural clients, contractor colleagues and building owners, TLC as made significant progress in recognizing the team advantages of BIM. As the

industry has evolved, we have gained interoperability experience in coordinating our models via Navisworks, leveraging third party software to enhance efficiency and using the new delivery processes embraced in integrated project delivery (IPD) to gain constructability and real-time cost input into our design decisions.

Sustainable Design – TLC has LEED-Accredited Professionals and ACG-Certified Commissioning Authorities in all of our offices. More than 30% of our staff is LEED accredited. Our portfolio includes 194 LEED Certified projects totaling more than 20 million square feet of certified sustainable space. We were among the first MEP firms to commit to the 2030 Challenge and are delivering on that commitment through education, an even greater focus on sustainable design and constant review of how we live at work.

Perez Engineering & Development, Inc. (PE&D)

Perez Engineering & Development, Inc., (PE&D) is a professional engineering consulting firm. PE&D provides 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. To ensure technical adequacy of all our work, various types of review mechanisms have been established. The result is systematic approach to ensure the following:

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

The following is a brief summary of some of our professional services:

ENGINEERING

- Site plan development
- Site characterization and remediation
- Design of storm water management systems
- Design of potable water systems
- Design of gravity and vacuum sanitary sewer systems
- Roadway design
- Preparation of construction drawings and details
- Preparation of construction specifications and contract documents
- Construction cost estimates
- Value engineering and QA/QC reviews
- Construction Phase Inspection Services

REGULATORY APPROVALS AND COORDINATION

- Storm water permitting through several Water Management Districts
- Utilities permitting through the Florida Department of Environmental Protection (FDEP)
- Environmental permitting through the Army Corps of Engineers and FDEP
- NPDES permitting through Environmental Protection Agency

CONSTRUCTION SERVICES

- 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 records drawings and certify construction completion

PE&D 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 performance on past and current contracts confirms our ability to meet both schedule and budget requirements with a strong emphasis on quality.

PE&D 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 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
- Monroe County Housing Authority General Engineering Services
- Key West Housing Authority General Engineering Services
- Monroe County School Board
- Key Largo Wastewater District

TKW Consulting Engineers, Inc.

Since its inception in 1989, TKW has provided quality consulting engineering services for government and private development. TKW professionals specialize in structural, civil and environmental engineering, as well as survey and mapping and services. With over 20 employees, including nine registered professional engineers and surveyors, TKW services clients throughout the state and the US from its corporate offices in Fort Myers. With a passion for quality and high ethical standards, the company has grown steadily, building success on the belief that every client deserves exceptional service.

The **structural engineering** team at TKW delivers innovative and economical solutions to architects, owners, and builders. Our structural engineering practice focuses on the design of hurricane-resistant municipal, institutional, residential and commercial structures and the investigation and evaluation of distressed buildings. In addition, TKW offers threshold inspection services, peer reviews, value engineering, expert witness testimony, condition assessments, and feasibility studies. Our experienced

engineers and designers utilize Revit and BIM 3D modeling and are proficient with all types of structures and building materials.

A summary of our professional services and expertise include:

Reinforced Concrete	Structural Steel	Threshold Inspections
Post-Tensioned Concrete	Concrete Tilt Panel	Masonry / Wood Design
Hurricane-Resistant Design	Seismic Design	High-Rise Construction

TKW is a woman-owned business enterprise, certified by the State of Florida and many local government entities throughout Florida as a woman-owned/minority and disadvantaged business enterprise (W/M/SBE).

Thomas E. Pope, PA

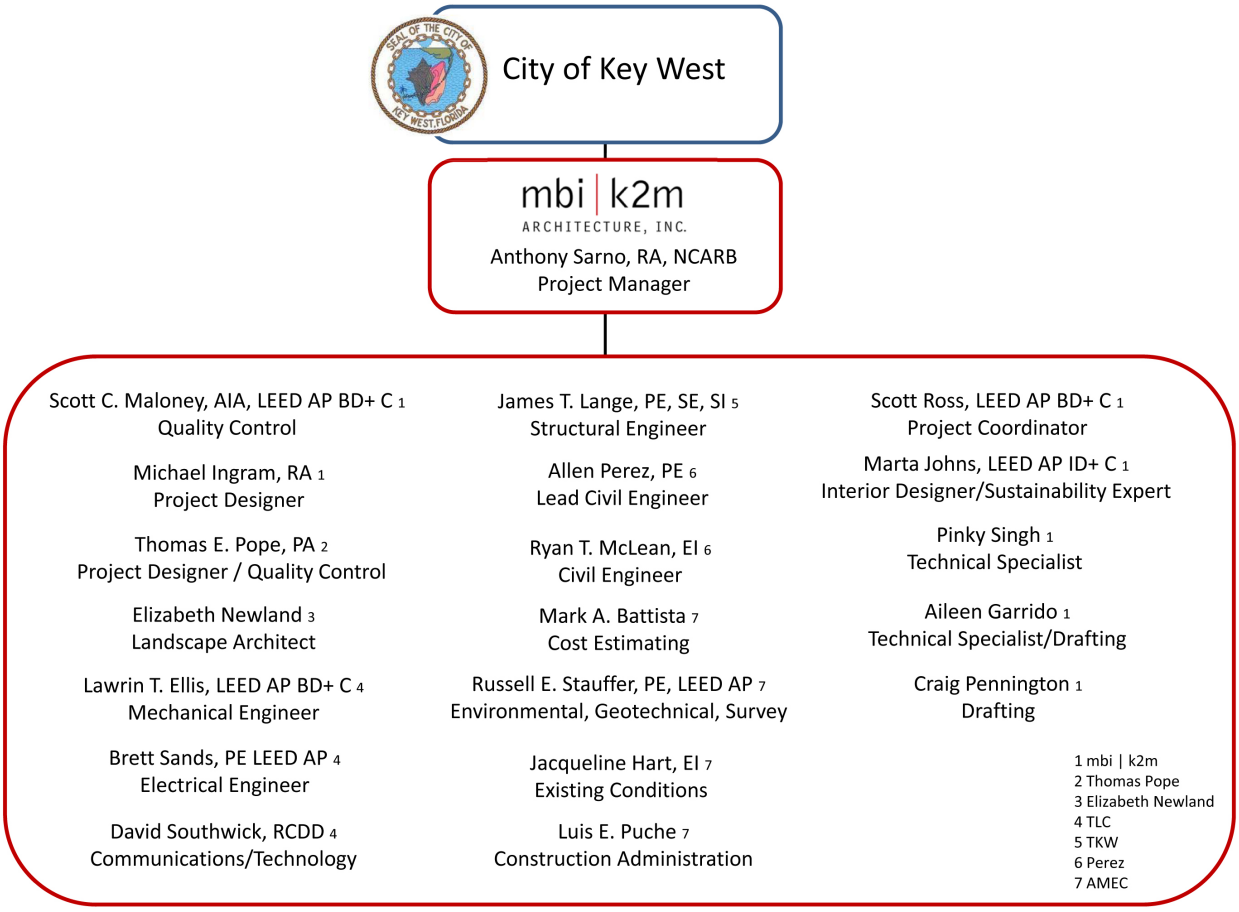
Thomas E. Pope, P.A. is a registered Florida Architectural Firm specializing in residential and commercial architecture, historic restoration, renovation, and planning. The firm has designed and supervised the restoration and renovation of numerous historic homes and commercial buildings through its professional history of over 38 years in Key West, the eastern coast of the US and the Caribbean. Projects in Key West include 730 Southard Street, 620 Southard Street, Peggy Mills Garden Mansion, The Fleming Street Houses owned by composer Jerry Herman, the Von Phister House, 1st Union Bank, Clinton Square Market, numerous hotels, restaurants and many other residences.

The firm has experience in both historic renovation and remodeling as well as new construction. Additionally, the firm has great experience with space planning in existing buildings and the design of compatible additions or structures in the historic area.

Presently the firm has a staff of four. Gavin Scarbrough is a graduate from University of Florida with a Master of Architecture. Edward McIntyre currently consults with our firm and is a registered Architect with a Master of Arts in Architecture Structural Design. Mark Moehring is a graduate from Clemson University with a Master of Architecture. Holly Booton is a graduate from University of Florida with a Bachelor of Landscape Architecture.

Organizational Chart

The City of Key West will be provided a single point of contact, which will be the Project Manager. Having a single, consistent point of contact throughout the project provides consistency for the City and our design team. Below is the proposed organization chart for this RFQ response.



Firm Staff

The Project Team, as shown in the attached resumes, is comprised of Registered Architects, Licensed Interior Designers, LEED Accredited Professionals, Construction Administrators, Project Managers, Cost Estimators, and Engineers. Our team is highly experienced in designing, renovating, and expanding public and municipal facilities. We provide strong project leadership, practiced with governmental agencies, and have the willingness to learn and understand our clients' needs. The average number of years of experience on our team is over 20 years.

Please refer to the resumes supplied for detailed experience of specific individuals who will be dedicated to the City of Key West. The table below summarizes the proposed project team, their registrations/designations and number of years of experience.

Staff Member	Years of Experience Highest Degree Certifications/Registrations	Role on Key West City Hall	Multi-use Office, Government & Public Buildings	Historic Preservation and Restoration	Adaptation & Conversion of Historic Office, Municipal, Educational	Defensible/Safe Space Design	Ecological and Environmental Design	Cost Estimating
Anthony Sarno, RA	10, BArch, RA, NCARB	Project Manager	X	X	X	X	X	X
Scott Maloney, AIA, LEED AP BD+C	18, BArch, RA, NCARB, LEED AP BD+ C	Quality Control	X	X	X	X	X	X
Michael Ingram, RA	44, BArch, MA, RA	Project Designer	X	X	X	X	X	X
Thomas E. Pope, PA	38, BArch, NCARB	Project Designer/QC	X	X	X	X	X	X
Elizabeth Newland, LEED AP	20, BALA, Reg. LA, LEED AP	Landscape Architect	X	X	X	X	X	X
Lawrin T. Ellis, PE, LEED AP BD+C, CxA	20, BS, MEng, M of MEng, LEED AP BD+C, CxA	Mechanical Engineer	X	X	X	X	X	X
Brett L. Sands, PE, LEED AP	30, BS, LEED AP	Electrical Engineer	X	X	X	X	X	X
David D. Southwick, RCDD	32, Assoc., RCDD	Communications / Technology	X	X	X	X	X	X
James T. Lange, PE, SE, SI	38, BS CE, M of CE, PE, SI, SE	Structural Engineer	X	X	X	X	X	X
Allen Perez, PE	20, BS CE, M of CE, PE	Lead Civil Engineer	X	X	X	X	X	X
Ryan T. McLean, EI	5, BS/CE, EI	Civil Engineer	X	X	X	X	X	X
Mark A. Battista	24, BS Arch, BS	Cost Estimating	X	X	X	X	X	X
Russell E. Stauffer, PE, LEED AP	37, BS CEng, MBA, PE, LEED AP	Environmental, Geotechnical, Survey	X	X	X	X	X	X
Jacqueline Hart, EI	23, BS CEng, EI	Existing Conditions	X	X	X	X	X	X
Luis E. Puche	22, BSArch	Construction Administration	X	X	X	X	X	X
Scott Ross, LEED AP BD+C	7, BArch, BS Arch, LEED AP BD+C	Project Coordinator	X	X	X	X	X	X
Marta Ralston, LEED AP ID+C	8, BA, NCIDQ, LEED AP	Interior Designer/ Sustainability Expert	X	X	X	X	X	X
Pinky Singh	15, BArch, M of Arch, NCARB, IIA	Technical Specialist	X	X	X	X	X	X
Aileen Garrido	2, BArch	Drafting	X	X	X	X	X	X
Craig Pennington	26, BS	Conditions Assessment	X	X	X	X	X	X

Resumes

Anthony Sarno, RA, NCARB
Project Manager

Mr. Sarno is dedicated to producing high design projects on time and within budget. His strength is in his ability to manage large-scale projects, including both renovations and new construction. He also works on small office build-outs for corporate clients and various projects for local and state government entities. In addition to his design work, he is highly experienced at completing existing conditions surveys and report writing for compliance with current building codes and ADA guidelines.

As the Project Manager, Mr. Sarno will work with the project team to develop a facility that will exceed the expectations of the City. He will work with project stakeholders to establish the project schedule, program, key considerations, and an understanding of all interested parties. Mr. Sarno will also serve as a direct communicator with the City and be the primary contracting authority.

Mr. Sarno leads the project team to implement design ideas and prepares projects for construction. In addition, he continues to investigate green building issues in order to become increasingly conscious of the best ways to combine the built and natural environments.

As a resident of Key West, Mr. Sarno plays an active role in the community. He is involved with the Lighting Taskforce Committee, which works directly with the City Commission and City Administration dealing with street lighting issues. He is also the President of the Key West Parrot Head Club for which he has dedicated countless hours to the growth and support of the organization. As part of the Club's commitment to the City, they conduct charity fundraisers and community service events.

EDUCATION
Kent State University, Bachelor of Science
Kent State University, Bachelor of Architecture

REGISTRATIONS
Registered Architect in OH, FL
National Council of Architectural Registration Boards

HIGHLIGHTED PROJECT EXPERIENCE

Government
Key West City Administration Complex
Key West Fire Station
Key West International Airport Customs Terminal
Monroe County Public Works Facility
Monroe County Continuing Services Contract
Veteran's Park Design and Reconstruction
Monroe County Library, Key West Branch
Monroe County Plantation Key Fuel Facility
Monroe County Key Largo Fuel Facility
Monroe County Courthouse, Marathon
Joe London Fire Training Facility Renovation
Whitehead Street Jail Renovations
Monroe County Jail Renovations
Big Pine Key Park Redevelopment
Key West Nelson English / Willie Ward Park Enhancement
Monroe Country ADA Assessments County-Wide Facilities & County Court System Facilities
Truman Waterfront Redevelopment
MacDill AFB
NAVFAC Key West

Commercial
Keys Federal Credit Union (Stock Island)
First State Bank Branches
St. James First Missionary Baptist Church
313 Margaret Street Office Conversion

Hospitality
Southernmost Hotel Collection
Pier House
Coral Tree Inn

Residential
Key West Steam Plant Condominiums
Habitat for Humanity
Private Residences

Scott C. Maloney, AIA, NCARB, LEED AP
Quality Control

Scott C. Maloney, President of mbi | k2m Architecture, is a LEED® Accredited Professional with a Bachelors Degree in Architecture and nearly 20 years of architectural design and project management experience.

As Quality Control, Mr. Maloney will be in charge of quality for the entire project process ensuring the highest quality and complete deliverable possible. Mr. Maloney will focus his vast talents and knowledge of the City for this contract.

Mr. Maloney has a broad-range of design experience in a multitude of industries, including, government, institutional, commercial, office, hospitality and residential, with a special interest in federal contracting and criminal justice projects. Mr. Maloney spearheads our Continuing Service Contract work representing many public agencies throughout the United States as a Principal In Charge. His strengths include architecture, master planning and feasibility studies, facility conditions assessments, programming and preliminary design services, and client relationships for complex projects.

Mr. Maloney is an active member of the Entrepreneurs' Organization – an elite global community of business owners, all of whom run companies that exceed $1M in revenue. Mr. Maloney holds dual positions as President of the Cleveland EO chapter and Regional Chair for the global organization. He has also been an active board member and past president of NAIOP (formerly National Association of Industrial and Office Properties) - the nation's leading trade association for developers, owners, investors, and other professionals in industrial, office and mixed-use commercial real estate.

EDUCATION
Kent State University, Bachelor of Science
Kent State University, Bachelor of Architecture

REGISTRATIONS
Registered Architect in 45 states including FL
National Council of Architectural Registration Boards (NCARB)
LEED® Accredited Professional with the US Green Building Council

HIGHLIGHTED PROJECT EXPERIENCE

Institutional
FKAA Central Warehouse
FKAA Thomas Street Service Center
Key West Housing Authority Community Center
Keys Federal Credit Union HQ Facility

Government
City Administration Complex
Big Pine Key Park Redevelopment
Higgs Beach Pier Reconstruction
Veteran's Park Design and Reconstruction
Joe London Fire Training Facility Renovation
Key West International Airport – PV Study
KWIA – Custom Terminal Renovation
Monroe County Detention Center
Monroe County Library - Key West Branch
Monroe County Jail - Crime Lab Renovation
Monroe County Public Works Facility
Monroe County Continuing Services Contract
Monroe County ADA Assessments
Navy IDIQ MINI MACC Key West
MacDill AFB IDIQ
GSA Florida IDIQ
NASA HQ
NASA GRC
Collier County Florida
Lake County Jail Study
Seneca County Jail Study

Private
Hospice of the Western Reserve
BrandMuscle
Northwestern Mutual
Sequoia Financial
DDR Corp

Michael Ingram, RA
Project Designer

With over 40 years of experience, Michael Ingram has provided architectural and master planning design services for a diverse group of private and public clients with a focus in the Florida Keys since 1991. He has created design solutions that are a synthesis of analysis, economy, environmental responsibility, cultural awareness, and the sensitivities to the Florida Keys. His commitment to successfully achieving strong vision distinguishes his work. He truly understands the contextual requirements and history of the Keys having participated in several projects within Key West and Monroe County. He has also been recognized yearly for preserving the historic fabric of the City of Key West for the past 20 years.

Mr. Ingram will be a project designer for the City Hall Facility. He will work with the team to develop a facility that meets all the needs of the City. His responsibility will be in designing a space within an historic context that is sensitive to the needs of the City and Key West, incorporating sustainable design principles and cutting edge technology. He will share his historical knowledge of the Florida Keys with the entire project team.

A key aspect of his interest and talent is in planning and design approaches when assisting communities, institutions and developers to redefine properties. He has developed a keen ability for sensible and viable repositioning of sites. He specializes in working with community and local authorities through presentations, project approvals, reviews, and all other procedures. As an effective communicator, he has developed the ability to convey complex solutions in a clear and simple way in order to gain consensus and approval of projects.

Mr. Ingram has participated on multiple committees charged with reviewing the viability of projects. These committees range from the Key West Planning Commission to serving as a multi-term President for the Monroe County Tourist Development Council. In these positions he has become aware of the challenges and complexities that are associated with the development of all project types. He has been instrumental in shaping policy through his interactions with various governing bodies.

Mr. Ingram will work with the design team, expanding upon our team's significant experience together.

EDUCATION
Cornell, Bachelor of Architecture

REGISTRATIONS
Registered Architect in Florida, New Hampshire, and Ohio

HIGHLIGHTED PROJECT EXPERIENCE

Government
Key West AIDS Memorial
Key West Housing Authority Projects
Key West City Administration Campus
Monroe County Public Works Facility
Monroe County Continuing Services Contract
Monroe County Library, Key West Branch
Monroe County Plantation Key Fuel Facility
Monroe County Key Largo Fuel Facility
Joe London Fire Training Facility Renovation
Big Pine Key Park Redevelopment
Key West Park Enhancement Project
Monroe Country ADA Assessments
County-Wide Facilities & County Court System Facilities

Commercial
313 Margaret Street Office Conversion
FKAA Headquarters
FKAA Tavernier Services Center
FKAA Thomas St. Services Center
Keys Federal Credit Union (Stock Island)
Sunset Key Master Plan
First State Bank Branches
Key West Citizen
1001 Whitehead Street
Key West Fire Station #3 Museum

Civic Participation
City of Key West Organizations
KW City Planning Board
Key West Tourism & Economic Development Advisory Committee
Key West City Commission L.D.R.
Key West Business Guild
Government Affairs Committee

Key West Art & Historical Society
Board of Trustees
Custom House Building Committee

Monroe County Tourist Development Council
Board Member – 12 years
Chairman – 10 years

Key West Restoration Advisory
Old Keys Bridges Task Force
Bahama Village Business Association
Rails to Trails Committee

Thomas E. Pope, PA
Project Designer / Quality Control

Thomas E. Pope, President of Thomas E. Pope, PA has more than 38 years of experience in a wide range of architectural design and project management.

The firm has experience in commercial, residential, hospitality, and government design. Mr. Pope and his firm have also had vast experience with renovation and remodeling as well as new construction. In addition to his design work, Mr. Pope has also completed space planning and the design of compatible additions or structures within existing and historical buildings.

As a consulting Architect for this project, Mr. Pope will advise the design team while lending his knowledge and direction in order to provide the City of Key West with the most productive and successful outcome possible.

Commercial projects that Mr. Pope has completed are largely a mix of new construction and renovations with additions to compliment the historic design of the original structures. Throughout the Keys Mr. Pope has completed work at the Islander Resort, Beachside, Islamorada, Casa Morada, and the Marquesa Hotel.

Mr. Pope and his firm have won several awards from the Florida Keys Historic Preservation Board for Cavanagh's Warehouse, the Marquesa Hotel, the Brass Key Guesthouse and numerous other commercial and residential buildings. The firms work, with the guidance of Mr. Pope has been featured in National and International periodicals including South Florida Building and Home, Florida Architect, Southern Living, and Tropics Magazines. In addition, Mr. Pope's work can be seen in Florida Digest Vol. 11 No.1, the October 2001 issue of Architectural Digest, and his personal residence has been featured on the Homes Across America series for HGTV. Most recently his work may be seen in the January 2013 issue of Architectural Digest.

Mr. Pope has worked in Key West since 1975. He was employed by the City of Key West as a designer-draftsman. While with the City he helped design and draw plans for the Port and Transit building and schematics for the Downtown 76' project for the rehabilitation of Duval Street in Key West.

EDUCATION
Clemson University, Bachelor of Architecture

REGISTRATIONS
Registered Architect in Florida, Massachusetts, and South Carolina
National Council of Architectural Registration Boards (NCARB)

HIGHLIGHTED PROJECT EXPERIENCE

Institutional
Poinciana Royale
Monroe County Library
Westly House
FKMC Marathon

Commercial
The Beachside
Almond Tree
Audubon House & Gardens
Boulevard House
Brass Key Guesthouse
Casa Morada
Cavanagh's
Clinton Square Market
Coconut Beach Resort
Curry Mansion
Caroline Street
Denny's Diner
Duval Street
First State Bank
First Union National Bank
Grand Key Convention Center
Hawthorne by the Sea
Louies Back Yard
The Coffee Mill
The Southermost House
First Union Bank
Key West Yacht Club
South Beach Motel
Radisson Hotel
The Limited
Sloppy Joe's
Islander
Key West Aloe
Knights of Columbus
The Banyan
Windward Point
The Marquesa Hotel

Elizabeth Newland, LEED AP
Landscape Architect

As owner of Elizabeth Newland Landscape Architecture, LLC for the past two years Ms. Newland has provided landscape architectural design for municipal and development projects in the Florida Keys. She has subcontracted with architects and engineers on government and private sector projects and also contracted directly with municipalities and developers.

As the Landscape Architect for the City Hall, Ms. Newland will continue to provide the City of Key West with responsible and cutting edge designs. Her past experience with Institutional clients and the City will be used to shape a design that enhances the surrounding area and extenuates the historical context of the Glynn Archer facility.

Prior to starting Elizabeth Newland Landscape Architecture, Ms. Newland was Vice President and Senior Development Executive for the Singh Company. Elizabeth provided complete project management expertise including conceptual design and master planning, local and state regulatory permitting, preparing construction budgets and bank finance packages, management of architectural, engineering and interior design consultants, landscape architectural design, FF&E design and procurement, construction management and contract negotiation. In addition she led many teams with hotel renovation, construction management and contract negotiation. While at Singh she played a key role in developing marketing programs and collateral material design, managing advertising and public relations programs and consultants, corporate branding, design quality control, coordination with real estate sales teams, owner representation and buyer/owner liaison. Ms. Newland also completed a wide variety of redevelopment projects in the traditional Florida Keys vernacular.

Ms. Newland was also instrumental in growing the landscape architecture division of a large firm in the Miami area. She has received several awards, developing an award-winning design team with a track record of successfully completing projects

EDUCATION
University of Georgia, Bachelor of Landscape Architecture

REGISTRATIONS
Registered Landscape Architect in Florida
Certified General Contractor
American Society of Landscape Architects

HIGHLIGHTED PROJECT EXPERIENCE

Institutional
Key West Fire Station #2
Stock Island Marina Village
Stock Island Fire Station
Grassy Key Fire Station
Key West, Virginia Street Corridor
Marathon, Wastewater Treatment Plant
Grassy Key
Key West, Caroline Street Corridor
Key West Seaport Hotel, Key West
Waterfront Brewery
Key West, Administration Building and Parking Garage
Roosevelt Annex
Truman Annex
Port of Miami Enhancements Master Plan
Miami-Dade Expressway Authority Enhancements Master Plan
City of Sunny Isles Streetscape Master Plan
City of Bay Harbor Islands Streetscape Master Plan
Salvadore Community Park and Tennis Center
Margaret Pace Park
Marathon Community Park

Commercial
Parrot Key Resort
Tranquility Bay Beach House Resort
Indigo Reef Marina Homes
The Boat House Marina
Coral Lagoon Resort
Key West Golf Club
Village at Hawk's Cay
Four Seasons Hotel and Tower, Miami
Bayshore Golf Club
Puerta Maya Resort

Lawrin T. Ellis, PE, LEED AP BD+C, CxA
TLC Engineering for Architecture
Senior Mechanical Engineer

Lawrin T. Ellis is a LEED® Accredited Professional and a Certified Commissioning Agent with a Masters Degree in Mechanical Engineering and a Bachelors Degree in Mechanical Engineering. He has approximately 20 years of mechanical engineering design, technical support for a manufacturer of residential and commercial ventilation equipment and project management experience.

As the Senior Electrical Engineer on the Key West City Hall , Mr. Ellis will be responsible for the planning, design, production, quality control and financial responsibilities for the mechanical aspects of the project. He will coordinate the activities of all mechanical team members and assure production meets schedules. Mr. Ellis will provide technical leadership, oversight to mechanical team members to assure total quality of all engineering efforts and designs, assuring project completion on schedule, within budget and to the satisfaction of the client.

Mr. Ellis has extensive design experience in a multitude of industries, to include, government, educational, institutional, commercial, office, hospitality and residential and specializes in the engineering analysis and design of mechanical systems for commercial, institutional, educational, and residential buildings and has over 15 years experience in engineering acoustics. His mechanical system experience includes, but is not limited to, HVAC design, including equipment layout, equipment selection, load analysis, fan static calculations, pump head calculations, and ventilation calculations; energy analysis and life cycle cost analysis, documentation for energy code compliance; smoke control and smoke evacuation systems and air pressurization systems. He also has extensive experience in whole building energy simulation, sustainable design practices, and provides green building consulting, LEED Administration and performs HVAC systems commissioning.

In addition to his project duties at TLC, Lawrin is the Past President and current Research Promotion Chair of the Southwest Florida Chapter of ASHRAE

EDUCATION
University of Florida, Master of Science Mechanical Engineering
University of South Florida, Bachelor of Science Mechanical Engineering

REGISTRATIONS
Registered Engineer in Florida
USGBC LEED® Accredited Professional Building Design and Construction
Certified Commissioning Agent

HIGHLIGHTED PROJECT EXPERIENCE

Educational
Edison State College
University of Florida
Charlotte County School District
Manatee County School District
Collier County School District
Lee County School District
Sarasota County School District

Government
Key West City Hall - Original Design Only
Cape Coral City Hall HVAC Improvements
Cape Coral City Hall Chiller Replacement
Cape Coral Public Works Renovation
Cape Coral Police Dept. Headquarters
Lee County EOC
Sarasota Police Dept. Headquarters
Sarasota Fire Stations 10, 15, and 16
Charlotte County Public Works Fleet Building
Hendry County State Attorney's Office Expansion
Lee County Administration Building Renovations

Private
Historic Renovation of the Fontainebleau Resort
Historical Renovation of Sydney & Berne Davis Art Center
Marathon & Mandalay Bay Mixed-Use Resort & Spa
Chico's F.A.S. Inc. World Headquarters Distribution Center Renovation

Healthcare
Naval Station Guantanamo Bay Hospital Renovation
Renovation at Cleveland Clinic, Naples

Sydney & Berne Davis Art Center

Brett L. Sands, PE, LEED AP
TLC Engineering for Architecture
Senior Electrical Engineer

Brett L. Sands is a LEED® Accredited Professional with a Bachelors Degree in Architectural Engineering and a licensed electrical engineer. He has 30 years of electrical engineering design and project management experience.

As the Senior Electrical Engineer, Mr. Sands will be responsible for the planning, design, production, quality control and financial responsibilities for the electrical aspects of the City Hall project. He will coordinate the activities of all electrical team members and assures production meets schedules. Brett will provide technical leadership, mentoring and guidance to electrical team members to assure total quality of all engineering efforts and designs, assuring project completion on schedule, within budget and to the satisfaction of the client.

Mr. Sands has extensive design experience in a multitude of industries, to include, government, educational, institutional, commercial, office, hospitality and residential. He is well versed in the design of power distribution, emergency power generation, control systems, communications, interior and exterior lighting, sound systems, fire protection and lightning protection systems, security and alarm systems. Brett has extensive experience in engineering projects to achieve predefined energy budgets, often utilizing alternative energy sources, to include PV panels. He also has experience in asbestos remediation programs.

EDUCATION

Pennsylvania State University, Bachelor of Science - Architectural Engineering

REGISTRATIONS

Registered Engineer in Florida and Maryland
USGBC LEED® Accredited Professional

HIGHLIGHTED PROJECT EXPERIENCE

Educational
Edison State College
Florida Gulf Coast University
Florida Atlantic University
University of Florida
Broward County School District
Palm Beach County School District
Collier County School District
Lee County School District

Government
North Port City Hall and Police Station
Renovation of Longboat Key Town Hall - Design Only
Historic Renovation of Van Wezel Performing Arts Hall
Historic Renovation to the Edison-Ford Winter Estates
Historic Renovation to the Thomas Edison Laboratory
Historic Renovation to the Thomas Edison Museum Electrical Service
Historical Renovation to Cottages and Lyles Building at Riverside Park
Renovations and Additions to Lee County Justice Center

Private
Historic Renovation of the Fontainebleau Resort
Improvements to the Historic Sydney & Berne Davis Art Center
Historical Renovation of Florida Cultural Arts Center

Healthcare
Renovations and Additions at Fawcett Memorial Hospital
*Johns Hopkins University Krieger Mind Brain Institute Research Labs, Renovation & Addition
*Sinai Hospital, Open Heart Surgery Wing Renovations and Additions

*Individual Experience

North Port City Hall

David D. Southwick, RCDD
TLC Engineering for Architecture
Communications & Technology Designer

David Southwick is a Registered Communications Distribution Designer with over 32 years experience in all phases of electrical construction, analysis, design and project management experience.

As the Project Manager of TLC, Mr. Southwick will develop the project plan (scope, expectations, schedule, deliverables, and design budget) for the City of Key West. He will attend OAC (owner, architect, and client) meetings and communicate action items with the TLC team. He will coordinate with architect, owner-client and other disciplines, maintain project schedule, monitor progress and resolve issues. Mr. Southwick will also provide the design for the communications & technology aspects of the project, to include but not limited to, Voice/Data, Audio/Video, Access Control, Security and Video Surveillance systems.

Mr. Southwick has extensive design experience in a multitude of industries, including, government, educational, institutional, commercial, office, hospitality and residential. He is well versed in the design voice/data and telecommunications, fire alarm and sound reinforcement systems. He is on staff at Tri-County Apprenticeship Academy where he continues to teach Fourth Year Electrical Apprenticeship and the Journeyman Exam Prep Course. He has also designed the curriculum for a four year Voice/Data/Video apprenticeship which includes AV/Security and Video Surveillance and teaches the current Second Year Voice/Data/Video Apprenticeship Class. He is also a Certified Electrical Instructor through the National Center for Construction Research and Education.

EDUCATION

Edison Community College
Lee County Vocational/Technical School

REGISTRATIONS

Registered Communications Distribution Designer
Journeyman Electrician
Master Electrician
Electrical Contractor
Member of Association of Public Safety Communications Officials

HIGHLIGHTED PROJECT EXPERIENCE

Educational

Addition and Renovation of Historic Buildings at Sarasota High School
Edison State College
Florida Gulf Coast University
University of Florida
Broward County School District
Palm Beach County School District
Collier County School District
Lee County School District
Charlotte County School District

Government

Key West City Hall - Original Design Only
Key West Fire Station No. 2
Key West Airport Customs
Key West Naval Air Station
Marathon Courthouse Renovation
Cape Coral City Hall HVAC & Lighting Modifications
Historic Renovation of Van Wezel Performing Arts Hall
City of Cape Coral Police Dept. Headquarters
City of Sarasota Police Dept. Headquarters
Security-A/V-Voice/Data for Renovations and Additions to Lee County Justice Center
Additions and Renovations to Lee County Public Works Building
City of Ocala Courthouse Renovation

Private

Chico's F.A.S. Inc. World Headquarters Distribution Center
Ritz Carlton Resort

Healthcare

Additions and Renovations at Southwest Regional Medical Center
Additions and Renovations at Englewood Hospital
Additions and Renovations at Gulf Coast Hospital

Cape Coral City Hall

James T. Lange, PE, SE, SI
Structural Engineering Project Manager

Mr. Lange is the Structural Engineering Manager for TKW. His many years of engineering and management experience include a focus on technical supervision and review, providing technical direction to architects, and management of the staff of structural engineers and drafters. His experience in analysis and design covers a wide range of industries, structures, and materials.

As the Structural Engineer of Record and Project Manager, Mr. Lange will oversee the structural design and drafting team of the Key West City Hall project and will be responsible for the quality of the design and presentation. Mr. Lange will also coordinate with other disciplines. He will serve as the primary contact for structural issues.

Mr. Lang has a strong background and keen interest in historic buildings and preservation. He has inspected, evaluated and upgraded several buildings that date back to the early 1900's. He was the Structural Engineer of Record for a major renovation in 2000 at Severance Hall, the historic landmark home of the world renowned Cleveland Orchestra that was constructed in 1931. He was Structural Engineer of Record for the repair and reconstruction of the three-story Main Building at Charlotte High School built in 1926, that was severely damaged in 2004 by Hurricane Charley.

EDUCATION

Cleveland State University, Masters of Science, Civil Engineering
Purdue University, Bachelor of Science, Civil Engineering

REGISTRATIONS

- Licensed Professional Engineer: FL #62694
- Licensed Special Inspector: FL #7316709
- Licensed Professional Engineer: Ohio
- Registered Structural Engineer: Illinois
- American Concrete Institute
- American Institute of Steel Construction
- American Society of Civil Engineers
- Precast/Prestressed Concrete Institute

HIGHLIGHTED PROJECT EXPERIENCE

Repair and Rehabilitation
Charlotte High School
Key West Harbour Yacht Club
Lee Memorial Health System
Lee County Justice Center
Bonita Springs Fire Station #2
St. Leo Church
Parkland Golf Clubhouse
Wright Residence
Severance Hall

Government
Lee County Justice Center
Key West Fire Station No. 2
Lee County Emergency Operations Center
Charlotte County Public Safety Complex
Hendry County Emergency Operations Center
Naples Fire Code Officials Office Building
Florida Keys Aqueduct Authority
MacDill Air Force Base
Food & Drug Administration Building

Institutional
Keys Federal Credit Union HQ Facility
Monroe County Detention Center
Fort Myers / Lee County Regional Library
Orlando Public Library
St. Andrew Abbey
LCEC Office Building

Healthcare
Cape Coral Hospital ED/ER Expansion
HealthPark Children's Hospital
Park Royal Psychiatric Hospital
Harris Dermatology
St. Vincent Health Center
Sebring Medical Office Building
Florida Hospital Heartland Medical Center

Commercial
Kraft Construction Office Headquarters
Robb & Stucky National Headquarters
Minnesota Twins Training Facility
Union Switch Company Headquarters
Palm Beach International Airport
Southwest Florida International Airport
Pittsburgh International Airport

Allen Perez, PE
Lead Civil Engineer

Mr. Perez has more than twenty years of experience in sanitary sewer systems, storm water systems, and potable water systems. 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. Mr. Perez has extensive experience with sanitary sewer projects throughout the Keys.

As the Lead Civil Engineer for the City Hall project, Mr. Perez will continue to provide the City of Key West with responsible and cutting edge designs. His past experience with Key West and the City will be used to provide cost effective solutions that provide a sustainable and effective site design and drainage system for the City Hall project.

Mr. Perez has experience in providing Civil Engineering services for a variety of private and public sector clients. The following is a summary of some of his current and past public sector continuing services 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

HIGHLIGHTED PROJECT EXPERIENCE

Deep Well Injection System – City of Key West
Misc. Sewer Repairs – City of Key West
Sewer Rehabilitation of District DA – City of Key West
Pump Station 'A' Rehabilitation – City of Key West
Sewer Replacement at Truman Annex and Trumbo Point NAS Key West
City of Layton Development and Review of a Conceptual Wastewater Facilities Plant
Key West Housing Authority Sewer Improvements
Venture Out at Cudjoe Cay Sewer Improvements
Coral Hammock Vacuum Sewer – Stock Island
Meridian West Vacuum Sewer – Stock Island
Rockland Key Force Main and Reuse Main – Florida Keys Aqueduct Authority
Flagler's Village Vacuum Sewer – Stock Island

Continuing Service Contracts

City of Key West
Monroe County
Florida Keys Aqueduct Authority
Monroe County Housing Authority
Key West Housing Authority
Monroe County School Board

EDUCATION

University of South Florida, Bachelor of Science Civil Engineering
University of South Florida, Master of Science Civil Engineering

REGISTRATIONS

Professional Engineer, Florida #51468

Mark A. Battista
Cost Estimating

Mr. Battista is a Senior Project and Construction Manager and will provide Cost Estimating services for the Key West City Hall Project. Mr. Battista has more than 24 years of experience in heavy civil, earthwork/wetlands construction, utility, highway, institutional, and environmental construction. Mr. Battista's experience includes management of government and commercial projects (fixed price, lump sum, unit price, etc.) contract/change order negotiations, arbitration/claims/insurance settlement issues, sub contract management, construction cost estimating, cost controls/scheduling, health and safety planning, and QA/QC oversight.

Mr. Battista will provide Cost Estimating services for the Key West City Hall Project utilizing has vast experience and knowledge of South Florida Buildings and the CH2MHILL estimate. He will continuously monitor the estimated costs against the design and budget to ensure a cost effective project.

Mr. Battista has vast experience in providing cost estimating and construction management to public projects including:

- South Florida Water Management District, Florida
  - Lock Refurbishment Project
  - Lakeside Ranch Stormwater Treatment Area North and Pump Station S-650
  - Microwave Tower Project
  - Segment I and II Canal Improvement Project
  - Trafford Dredging Phase I
  - Stormwater Treatment Areas
- City of Fort Lauderdale
  - Griffin Road Bridge Widening and Storm Sewer Replacement
- Miami-Dade Water and Sewer Department
  - Countywide Replacement of Sanitary Pump Stations and Force Mains

EDUCATION

Florida State University, Bachelor of Science Construction Engineering and Technology
Florida State/Florida A&M University, Bachelor of Science Architecture

HIGHLIGHTED PROJECT EXPERIENCE

Governmental Clients
South Florida Water Management District
City of Fort Lauderdale
Miami-Dade Water and Sewer Department
City of Cooper City, Florida
Miami River Project
Miami-Dade Water and Sewer Department
New York City Department of Environmental Protection

Russell E. Stauffer, PE, LEED AP
Environmental, Geotechnical, Survey

Mr. Russ Stauffer is a Principal Engineer and Project Manager in the Facilities Services Department of AMEC's Tampa office. He has served as a site representative, project manager, and Consultant of Record for numerous asbestos, lead based paint, indoor air-quality and radon projects. His total professional experience also includes conducting extensive asbestos and lead-based paint training classes and presentations. Mr. Stauffer's experience, prior to and including AMEC has also involved acting as client manager for more than 35 school districts and universities under term consulting agreements. In addition to being responsible for asbestos AHERA inspections, Mr. Stauffer also developed management plans, specifications, operations and maintenance (O&M) programs, and conducted OSHA-compliance training programs for numerous public and private entities. He has also conducted similar lead-based paint and indoor air quality activities including inspections, specification development, operations, and maintenance program development, and providing HUD and OSHA required training.

Mr. Stauffer will lead the team to survey the existing Glynn Archer facility, including geotechnical, environmental, and site. His experience with environmental issues will allow him to build upon the reports provided in the RFQ prepared by CH2MHILL to provide a sustainable and environmentally appropriate solution to remediation of the existing buildings through all phases of the project.

Mr. Stauffer has had extensive experience in many engineering and industrial hygiene/environmental projects. He has served as the designer of structural steel and reinforced structures, roadway and railway projects, and has provided specification development for nuclear and fossil-fuel power plants and more traditional public, commercial, and private structures. In addition, his experience has included responsibility for client meetings and presentations, project staffing, and public relations/interaction.

EDUCATION

Temple University, Bachelor of Science Civil Engineering/BC
University of South Florida, Business Administration

REGISTRATIONS

Professional Engineer, Florida and New Jersey
Florida Licensed Mold Assessment
Certified Indoor Environmental Consultant
AHERA Inspector Asbestos
EPA Licensed Lead-Based Paint Supervisor

HIGHLIGHTED PROJECT EXPERIENCE

Avaya Inc. - Locations Worldwide
Baldwin County Board of Education, Alabama
U.S. Air Force, Tampa Florida
Citrus County School Board, Florida
St. Petersburg, Florida
Clearwater Florida Apartment Renovations
District School Board of Pasco County – Various Locations of Asbestos Services
Environmental Protection Commission of Hillsborough County, Florida
Florida Department of Management Services
- Holland Building Asbestos Consulting
- Peterson Building Indoor Air Quality

Florida Second District of Court Appeals, Lakeland, Florida
Florida Department of Business & Professional Regulation, Tallahassee, Florida
Florida Department of Transportation
- Anna Maria Bridge
- Bridge Inspection and Asbestos

Premier Beverage Distribution
Hernando County Board of Commissioners
Seffner-Mango fire Station Geotechnical Investigation
UUU High School-Geotechnical Services
Neshap Services and Asbestos Pre-Renovation
Manatee County Judicial Center
Jane Bancroft Cook Library
Dunedin Elementary School
Pasco County School Board, Florida
Kirby-Smith Center
University of South Florida

Jacqueline Hart, EI
Existing Conditions

Ms. Hart's 20+ years of experience includes the project management of transportation projects for highway widening, bridge construction, and milling and resurfacing. In addition to project management for large projects, she has performed inspections on several highway bridge reconstructions including the inspection of reinforcement and the monitoring of bridge deck pours including slab thickness checks. Ms. Hart's expertise also includes construction materials investigation, including the evaluation of the integrity of concrete members. She has performed augercast pile installation inspections, failure surveys for construction materials, building condition surveys, pavement condition surveys and had actively played a role in projects involving the evaluation of the integrity of concrete members using ultrasound equipment, Windsor probe and Swiss hammer tests, and pacometer surveys.

Ms. Hart will bring her experiences to the City Hall project to document the existing conditions of the facility during the design and construction phases of the project. Working with an existing building, it is important to be vigilant during demolition to understand actual conditions over assumptions made during design and be able to respond to keep the project moving forward in a timely and cost effective way.

Ms. Hart has worked with many municipalities throughout Florida and has provided expert witness testimony on several trial matters including, Roof Assessments, FEMA, and Insurance Settlements. Subjects include; roofing system knowledge, building exteriors, structural components, interiors, and indoor air quality.

EDUCATION
University of Florida, Bachelor of Science Civil Engineering

REGISTRATIONS
Engineer Intern, Florida
Certified Professional in Erosion and Sediment Control

HIGHLIGHTED PROJECT EXPERIENCE

Notable Clients
Florida Department of Transportation
- US-1 Roosevelt Roadway Construction
- Marathon Key Roadways and Bridges CEI
- Jewfish Creek Bridge Design Build

Florida Department of Environmental Protection
- FKOHT Grassy Key Trail Center

Monroe County Florida
- Geiger Creek Bridge Construction

Miami-Dade Aviation Department
- South Terminal Expansion

Luis E. Puche
Construction Administration

Mr. Luis Puche is an Architect and Project Manager with more than 20 years of project experience in architecture, construction administration, project management, and forensic engineering. His expertise includes project management, architectural design and consulting, construction specification writing, property condition assessments, building forensic assessments, asset management programs, CMT, and preparation of cost proposals and estimates.

With his experience in design and construction, Mr. Puche will lead the construction administration team for the City Hall project at Glynn Archer. Having owned and operated a design-build firm, he is able to understand 'found' conditions during construction and communicate with the entire team to develop an appropriate solution that keeps the project moving forward, while respecting the design of the historic school facility.

Prior to joining AMEC, Mr. Puche worked for several years with a well-established design-build firm to later become the general manager of his own design-build company. Throughout his career, he has developed architectural designs for new construction and renovations of residential condominiums and high-rises, luxury single-family homes, commercial and mixed-use facilities as well as industrial buildings and warehouses. He is also experienced in roof design, consulting and testing, plumbing systems, kitchen and closet furniture design as well as stair railings and metallic grates design. He has also participated in special projects for telecommunications providers.

EDUCATION
Universidad Autonoma del Caribe, Bachelor of Science Architecture

REGISTRATIONS
Construction Management
Construction Planning, Scheduling & Control
FEMA Emergency Management

HIGHLIGHTED PROJECT EXPERIENCE

United States Southern Command (SOUTHCOM)
U.S. Army Corps of Engineers
Miami International Airport South Terminal Expansion
Joint Bases Charleston and McGuire/Dix/Lakehurst
U.S. Air Force
Broward County, Florida
Facilities Maintenance Division
Fort Lauderdale-Hollywood International Airport
Ave Maria University and Village
Broward County Construction Management Division
Mass Transit Bus Maintenance Facility
Miami-Dade – Coral Way Facility
St. Lucie County Public Schools, Florida
Verizon Wireless
Miami-Dade College

Scott A. Ross, LEED AP BD+ C
Project Coordinator

Mr. Ross is an Architectural Project Coordinator and Manager for mbi | k2m Architecture, Inc. He is responsible for the production of AutoCAD drawings, putting together sets of drawings, and working with the architecture and engineering teams on a variety of project types. He focuses on the translation of architectural sketches and field measurements into finished drawings for the permit process. As a well-rounded practitioner, Mr. Ross is able to utilize his strengths in planning, code analysis, roof conditions assessment, architecture, report writing, detailing, permitting, project coordination, and client communication.

As a LEED Accredited Professional Mr. Ross has a deep understanding of the process of developing and implementing environmentally preferable strategies for building design, construction, and occupancy. He also assists our project teams in providing a streamlined approach to gaining LEED certification for our clients.

Mr. Ross has lead the development of over 4 million square feet of roof replacement projects in the past three years. He is also our lead field assessor for roof replacements. Mr. Ross' experience includes government, hospitality, multi-family housing, commercial and retail projects. He is proficient in AutoCAD, building code analysis and is extremely detail oriented. He is also a strong communicator and has experience coordinating drawings with engineering disciplines.

As a member of our team, Mr. Ross will assist our Project Manager, Anthony D. Sarno to lead the technical design team for the City Hall project. Mr. Ross was instrumental in the City Administration Building project at Angela Street and will bring his knowledge of the City's needs forward to ensure we produce and entire set of construction documents that respond to the design goals.

EDUCATION
Bachelor of Architecture, Kent State University
Bachelor of Science in Architecture, Kent State University

EXPERTISE
AutoCAD
Existing Conditions Surveys
Building Code Review
Schematic Interpretation
Design Development / Construction Documentation
ADA Assessment and Design

CERTIFICATIONS / ACCREDITATIONS
LEED Accredited Professional with the US Green Building Council

HIGHLIGHTED PROJECT EXPERIENCE

Government
Key West City Administration Complex
Monroe County Public Works Facility
Monroe County Continuing Services Contract
Monroe County Library, Key West Branch
Big Pine Key Park Redevelopment
NASA
GSA Florida
MacDill AFB
NAVY KW

Commercial
DDR Corp Headquarters
BrandMuscle
Northwestern Mutual
First State Bank Branches

Education
Cleveland State University
Cuyahoga Community College
University of Akron

Residential Developments
Key West Steam Plant & Railway Housing
Southpointe Atlantic

Hospitality
Captiva Villas at The Pink Shell Resort
Doubletree Ocean Point Beach Resort & Club
Doubletree Melbourne Beach
Banana Bay Redevelopment
Melbourne Beach Hilton Hotel
White Sand Villas at The Pink Shell Resort
Hyatt Regency
Hotel 71
Cleveland Airport Marriott
West Palm Beach Marriott

Marta Johns, LEED AP ID+C
Interior Designer/Sustainability Expert

As a Senior Interior Designer and Sustainability Expert for mbi | k2m's interior design division, Ms. Johns participates in all aspects of the design process from Imagineering - Programming through Construction Administration. Possessing a well-balanced background of commercial office, restaurant and government experience, Ms. Johns has worked on a variety of projects in the public and private sectors, including renovations and new construction. Ms. Johns's recent experience has included balancing multiple projects simultaneously, while providing the client with the latest in technology and interior design. Her fortes include programming, planning, design development, client relations, and project administration.

As a LEED Accredited Professional, Ms. Johns is a valuable member of our project teams and the local community. She was a lecturer for a LEED Silver Certification Series, an eight (8) part program series that followed the design and construction process of one of mbi | k2m's LEED Silver certified buildings. She has also co-lectured two LEED NC Study Series which offered study tips and strategies to help other professionals prepare for the LEED NC Exam.

As a member of our team and leader of the Interior Design and Sustainability components, Ms. Johns will leverage her knowledge of sustainable design and LEED to provide an environmentally responsible City Hall of the City of Key West. Additionally, she will spearhead the interior design team to provide a level of finish appropriate for the historic school while incorporating the technological needs of our City.

Ms. Ralston's ability to effectively establish good client relations and meet the client's budget, time frame and design expectations, make her an asset to the team. Although she has managed large projects, she also finds satisfaction in the completion of small, projects, where cost is an issue and a more direct, personal approach is necessary.

EDUCATION
Miami University Ohio, Bachelors of Arts in Interior Design

REGISTRATIONS
NCIDQ Certified No. 025779
LEED Accredited Professional with the US Green Building Council
Member of the American Society of Interior Design

HIGHLIGHTED PROJECT EXPERIENCE

Government
Key West City Administration Complex
Monroe County Public Works Facility
Monroe County Continuing Services Contract
Monroe County Library, Key West Branch
Big Pine Key Park Redevelopment
NASA
GSA Florida
MacDill AFB
NAVY KW

Commercial
DDR Corp Headquarters
BrandMuscle
Northwestern Mutual
First State Bank Branches

Education
Cleveland State University
Cuyahoga Community College
University of Akron

Residential Developments
Key West Steam Plant & Railway Housing
Southpointe Atlantic

Hospitality
Captiva Villas at The Pink Shell Resort
Doubletree Ocean Point Beach Resort & Club
Doubletree Melbourne Beach
Banana Bay Redevelopment
Melbourne Beach Hilton Hotel
White Sand Villas at The Pink Shell Resort
Hyatt Regency
Hotel 71
Cleveland Airport Marriott
West Palm Beach Marriott

Pinky Singh
Technical Support

Ms. Singh has nearly 15 years of architectural experience in a wide variety of capacities. She joined mbi | k2m Architecture to serve as technical support in Key West bringing with her an understanding of the local environment and responsibilities necessary to design within the Florida Keys.

Ms. Singh works closely with our project teams to create, revise, and finalize construction drawings. She provides an invaluable resource to our office through drawing and designing via AutoCAD and hard copy printing/plotting production. She also assists in conducting field visits and field measuring, drafting up existing conditions drawings, and schematic design thru construction documents.

As the part of the Technical Support Team, Pinky will play a vital role by contributing to the contract documentation and construction administration of projects. As an active member of the Chamber of Commerce and resident of Key West she will also work with community groups / stakeholders on projects under this RFQ.

Ms. Singh is an active member of the Key West community. She is adept to the local community and lifestyle. Pinky is currently President of the Board at Montessori Children's School.

EDUCATION

Academy of Architecture, Mumbai, India, Bachelor of Architecture
University of Wisconsin-Milwaukee, Master of Architecture

PROFESSIONAL AFFILIATIONS

National Council of Architectural Registration Boards (NCARB)
Associate Member
Indian Institute of Architects (IIA)
Key West Chamber of Commerce

HIGHLIGHTED PROJECT EXPERIENCE

Commercial

Big Pine Key Fire Station
Blue Marlin Hotel
ADA Room and Pool Renovations
Camp Sawyer Campground Facilities
Conch Key Fire Station
Conch Tour Train Gift Shop
ADA Ramp and Stair
Dirty Harry's New Bar
ADA Stair
Key Largo Fire Station
Southerncross Hotel
Truman Hotel
Walgreens, Key West

Residential

Cardenas Residence
Skomp Residence
Truman Annex, Deck Addition

RELEVANT EXPERIENCE

mbi | k2m Architecture Corporate Headquarters
Key West, Florida and Cleveland, Ohio

1001 Whitehead Street, Key West, Florida
1001 Whitehead Street is the Corporate Headquarters of mbi | k2m Architecture, Inc. Located in the heart of Key West on one of the most prominent intersections in town, this historic building was originally Lees Laundromat which closed in 2006. Michael Ingram, director of mbi | k2m Architecture, purchased the building and began the process of significantly modifying the structure in a classically modern architectural language. The building interior was completely renovated and a second-story was added for two affordable rental units. Now completed, the modern, high-tech commercial office building is representative of our commitment and reinvestment in the community of Key West.

This project was honored by the Key West Chamber of Commerce with a "Business for Beauty" award, as well as the prestigious 2007 Gold Star from the Historic Florida Keys Foundation for excellence in new construction.

3121 Bridge Avenue, Cleveland, Ohio
This 18,000 square foot 1920's Casket Company building was renovated to become the new Ohio corporate office for mbi | k2m Architecture, Inc.

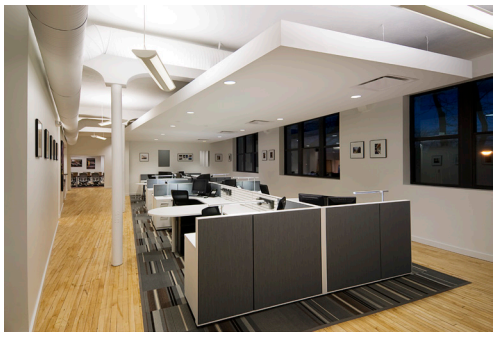
The new building was designed by mbi | k2m with a goal of achieving LEED Silver certification by the US Green Building Council. The space is not only design forward, but environmentally and economically responsible. With considerable efforts to select the most environmentally conscious and cost effective materials, the design for the new office space brings together three key concepts: Sustainable (Green) design, Budget, and Style.

Reusing an existing building is the highest level of recycling there is. The exterior building predominantly remained intact. The bricked-in openings facing the street were removed and all the windows throughout the entire building were replaced. The building also underwent minor masonry restorations and cleaning in hopes of restoring it to its original grandeur. Most importantly, the main entry has been relocated to the former loading dock. This provides direct access from on-street parking and to staff parking lots, and provides full accessibility for persons with disabilities.

Relevance: These projects illustrate our firms understanding of sustainable design and culture. The re-use of a historical structure and budget sensitivities that are required are a testament to the entire organization.

CONTACT INFORMATION

Client: Michael B. Ingram/R2N LLC
Client Rep: Michael Ingram & Scott C. Maloney
Construction Cost: $1.4/$1.0 million
Completion Date: 2006/2009



Developer Diversified Realty Corporation Headquarters Building
Cleveland, Ohio

A primary goal of the interior design of this 177,000 square foot office building was to maintain a high level of professional elegance throughout the space. Pear wood, granite and decorative walk-off mats distinguish the lobby. Maple trim and porcelain floor tiles define the lower level. The interior spaces convey sophistication without being pretentious. There is a modern color palette of warm and cool neutral grays and golds, which will remain timeless and relevant for years to come. The classic interior design palette also provides an excellent backdrop for the Owners artwork collection.

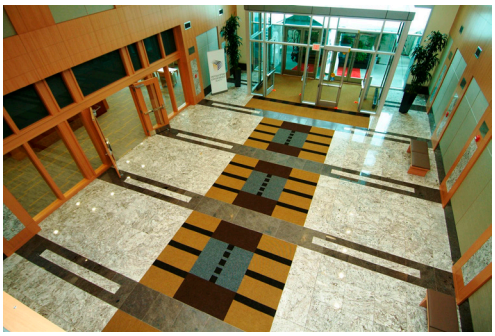
Sustainability was a factor in the design of the building. The furniture throughout is recycled steel furniture. The carpet is CRI Green Label Plus certified for indoor air quality, with a majority in tile format, which limited waste during installation and allows for worn or stained areas to be replaced without having to install an entire room of carpeting. The Wellness Center contains rubberized flooring composed of recycled tires, and the Blue Plate Café contains Marmoleum, a rapidly renewable linoleum based product. In addition, being sensitive to some of the material costs, all carpet used on the project was custom designed with a more economical yarn type, saving over $20 a square yard in cost.

mbi | k2m's Interior Design Division was the Interior Design Consultant for this project. In this role, we selected all interior finish materials, including finish design of the executive dining room, Board of Directors conference facilities, key leadership conference rooms, common areas, and other executive suite spaces.

Relevance: Our team provided interior design for public meeting spaces for this corporate client, which included seamlessly integrating the latest technology into all aspects of the design to provide functional space that meets the current needs and plans for the future.

CONTACT INFORMATION

Client: DDR Corp.
Client Rep: Mr. Keith Fitz
Completion Date: 2009



Naval Facilities Engineering Command
Navel Air Station, Key West
Key West, Florida

mbi | k2m has partnered with five Design-Build teams to complete projects for Naval Facilities Engineering Command (NAVFAC) at bases within Key West, including Trumbo Point and Truman Annex. Recently, we were awarded two IDIQ Multiple Award Construction Contracts (MACC) extending through 2014. We are providing architectural and interior design, hazardous material abatement, construction documents, and construction administration services for several projects within Naval Air Station Key West, Naval Reserve Centers in Miami and West Palm Beach, and Naval Surface Warfare Center South Florida Testing facility in Dania Beach.

CONTACT INFORMATION

Client: NAVFAC Southeast
Client Rep: Jeanette Sweeting, Contracting Officer
Completion Date: Ongoing

Navy Gateway Inns and Suites

Our team of mbi | k2m and TLC Engineering for Architecture are providing interior design, force protection and blast analysis, and engineering services at the Trumbo Point Navy Gateway Inns and Suites. This facility was formerly known as the Bachelor Officers Quarters accommodates transient senior enlisted and commissioned officers and government civilians. The Visitors Quarters building is one of the most recognizable buildings in Key West and is readily identifiable with its "FLY NAVY" logo painted prominently on the south side of the building.

This project is required to provide adequate Visitors Quarters facilities which will serve to enhance the quality of life and provide temporary lodging for the visiting service men and women training at Naval Air Station Key West. The scope of work for Building C-2076 is the interior remodel of the public spaces, including reception areas and employee break rooms along with an entrance vestibule designed to meet hurricane and Department of Defense Anti-Terrorism Standards.

Key West Hospital

The Navy Bureau of Medicine and Surgery is the headquarters command for Navy Medicine and provides high quality health care to active duty military and beneficiaries in wartime and in peacetime. mbi | k2m in association with Kenmar Gaskins JV provided conditions assessments, architecture, and construction administration for the Branch Clinic in Key West.

The work includes exterior envelope repairs to the existing Key West medical facility, including repairs to exterior stucco, soffits, gutters and downspouts, fascia, roof flashings and coatings, glazed entry curtain wall, and exposed architectural wood timbers. The work was provided in accordance with UFC standards for design including

conceptual design, design development, prefinal and final submissions. Infrared thermographic or thermal imaging was used on this project to detect the presence of abnormalities in the building envelope system. By using thermal imaging we were able to detect non-visible issues within the building shell and design the appropriate corrections to ensure a water tight building envelope during the design phase, reducing the number of found conditions during construction.

JIATF South ADA Elevators

In 2011, mbi | k2m partnered with two Design-Build contractors to complete ADA upgrades at the Joint Interagency Task Force South (JIATF) at the Truman Annex Naval Air Station Key West. The projects consisted of a new construction exterior elevator and replacement of an existing interior elevator in an existing hoistway. Services included existing conditions documentation, design and engineering, construction documents, and construction administration. As part of the Federal Government's commitment to sustainability, design strategies and features were used to minimize the energy consumption of the facility, conserve resources, minimize adverse effects to the environment, and improve occupant productivity, health, and comfort. Careful coordination was required in working within a secure, active military facility in order to complete the necessary work while minimizing disruption of the day to day operations.

Relevance: The scope of work within the NAVFAC projects align with the needs of the City. We have provided sustainable design solutions to existing buildings to meet program requirements while maintaining the existing structure. Additionally, we utilized the latest technology to enhance our existing conditions analysis to minimize unknowns during construction.

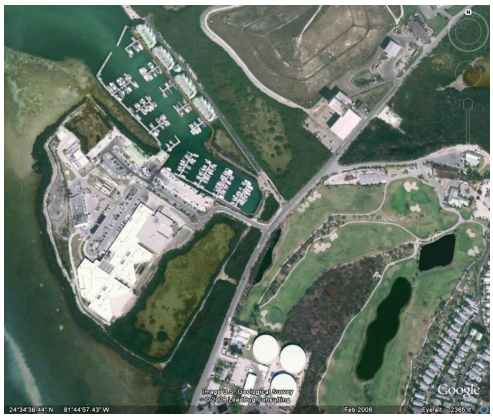
Monroe County
Monroe County, Florida

mbi | k2m Architecture has been engaged in a continuing architectural / engineering services contract with Monroe County, Florida since 2005. Our first contract was from 2005-2009, and the second contract was awarded in 2010 and will span the next 4 years. mbi | k2m is providing design, contract documents, and project administration for several projects in support of Monroe County's Mission

CONTACT INFORMATION

Client: Monroe County Florida
Client Rep: Mr. Jerry Barnett
Completion Date: Ongoing

Monroe County Customs Terminal Key West Airport
mbi | k2m provided architectural and engineering services to complete security enhancements to the Customs Terminal at the Key West International Airport in 2010 as part of the first phase of security enhancements. This year the team is continuing with renovations and additions for two additional phases readying the facility for American travel to Cuba. Services include replacement of the exterior windows and doors with bullet and blast resistant types, reconfiguration of the interior in accordance with U.S. Homeland Security standards and technology upgrades throughout, conversion of second level from storage to office, installation of ADA compliant stairs and elevator, and an addition to house an enclosed generator providing 100% back-up power for the entire facility. Services provided include design through 2013 with bidding and construction administration services to follow.



Monroe County Sheriff Office
This project entailed the demolition of an existing training room and transforming the space into a new crime lab. The project included the examination area, office, storage closets, and mechanical closets. Services that were performed included existing conditions survey and documentation of all readily accessible areas, preliminary floor plan design, and coordination with Crime Lab staff.

Monroe County Sheriff at Juvenile Justice Building
mbi | k2m provided architectural services in order to complete the expansion of the Sheriff's Office into the Juvenile Justice Center for correctional purposes to house "trusty" prisoners. The scope of work included; existing conditions, investigation and documentation, with design concept, material selection, conceptual cost estimate, project coordination, and complete architectural and engineering drawings.

Whitehead Street Jail
mbi | k2m performed existing conditions survey to the existing facility and reviewed the building structure and physical plant for renovation requirements. Our team developed the design drawings for Client approval while ensuring the complete scope of work was completed and performed according to our contract.

Monroe County Customs Terminal Marathon Airport
In 2011, mbi | k2m assessed the Florida Keys Marathon Airport for integration of a Customs Terminal to support local business development in the Middle Keys. Phase I, completed in 2012, included existing conditions surveying of two areas of the existing terminal with conceptual design and cost estimating for approval by the Department of Homeland Security, the City of Marathon and Monroe County Board of County Commissioners. The team approved one of the design concepts to move forward, with construction documents to be completed by the mbi | k2m team in 2013.

Monroe County ADA Compliance
The Board of County Commissioners of Monroe County retained mbi | k2m Architecture to conduct ADA Compliance Assessments of their government facilities. The project included approximately sixty-five (65) Monroe County facilities, with an estimated 574,724 square feet, approximately twenty-six (26) temporary lease facilities, thirteen (13) parks totaling approximately 78.79 acres, and some County roads and sidewalks.

The work initially included multiple existing conditions surveying as well as our ability to handle this massive coordination effort with every possible county government agency, division, department, and staff member. In addition, mbi | k2m was contracted to complete a comprehensive existing conditions survey of all buildings associated with the Sixteenth Judicial Circuit Court, which received official commendation from the 16th Judicial Courts for appreciation and recognition of the thoroughness and the professionalism displayed by mbi | k2m Architecture during the assessment of the Monroe County Court Facilities.

As part of the implementation phase of the project starting in early 2012, mbi | k2m partnered with Design-build contractors to provide design services to create construction drawings based on the assessment surveys. Working with the County to meet the requirements of the Federal grant money used to finance the project, our Team focused on accessible routes, parking design, restrooms, signage, and public entrances for all County owned and leased facilities North of Seven Mile Bridge.

Relevance: Our years of dedication to Monroe County and experience with existing conditions, ADA compliance, working with Federal Standards, and coordinating the interests and comments of several different agencies reinforce our ability to continue to serve the City of Key West as a partner. To comply with the needs of a Customs facility, our experience with correctional projects was relied upon to meet the needs of the Department of Homeland Security.

Key West Steam Plant
Key West, Florida

The Key West Steam Plant project is a $28 million conversion of the waterfront 1950's era industrial art deco designed steam plant into nineteen luxury condominiums providing for a truly unique living experience of Key West. The creative integration of living units within the ongoing redevelopment of the historic seaport produces a one of a kind living environment that takes advantage of wonderful water and city views offering the conveniences of Key West's historic commercial district.

CONTACT INFORMATION

Client: HTA Properties
Client Rep: Ed Swift
Construction Cost: $28 million
Contractor: Dooley Mack

mbi | k2m provided architectural services from design through construction documents. We also provided project coordination with engineering disciplines, precast manufacturers, and contractors. Our combined forces produced a wonderful rehabilitated structure that is an anchor for area redevelopment. Special services for the project include extensive existing conditions documentation, exterior and interior design services for custom units, and coordination with over 20 local, county, and state regulatory agencies.

We also provided expertise during the mitigation phase of the environmental abatements as well as value engineering services to reduce the costs of the project due to construction material escalations.

Relevance: The historic Key West Steam Plant shows versatility and creativity in re-use of an historic structure to meet today's needs while respecting the past. mbi | k2m has ample experience in designing various structures for re-use including residential, commercial and mixed-use properties.

Fire Station #2 and New City Administration Complex
Key West, Florida

In 2008, mbi | k2m was tasked with designing the City Administration Building Complex in Key West, which included a two-story 7,200 square foot Fire Station connected to a two-story 28,000 square foot Administration Building to house 11 of the City's Departments, and an adjacent 4 level Parking Garage. The project included a pedestrian plaza design along Angela and Simonton Streets with surface parking and sustainable landscaping design on the 1.44 acre site. The building was designed with sustainability in mind, aspiring to LEED Silver Certification.

CONTACT INFORMATION

Client: City of Key West
Client Rep: Mr. Bob Vitas, City Manager
Construction Cost: NA

In 2012, the Key West City Commission moved forward with a revised program to provide a stand-alone Fire Station, public facilities, and a multi-modal facility including public parking in a landscaped environment complementing the adjacent neighborhood. mbi | k2m was retained to incorporate as much of the existing design as possible while meeting the new program needs. We, along with our top-notch south Florida and Keys based consulting firms of TLC Engineering for Architecture, TKW Consulting Engineers, Perez Engineering, and Elizabeth Newland Landscape Architecture are completing the design documents for construction in early 2013.

The new project incorporates many of the sustainable and low maintenance materials from the original design, including; precast architectural concrete, standing seam metal roof coverings, and energy efficient impact resistant rated aluminum windows with sun shades. mbi | k2m and our team will provide services for the City through construction to ensure that the design approved through the City Approval Process is executed, providing a long-lasting low-maintenance, essential facility for the City of Key West.

Relevance: This project shows a long-standing relationship with the City of Key West and the specialized experience of mbi | k2m in designing a City Hall to understand the unique character, history, and operations of the City.

NASA Glenn Research Center – IDIQ for Architecture and Engineering
Northern, Ohio

mbi | k2m was awarded an IDIQ contract for Architectural and Engineering services in support of the NASA Glenn Research Center (GRC), Cleveland, Ohio, and the NASA Plum Brook Station, Sandusky, Ohio. These services are required for projects to rehabilitate, repair, construct, modify, or demolish research and institutional facilities. The project size will typically be less than $5,000,000 total construction cost. This was a 100% Small Business Set-Aside solicitation.

CONTACT INFORMATION

Client: NASA
Client Rep: Mr. Tony Doglio
Construction Cost: Varies
Completion Date: Ongoing

Required services for projects may include the preparation of conceptual engineering studies and final designs. Final designs typically include multi-discipline field investigation, engineering and drafting, implementation planning, construction bid documents preparation and cost estimating. The disciplines required include project management, architectural, civil, surveying, landscape architecture, force protection, structural, mechanical, plumbing, fire protection, industrial hygiene, geotechnical engineering, environmental engineering, cost estimating, and electrical engineering. Design phases include task order preparation, conceptual design, scope of work statements, construction documents, bidding, and full construction administration services, preparation of O&M manuals, and project closeout.

mbi | k2m Architecture, Inc. is the coordinator of the LEED process (including documentation during construction) for designated projects that are required to be a minimum LEED Silver Certification by the US Green Building Council. NASA requires that sustainable design principles be incorporated into all projects.

B2 BUILDING – MINOR IMPROVEMENTS
The mbi | k2m team is providing project management, architecture, and engineering services for the design of the B2 Building modifications for the foyer, restroom, and vestibules. The work includes design and engineering necessary to address the following: a new lobby, and ADA compliant restroom, and design of two new vestibules on the south side of the building (lower level) at the data centers.

POST OCCUPANCY EVALUATIONS
Post Occupancy Evaluations are the study of completed LEED buildings within the NASA portfolio to determine the economic benefit of LEED projects, their impact on occupants, and to share the findings with Facilities Managers within the Agency. Our team is tasked with 1) develop sustainable buildings Post Occupancy Evaluation (POE) survey forms, 2) conducting the process evaluation, 3) conducting the POE and 4) write/submit one report for each POE discussing the results.

CAMPUS ENTRY
mbi | k2m Architecture is developing a new entrance sequence and monument to the NASA Glenn Research Center. The project is in complement to the main gate ATFP work recently completed at the

Center. The focus is to create a recognizable entry feature symbolizing the past, present, and future of GRC.

FITNESS CENTER

The fitness center project is an expansion to their current facilities serving NASA employees. A 2000 square foot building addition was developed to house a spinning room, stretching area, and private training zone. Given the site restrictions and existing building configuration careful planning was required to limit disturbance to the existing operations and fitness trails.

DEFERRED MAINTENANCE

The mbi | k2m Team in association with Government Services IPT has contracted with NASA headquarters to complete the 2011 Deferred Maintenance Assessments and visiting all sites and performing a condition index estimate of each NASA facility. The purpose of the assessment is to document existing DM and facilities conditions in accordance with the procedures contained in the Guide. This information is required by Executive Order 13327, Federal Real Property Asset Management, and is used to support the Agency's Annual Accountability Report, build and justify the agency's annual budget, and as a functional performance metric trended over time.

NASA's facilities number roughly 5,500 and over 500,000,000 square feet. Of this number approximately 3,000 are "buildings" of some type. Additional facilities consist of launch platforms, wind tunnels, environmental chambers, and many other types of test facilities. NASA developed a standardized method to determine the level of Deferred Maintenance and Facility Condition Index (FCI) in its inventory of facilities. This information is used to support the Agency's Annual Accountability Report, build and justify the agency's annual budget, and as a functional performance metric trended over time. All assessment work is being completed in a four month period of time. The total project budget is $1,073,000 with a project schedule of seven months.

DESIGN OF B55/54

The mbi | k2m team evaluated the existing facility structures and systems with regards to the stated NASA project technical requirements for the projects. The mbi | k2m team, provided project management, architecture, MEP Engineering, and cost estimating services for the design of the two projects including the office build-out and the restroom renovation. The services provided shall encompassed a Concept Review Joint Working Session to develop a 30% design package, 90% Design development and 100% Final project documents for coordination with NASA reviewers. The project included design for the renovation of Room 113C in Building 54. The existing space was converted into a customer space for outside companies that are conducting tests in the 8x6 facility. In addition our team provided a design for the renovation of Room 104A in Building 55. The existing Men's restroom was renovated to include a new Women's restroom. Services included architecture, interior design, and MEP Engineering.

Relevance: Working with NASA, our Team expressed our experience to document existing conditions as well as understand maintenance issues on a large scale. We bring this ability forward to design a project for the City that minimizes the maintenance of a facility over time as well as defines what maintenance is required to ensire a long-lasting facility.

IDIQ & Design/Build MACC, MacDill Air Force Base, MINI MACC – Design/Build Florida

mbi | k2m Architecture, Inc. has been privileged to work at both MacDill Airforce Base and Boca Chica in Key West in association with Pedro Falcon Electrical Contractors, Inc. and TLC Engineering.

Work to be performed under the Multiple Award Construction Contract (MACC) at MacDill will include facility upgrades, utility work, airfield pavement, roads, roofs and other assorted repair and maintenance projects. Individual task order work will consist of multiple disciplines in general construction categories and execute a broad range of maintenance, repair, minor and/or new construction.

CONTACT INFORMATION

Client: US Air Force
Client Rep: Ken Bygler
Construction Cost: Varies
Contractor: PFEC
Contract Amount: Varies by Project

Our Design/Build Team was selected because we gave the Air Force great confidence in our team's ability to meet the requirements for the 100% design and construction expertise on infrastructure renovation, repair, new construction, roads, and/or airfield work.

The work involves all design, documents, coordination, engineering, and the full compliment of supervision to renovate buildings on the base governed under the MACC project provisions. The work may include flooring, wall finishes, painting, exterior and interior wall repairs, replace sewer lift station, install new electrical panel, circuits, conduits wiring and lighting, and remove emergency power generator.

Relevance: These contracts signify that our team possess sufficient technical expertise and resources, and is able to plan, organize, and use those resources in a coordinated and timely fashion to achieve the technical and budgetary goals of the City Hall Project.

General Services Administration
Florida

mbi | k2m Architecture has been retained by the U.S. General Services Administration to renovate several facilities in Florida under the agencies strategic goals of Stewardship, Superior Workplaces, Best Value, and Innovation. mbi | k2m was instrumental in the projects by providing project management including scheduling, budgeting, bidding, quality control, construction administration, project close-out, and ADA Specialization. The following projects are samples of work recently completed by our firm.

CONTACT INFORMATION

Client: General Services Administration
Client Rep: Ken Bygler
Design Fee: varies by project
Construction Cost: $800,000+
Contractor: Pedro Falcon

Golden Collum Federal Building

Golden Collum Federal Building in Ocala, Florida is a high security courthouse operated by the GSA. mbi | k2m is part of a design / build team that has completed multiple projects in the building. Most recently we renovated the historic lobby area to enhance security, make accessible accommodations for visitors, construct support spaces for jurors, and provide break areas for staff affected by the renovations. This project went through the traditional phases of the GSA – conceptual, design development, pre-final, and final submissions all in less than 45 days. In addition, we have completed other partial lobby and courtroom renovations as well as security improvements geared around force protection.

NAVY Office - Timberlake Administrative Building

Renovation of the Navy Office Space, Timberlake federal Building, is a two-phase project, with the second phase currently in the final design stage. The scope of this project is to modify approximately 11,000 square feet of project area on the ninth floor of the Timberlake Federal Building. Work consists of design, engineering, construction documents, and construction administration for open office areas, conference room, reception, break area, server room, and electronics lab including technology engineering, mechanical, fire protection, and interior design.

Relevance: These projects illustrate our experience working for governmental agencies, our turn-around time, and experience within commercial and institutional buildings. These buildings required safe space design features within the design process.

Southernmost Hotel Collection
Key West, Florida

Southernmost Hotel Collection consists of several properties, including Southernmost Hotel in the USA, Le Mer Hotel, Dewey House, and Southernmost on the Beach, totaling 261 guestrooms on more than 6 acres in Old Town Key West. mbi | k2m partnered with the Southernmost Hotel Collection in 2011 and has completed over a dozen projects with them since this time, ranging from small space reconfiguration and utilization projects for luggage storage to full building renovation with guestroom reconfiguration. Our Team provided existing conditions analysis, conceptual design, approval through the City Process, construction documents, and daily involvement during construction to address discovered conditions in the historic building. Coordination of the architectural design with the resort's interior designer resulted in a hotel product that is now equal in terms of rate and demand as their rooms fronting the Atlantic Ocean.

Working with this hospitality client, project scheduling was vital to the project's success. The design phase of the project was completed in a two-month window with construction completed in four months to meet the reservation demands. Communication, daily site visits, and all parties working as a Team, made the project a success and is why we continue to provide design services for this Client.

Relevance: Our team excelled at providing quick responses to 'found' conditions during construction as well as meeting several accelerated schedules for our Client on the various projects proposed to date for the Southernmost Hotel Collection. These skills will help us meet the requirements of the City Hall be keeping the project on schedule throughout the course of construction.

CONTACT INFORMATION

Client: Southernmost Hotel Collection
Client Rep: Matthew Babich
General Manager
Design Fee: Varies by Project
Construction Cost: Varies

Fury Management Group
Key West, Florida

Fury Management Group led by Scott Saunders hired mbi | k2m in 2010 to begin the process of relocation and planning for expansion. Initially, we assisted the Client in locating their new headquarters building, which resulted in an historic building at 313 Margaret Street. To meet program requirements and comply with FEMA regulations, the existing building was modified and the entire floor raised 3'-0" above the existing floor level. Careful design coordination was required to meet ADA requirements while maintaining the historic features of the building.

CONTACT INFORMATION

Client: Saunders Companies
Client Rep: Scott Sanders
Completion Date: 2012
Construction Cost: $1.5 Million

Our services included conceptual design, approvals through the City process for HARC, minor development, and variances, engineering, construction documents, and construction administration. We also completed full interior design and assisted in procurement in the furniture systems to provide the Client with a complete project.

Relevance: In addition to working through the City approval process and obtaining the necessary approvals, this project expresses our ability to adapt an historic building to meet today's needs and comply with current laws and regulations. By partnering with our Client, we provided a completed project that the entire team is proud of.

Poinciana Royale
Key West, Florida

Thomas E. Pope was the Architect for the 50 units completed for Reliance Housing Foundation and AIDS Help, Inc. Poinciana Royale was completed in May 2011. This development was constructed on an urban infill site originally donated by the US Navy to the City of Key West. Poinciana Royale was certified through the Florida Green Building Coalition (FGBC), and at the time of completion was the **1st FGBC Platinum-rated Multifamily building in Florida.** All 50 units received a "**Certified Florida Green Home - Platinum" rating**, the highest FGBC rating in this class. All 50 units also received certifications as "**An Energy Star Qualified Home".**

CONTACT INFORMATION

Client: Saunders Companies
Client Rep: Scott Sanders
Completion Date: 2012
Construction Cost: $1.5 Million

Relevance: The work with AIDS Help identifies our Team's commitment to the Community while providing quality, sustainable design.

Lee County Emergency Operations Center
Fort Myers, Florida

TKW Consulting Engineers provided structural engineering and threshold inspection services for the Lee County Emergency Operations Center in south Fort Myers. The 27,000 sf, one-story building is designed to withstand 200 mph winds and is elevated for flood protection. It is capable of remaining fully functional and self sufficient with back-up power, water, fuel, and food for ten days during and after a major storm event, including a Category 5 hurricane. The building is scheduled to open in December 2012.

The structure consists of perimeter and interior load-bearing concrete tilt-wall panels with a structural steel and concrete roof on a shallow foundation. Total project cost is $15 million.

Relevance: The Lee County EO Center expresses our team's ability to design buildings that exceed code compliance. While the City Hall will likely not be an Emergency Operations Center, we have the ability to design the space with the same goals in mind to ensure the building is up and running during and after a storm.

CONTACT INFORMATION

Client: Lee County
Completion Date: 2012
Construction Cost: $15 Million

Charlotte High School
Punta Gorda, Florida

TKW Consulting Engineers provided structural engineering services for the new Charlotte High School in Punta Gorda, Florida that was built after the entire campus was almost totally destroyed during Hurricane Charley in 2004. Despite it being severely damaged, the community was determined to rebuild the 30,000 sf, three-story Main Building, which was built in 1926 and was a historic landmark. Multiple new buildings, totaling over 320,000 sf, were built around its neoclassical style. The new campus opened in 2009. Total cost to rebuild the entire campus was $87 million.

CONTACT INFORMATION

Client: Charlotte County Public School District
Completion Date: 2009
Construction Cost: $87 Million

For the three-story Main Building, the perimeter brick walls were painstakingly repaired to match the original using brick salvaged during demolition. The interior wood framing was removed and replaced with hollow-core pre-stressed concrete floor slabs on structural steel beams and a steel bar joist and concrete roof. The ground floor ceiling height was increased by slightly lowering the slab-on-ground, raising the second and third floors, and using shallower floor construction.

Relevance: In addition to working through the City approval process and obtaining the necessary approvals, this project expresses our ability to adapt an historic building to meet today's needs and comply with current laws and regulations. By partnering with our Client, we provided a completed project that the entire team is proud of.

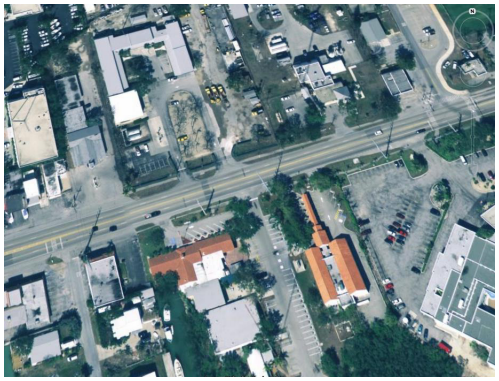
Past Performance

"Our Clients Say it Best"

At mbi | k2m Architecture, we are very fortunate to have completed over 1,000 projects in our company history, with hundreds of them in the Keys, working with a variety of public and private sector clients. To this we are very proud to report that over 97% of our clients provide us repeat business and / or referrals. It is the success of our client relationships that makes our firm as strong as it is today.

"I really enjoy working with the mbi | k2m team and their Project Manager. Their work is always top notch and they are mindful to keep projects on time and within budget. I would certainly recommend mbi | k2m to any potential client."

Jerry Barnett,
Director of Facilities, Monroe County Florida



"mbi | k2m is highly responsive, quality work is consistently provided, prompt delivery, and they are always responsive to our customers' needs. It is great having a proactive, accessible design/build project partner in mbi | k2m."

Ken Bygler,
Project Manager (GSA, Air Force, NAVY Mini MACC)

"Their depth and ability of their team to effectively communicate any subject matter with all levels of our City staff has been exemplary. In addition to their strong design and communication skills, they are very diligent and dedicated to the success of their clients' projects. They are truly a valued partner of the City of Key West and look forward to a long term relationship with the firm."

Jim Scholl,
Former City Manager, Key West, FL

THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3888

August 14, 2009

To Whom It May Concern:

It is my pleasure as City Manager to provide the following letter of recommendation for mbi | k2m Architecture, Inc. The City of Key West has been working with mbi | k2m for the past two years, collectively developing the design for our new City Administration Building, structured parking garage, and fire station. We have also completed smaller projects supported by the City that benefit the local community.

Their team on projects has been nothing short of exceptional. As with many public projects, there are always many interested parties and our City Administration Building project was not an exception. Michael and his team effectively managed the design process from programming, department interviews, site selection concept design, and public presentations that enabled the City in making effective decisions through the course of their efforts. The depth and ability of their team to effectively communicate any subject matter with all levels of our City staff has been exemplary. In addition to their strong design skills and communication skills, they are very diligent and dedicated to the success of their clients' projects. This is evidenced in their partnering approach, preparation for our meetings, project drawings / specifications quality and consistency, talent to craft solutions that meet budgetary requirements and their continued ability to exceed our expectations.

Their talented team has always been and continues to be responsive to our needs and follow thru on each of their commitments. The truly are a valued partner of the City of Key West and we look forward to a long term relationship with the firm. We highly support their team, strongly recommend them to you as your next Architectural / Interior Design firm, and truly hope you enjoy the opportunity to work with their team as we have. Should you wish to discuss this reference please do not hesitate to contact me directly.

Sincerely,

Jim Scholl
City Manager

Supreme Court of Florida

500 South Duval Street
Tallahassee, Florida 32399-1925

R. FRED LEWIS
CHIEF JUSTICE
CHARLES T. WELLS
HARRY LEE ANSTEAD
BARBARA J. PARIENTE
PEGGY A. QUINCE
RAOUL G. CANTERO, III
KENNETH B. BELL
JUSTICES

THOMAS D. HALL
CLERK OF COURT

EDWARD DECOSTE
MARSHAL

February 13, 2008

RECEIVED
FEB 22 2008
SANDRA TAYLOR

The Honorable Sandra E. Taylor
Chief Judge
Sixteenth Judicial Circuit
502 Whitehead Street, Room 400
Key West, Florida 33040

Dear Chief Judge Taylor:

Please accept this expression of my deep appreciation to the members of the Sixteenth Judicial Circuit's Court Accessibility Team for their persistent, meticulous, and hard-working efforts to survey the accessibility of court facilities within your circuit. I recognize the tremendous workload associated with this project, and I am grateful for the energy and resources devoted to this important endeavor.

Your survey report has been provided to the Court Accessibility Subcommittee and the Office of the State Courts Administrator, for incorporation into a statewide summary.

The implementation process will, no doubt, also present both challenges and opportunities. I stand ready to be of assistance in any way as the State Court System continues to move forward with efforts directed to making the courts accessible to all Floridians, including those with disabilities. I am confident of your continued leadership and the cooperation of the Court Accessibility Team members, and I pledge my assistance and support throughout this initiative, not only during my time in the front office but as long as necessary to make this vision real.

Enclosed is a commendation in recognition of the efforts by the Sixteenth Judicial Circuit. Please share this letter and the commendation with the members of the Sixteenth Judicial Circuit's Court Accessibility Team.

Very truly yours,

R. Fred Lewis

RFL/dgh

MANAGEMENT APPROACH

Project Understanding

The mbi | k2m Architecture Team has reviewed the City of Key West Request for Qualifications No. 13-001: Architectural Services Key West City Hall and understands that the City, as directed by the Mayor and City Commission, seeks to hire a qualified design and engineering Team for the Design of the New City of Key West City Hall at the historic Glynn Archer School. Building on the design Team tasked with designing the City Hall in 2008 at the existing site of Angela and Simonton Streets, we engaged local and regional consultants, including architect Thomas E. Pope, Perez Engineering, Elizabeth Newland Landscape Architecture, and AMEC Environmental and Infrastructure to bring forward a qualified Team to redesign the historic Glynn Archer School into a sustainable low maintenance city administration complex which meets the current and plans for the future needs of the City while respecting the history of the site, its residential neighborhood, and will be a catalyst to revitalize the White Street Corridor.

We recognize that the conversion of a neighborhood school into city offices requires the input and participation of the community, knowledge of Key West operations, and a strong connection with the City to move expeditiously though the approval process. We, as a local firm for more than twenty years, with strong community ties, realize the historical significance of this building with our island's history. We bring to this project experience and a proven track record of project completion, as well as a strong understanding and commitment to the community. As a firm that has employees who work and live in Key West, we are passionately committed to creating a design that respects our culture and history while incorporating sustainable design principles and accessibility. We understand that while planning for the future, we cannot compromise the history of this structure and its meaning to our community.

The Vision of the Key West City Hall at Glynn Archer School is a major component of this project and requires constructive community involvement. Through workshops with the community and feedback from the City agencies, the scope of the project will be refined. Our Team will work diligently with the community to address their concerns and create a plan that can be embraced.

Given past project experience with the City of Key West, we understand the project will evolve over seven tasks, including Information Gathering, Schematic Design and City Approvals, Design Development, Construction Documents, Bidding and Permitting, Construction Administration, and Project Closeout.

Our team acknowledges the Property Condition Assessment Report prepared by CH2MHILL. The report is thorough and comprehensive and will provide a solid basis for moving forward with either the

Rehabilitation Approach or the Conversion Approach. We find CH2M HILL's analysis of the existing structures to be accurate and their proposed repair and reinforcement details to be reasonable.

If selected, TKW and our Team will verify the CH2M HILL report with a field investigation and independent analysis to confirm their observations, conclusions and recommendations. We will explore alternative repair approaches that may not have been previously considered. Supplemental field testing may also be required. Working with the design Team, TKW will develop alternative repair and reinforcement schemes, evaluate their effectiveness and cost, and suggest a preferred scheme. After a structural repair and reinforcement scheme is selected, comprehensive details will be developed in accordance with current design codes to clearly illustrate the proposed construction.

It is our design approach for the historic Glynn Archer School to provide a complex that meets the needs of the City by building on the previous reports and designs related to a new City Hall, responds to the neighborhood context, integrates the City departments into a single facility with adequate meeting space and on-site parking, and addresses the needs of the Monroe County School District with their inclusion in the project. Our Team, as residents of the City, is committed to a low-maintenance, sustainable facility and we look forward to exploring all approaches and opportunities to create a new home for City staff, of which the community will be proud.

Project Approach

The Design Team led by mbi | k2m Architecture in conjunction with Thomas E. Pope looks forward to being the successful Team to design the New City Hall for the City of Key West in the existing Glynn Archer School structure. Aligning with past experiences with the City, the Seven Tasks we understand for the project are identified below along with a narrative description of our services during each phase.

Information Gathering

The **information gathering** phase of the project is geared to assessing the existing facility to create detailed drawings, building upon what has been created to date, and updating the programming of the facility from the work our Team completed in 2009 as part of the City Administration Building Complex.

Upon completion of the data collection, we will review the Project's Development Program in detail and verify that the scope of work is consistent with the requirements of the City departments working with the design team. Upon review, our team will develop a program that will identify space allocation requirements, existing conditions, equipment and finish requirements, or other unique requirements.

The information established in the program will be represented in a narrative and presented to City staff. The final step in the **information gathering** phase is the **preliminary design**. Preliminary documents will be developed illustrating elements identified in the architectural program. This portion of the phase will provide you with conceptual alternatives that are shown through architectural floor plans and other documents as required. A preliminary estimate will also be prepared, building upon the cost estimates prepared to date.

Schematic Design and City Approvals

The information that is collected during the information gathering phase and the final scope of work as determined in concert with the City staff will be utilized to develop the design and construction techniques. The **schematic design** documents will describe the scale and relationship of the project's components. These drawings will include floor plans, outline specifications, schematic estimate, and program update. The process also establishes other criteria that may impact the final design. As part of the schematic design to comply with the City Approval Process, landscape design and civil engineering will be completed to a substantial level of approximately 70% construction documents.

For our team, **permitting assistance** typically begins at the completion of the Schematic Design phase and lasts thru the completion of Contract Documents. This type of project will require the full City Approval Process, including Tree Commission, DRC, Planning, HARC, and City Commission, along with the Building Department and other agencies. This will be managed by our team throughout the course of the project. We have done this on over 100 projects ranging from small sidewalk modifications to $40 million + developments.

Design Development

The next step is the **design development** phase. Our objective of this phase is to describe and define, in detail, all aspects of the project. This phase further develops the architectural design and incorporates all engineering disciplines to establish the final scope and details of the work. Materials are chosen to establish the appropriate finishes. The design development phase works to achieve a cost-effective and viable solution that answers the needs of the project.

Construction Documents

The **construction documents** phase follows design development where construction documents are developed for the City Hall project. During this phase, final drawings and specifications detailing each discipline's requirements are developed. A final review of the construction manager's cost estimate and schedule is performed. Towards the end of this phase a quality assurance reviewer will perform a review of all discipline's documents for points of interface in order to establish any discrepancies among disciplines.

Bidding and Permitting

The next step in the project is **bidding.** Our TEAM will develop contract documents ready for distribution to prospective bidders through the construction manager. A preconstruction meeting will be held together with the Construction Manager and City staff for all interested contractors to answer any questions that they may have. At the completion of the bid phase, the bids will be reviewed and the project team will assist the construction manager in awarding a contract for construction.

Construction Administration

The next step in the project approach is **construction administration**, which occurs throughout the entire construction of the building. We are able to provide comprehensive construction administration services such as reviewing shop drawings and samples, process change orders, conduct field visits, review Certificates for Payments, track the construction schedule, and be the Owner's Representative to ensure the design intent is met by the Contractor.

Due to our location in Key West we can react quickly to any need the Owner may have by being on site within a short period of time. Our job will be to work with the Construction Teams to assist in design reviews and with questions as they may arise.

Project Closeout

Upon completion of the project we assist the Owner with the final phase of the project; **project closeout**. This final stage closes out the construction phase, to assure warranties, payments, and maintenance manuals are in order.

Management Approach

mbi | k2m Architecture is a management-oriented firm and establishes, early in the project, controls over project schedules and budgets. The success of the project will be dependent upon developing a straightforward plan and approach to managing and controlling the project's design, cost estimating, and administrative elements, using a partnering approach and integrating them to meet the objectives and achieve the goals of the project and the City. Clear lines of communication and responsibility, within the project team, as well as coordination with other groups, will be critical for a successful project. Formal scheduled communication channels, including regular and frequent meetings, are the foundation of the partnering system.

To foster this type of relationship needed between the City and our Team, we recommend establishing an active partnership that benefits all participants. Only a win-win partnership can accomplish the project goals on time and within budget. Partnering must be a formal process that is founded on thorough, timely communication that focuses the needed expertise on particular issues. All of our Team members are committed to the successful completion of projects.

As part of our services for the City of Key West, mbi | k2m shall supervise and direct the work competently and efficiently, devoting the proper attention and applying our skills and expertise as necessary to perform the work in accordance with the contract documents. As required, our firm shall maintain records pertaining to this contract for three (3) years after the termination of the contract. Furthermore, mbi | k2m shall maintain all books, records, and documents directly pertinent to performance under this Agreement in accordance with generally accepted accounting principles.

At mbi | k2m we utilize a Work Plan created by our office and well-tested in public works projects. The Work Plan is a template document that serves as the main project control document throughout the course of a project. This plan is divided into three sections – **personnel** involved in the project and their **role**, **design phase** with detail, and the **schedule**. The first part is a listing of each entity involved in the project from design professionals, City departments, and permitting authorities. Each entity has a certain role throughout the course of the project which is shown by **full**, **partial**, or **no involvement** in a particular phase. By having each entity listed all project team members know their respective role in the design phase as well as the roles of the entire team. Other important items are benchmark submission and milestone dates, City approval timeframes, and other project specific information. Concluding is a weekly schedule associated with each design phase item. Through this Work Plan each project team member will understand their responsibilities in the project and the project schedule.

A Highly Participatory Process

Our integrated approach includes frequent meetings and dialogue with the key stakeholders and representatives of all Key West agencies. While each agency is understandably busy, the fact is that the effectiveness of the system needs to be the primary driver throughout the process. Our approach is intended to foster an understanding of these issues from all perspectives and to promote common-sense solutions to everyone's benefit. What is important is recognizing the specific operational and

functional requirements needed to accommodate effective daily operations and supervision. Once we recognize each problem area, we can foster an appropriate solution that works for the system.

Consensus-Building

Encouraging regular participation by users, involved elected officials and the community throughout the process helps to build consensus each step of the way. The process of building consensus for a plan involves "shuttle diplomacy", with a significant amount of interpersonal communication skills. A variety of workshops, design charrettes, individual briefings, and working/design papers will be used to elicit input from the stakeholders and also inform them of the findings from the work effort.

Quality Control

mbi | k2m Architecture's quality assurance program is incorporated into all project milestones. Each milestone of the project receives an intra-disciplinary quality control check (redi-check) that enables the forthcoming phase to flow smoothly. Every phase is a building block, one preceding the other and it is crucial that each milestone is reached with the highest success. mbi | k2m Architecture's system of quality control and assurance encompasses a project's architectural and engineering components and reasonable assurance of complying with applicable local, state, and federal codes and ordinances, as well as the owner's program.

The nature and extent of our quality control system depends on a number of factors, such as its size of the project, the nature of its work, renovation or new construction, and construction cost. Thus, the quality control system will vary as will the need for, and extent of, the scope of the work. On larger projects like the Key West City Hall, the mbi | k2m Way, an internal manual about process management, enhances the level of diligence required not just on the project documents, but also in the relationship with all parties. We utilize a Redi-Check process at multiple stages throughout a project to ensure the greatest coordination of all disciplines. Additionally, with our qualified Team members of AMEC and local architect Thomas E. Pope, another layer of quality control review will be provided at each milestone of the project.

Location of Services

mbi | k2m Architecture, Inc. is located at 1001 Whitehead Street in Key West, Florida, In the heart of the Old Town Key West. Our other Team members include AMEC, Thomas E. Pope, Perez Engineering and Development, and Elizabeth Newland Landscape Architecture. Our close proximity allows us to participate in the many public meeting and meetings with City Staff as well as respond quickly during construction.

Both mbi | k2m and AMEC will provide additional support through the firms' other offices in order to bring the best talents and strengths to the City of Key West. As a strengths based organization we believe in the power of leveraging respective talent to deliver the best for the City

Schedule

Building on the preliminary schedule outlined in the RFQ, we provide the following preliminary schedule based on our understanding of the project and the requirements of working within the City of Key West.

RFQ Presentations to the City Commission: February 5, 2013
Contract Negotiations: February 6 – February 22, 2013
Contract Approval: March 5, 2013
Information Gathering: March 6 – March 26, 2013
- Programming
- Existing Conditions Analysis

Schematic Design: March 27 – June 25, 2013
- Public Meeting(s)
- Tree Commission Landscape Plan Approval
- DRC and Planning Board Major Development Plan and Variance Approval
- HARC Design and Demolition Approval
- City Commission and Board of Adjustment Approvals

Design Development: June 26 – September 24, 2013
Construction Documents: September 25 – December 20, 2013

Availability

Firm Capacity

The demands of a client are fluid and need to be reacted to as the needs change over the course of a project. The ability to react is dependent on additional resources that are available on staff. mbi | k2m will deliver a team of design professionals ready to meet the project needs. "We would rather let potential clients go than let them down". As such we do not accept work that would stretch our staff beyond an efficiency rate of about 85%. We currently have volume in the office that has our staff at about 78% efficiency and thus have capacity to service the City for this project.

Name of Firm	Labor Hours of Available Resources	Projected Labor Hours by Month starting March 2013											
		1	2	3	4	5	6	7	8	9	10	11	12
mbi | k2m	5150 / month	600	1000	1500	1800	2200	2500	2800	3000	3000	3000	400	400

Design Team Services

Comprehensive Listing of Services Provided by our TEAM

Our TEAM is comprised of Registered Architects, LEED Accredited Professionals, Construction Administrators, Cost Estimators, CAD Technicians, Engineers, and Specification Writers. Our team is known for our ability to understand the workings of a project, local governmental bodies, and the willingness to learn and understand our clients' needs.

We work in a variety of delivery methods including traditional design-bid-build, fast track, and design/build methods. In addition to quality, functional design we provide the following services:

Predesign Services

- Data collection
- Existing conditions analysis
- Building evaluation
- Programming
- Preliminary design
- environmental assessments
- Public Meetings for Presentation and Information Gathering

Permitting Assistance

To our Team, permitting assistance occurs during the design phases of work as well as construction. Services we can provide include:

- Landscape Plan Submission for Tree Commission Approval
- Major Development and Variance Applications for DRC Review, Planning Board Approval, and City Commission / Board of Adjustment Approval
- HARC Submission for Board Approval of Demolition and Design
- Permit Preparation and Coordination with Local and State Departments
- Permit modification

Site and Landscape Design

- Drainage and Grading
- Traffic Analysis
- Landscape Architecture using Native Species
- Hardscape and Irrigation Design
- Site features and amenities including bicycle storage and electric vehicle charging
- Wayfinding
- Site lighting

Architectural Design

- Concept design
- Design development
- Construction documents
- Code and life safety analysis
- Specification writing
- Defensible Design
- ADA analysis

Sustainability

- Green Construction Certifications
- Design in accordance with Florida Statues 255.2575(2) for Green Building and Construction
- Prioritizing sustainable design issues, costs and savings
- Master planning for sustainable growth and environmental impact
- Sustainable site design: Including, daylighting studies, water management & conservation
- Basis of Design development
- Lifecycle cost analysis
- Energy efficient design
- Indoor air quality and work environment improvements
- Sustainable building material design, selection and specification
- Building construction waste and adaptable reuse design
- Utility / Incentive program investigation
- LEED program administration

Interior Design

- Procurement
- Furniture, Fixture and Equipment Design and Specifications
- Technology Integration
- Signage
- Wayfinding

Engineering

- Structural
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Fire Alarm
- Technology and Communications
- Safety and Security

Bid and Proposal Development

In conjunction with City Staff, our Team can provide:

- Front End Contract Specifications
- Bid and Proposal Documents which define the Scope of Work
- Pre-Proposal Site Visits and Meetings
- Addendum Writing
- Technical review and ranking of the same to attain qualified contractors for work

Bidding and Construction Administration

- Bidding materials and building permitting
- Prebid conference
- Review of bids, bid negotiation, and contract award
- Request for information, payment application reviews, change order reviews, field clarifications and onsite inspections
- Construction oversight throughout the construction phase
- Maintenance Schedules and Manuals

Owner Representation

- Contract and information management
- Quality control
- Cost control
- Schedule control
- Goal Setting and Sharing
- Periodic Site Visits and Report Writing

Schedule and Budget Strategies

- Team review/coordination meetings
- Milestone delivery dates for all project deliverables
- Cost estimates and owner approvals
- Construction schedule planning and maintenance
- Budget analyses, budget maintenance, and budget controls

The following represent a sampling projects completed in the Keys by the mbi | k2m Team.

Monroe County Library – Key West
Marathon Sheriff Roof Replacement
Monroe Public Works Facility – Rockland Key
Whitehead Street Jail
Tavernier Meeting Hall
Monroe County Signage
Monroe Cooling Tower
Monroe Crime Lab
LOMR Sugarloaf Key
Big Pine Key Park and Community Center
Monroe County ADA Assessments
Boca Chica Road Engineering
Fire Training Facility
Plantation Key Fuel Facility
Monroe Fueling Facility Key Largo
Palm Island Bridge
Marathon Courts
Monroe Detention Center
Department of Juvenile Justice
Key West International Airport PV Study
Key West International Airport Customs Terminal
Key West International Airport Guard Booth
Marathon Airport Feasibility Study
Monroe County Correctional System Master Plan
Monroe County Judicial Master Plan
Monroe County Clerk of Court Space Needs Study
Monroe County Comprehensive Government Facilities Planning Study
Monroe County Marathon Key Planning Study
Monroe County, Facility Condition Assessment, Vertex Software
Courthouse - Key West
Key West Jefferson Browne Building
Key West Harvey Government Center
Key West Gato Building
Key West Freeman Justice Center
Key Largo M. E. Nelson Government & Cultural Center
Marathon Key Marathon Government Center/EOC
Plantation Key Roth Building
Key West Detention Center Monroe County
Monroe County A/E Services Contract
Florida Keys Aqueduct Authority A/E Services Contract
FDEP Overseas Heritage Trail Trailhead Facility, Big Pine Key, Channel 5 to Tollgate Road, Ramrod to Big Pine Key
South Roosevelt Blvd
North Roosevelt Blvd
Geiger Creek Bridge
Jewfish Creek Bridge
Duck Key Bridge
FDOT CEI Residency Contract Marathon Field Office
City of Key West Roadway and Streets Projects (16 Projects)

Fitness of the Firm - mbi | k2m Architecture a Strong Partner

In the current economic climate, we recognize the value of our stability to our clients and want to assure the City of Key West that mbi | k2m Architecture is well capitalized, continuing to grow, and represented by leading consulting professionals in the areas of accounting, legal, and human resources. Huntington Bank is our valued financial partner providing a $400,000 line of credit and $100,000 equipment line of credit. Each month we set aside funds allowing us to enhance our savings account, funding the growth and long term stability of the organization, while remaining debt free. Furthermore we believe in investing in our communities and own our business real estate. Throughout the downturn of the past few years, mbi | k2m has continued to succeed and strengthen our business through sound business practices, strong client relationships, and market share gain while maintaining our small business designation.

It is with great pride that mbi | k2m Architecture has been recognized for our commitment to being a leading growth organization by the Weatherhead School of Business, Case Western Reserve University, and by the Employers Resource Council (ERC) as one of 99 Best Places to Work in the north coast. This commitment to excellence is further supported by our consulting professionals in the areas of accounting, legal, and human resources.

FORMS AND APPENDIX

Current Florida Licenses

Florida Business License

AC# 5450629

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN

SEQ# L11021100581

DATE	BATCH NUMBER	LICENSE NBR
02/11/2011	106008748	AA26001059

The ARCHITECT CORPORATION
Named below IS CERTIFIED
Under the provisions of Chapter 481 FS.
Expiration date: FEB 28, 2013

MBI/K2M ARCHITECTURE INC
1001 WHITEHEAD STREET
KEY WEST FL 33040

RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

CHARLIE LIEM
SECRETARY

Florida Professional Licenses

AC# 5370344

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN

SEQ# L10120700808

DATE	BATCH NUMBER	LICENSE NBR
01/28/2011	100255862	AR0009306

The ARCHITECT
Named below IS LICENSED
Under the provisions of Chapter 481 FS.
Expiration date: FEB 28, 2013

INGRAM, MICHAEL B
1001 WHITEHEAD STREET
KEY WEST FL 33040

RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

CHARLIE LIEM
SECRETARY

AC# 5433226

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN

SEQ# L11012800784

DATE	BATCH NUMBER	LICENSE NBR
01/28/2011	108164869	AR95308

The ARCHITECT
Named below IS LICENSED
Under the provisions of Chapter 481 FS.
Expiration date: FEB 28, 2013

SARNO, ANTHONY DAVID
1001 WHITEHEAD STREET
KEY WEST FL 33040

RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

CHARLIE LIEM
SECRETARY

AC# 5450578

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN

SEQ# L11021100530

DATE	BATCH NUMBER	LICENSE NBR
02/11/2011	108176510	AR93161

The ARCHITECT
Named below IS LICENSED
Under the provisions of Chapter 481 FS.
Expiration date: FEB 28, 2013

MALONEY, SCOTT CHRISTOPHER
3121 BRIDGE AVE
CLEVELAND OH 44113

RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

CHARLIE LIEM
SECRETARY

Insurance Statement

The firm carries insurance with Hudson Insurance Company through the Oswald Companies, Inc. located at 3401 Enterprise Parkway, Suite 101, Beachwood, OH 44122. Paula Selvaggio, CEO can be reached at (216) 839-2800. We will carry professional liability insurance (including errors and omissions) in an amount not less than $500,000 and shall deliver Certificates of Insurance from a carrier acceptable to the Owner specifying such limits. All our covers meet or exceed the requirements of the RFQ.

Current insured amounts are as follows:

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/25/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
STA, a Division of Oswald Companies
3401 Enterprise Parkway, Suite 101
Beachwood OH 44122

CONTACT NAME: Patricia Cholewa
PHONE (A/C, No, Ext): 216-839-2807 FAX (A/C, No): 216-839-2815
E-MAIL ADDRESS: pcholewa@stassociates.net

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Casualty Ins. Co.	29424
INSURER B : Hudson Specialty Insurance Co.	25054
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
mbi-k2m Architecture, Inc.
Spectrum Design Services Inc.
1001 Whitehead St., Suite 101
Key West FL 33040-7522

MBIK2-1

COVERAGES **CERTIFICATE NUMBER:** 775535872 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	**GENERAL LIABILITY**	Y	Y	45SBAIO7008	9/14/2011	9/14/2012	EACH OCCURRENCE	$1,000,000
	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	$10,000
	X AI Primary &						PERSONAL & ADV INJURY	$1,000,000
	X Non-Contributory						GENERAL AGGREGATE	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$2,000,000
	POLICY X PRO-JECT X LOC							$
A	**AUTOMOBILE LIABILITY**	Y	Y	45SBAIO7008	9/14/2011	9/14/2012	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS / X NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
	X AI Primary							$
A	X **UMBRELLA LIAB** X OCCUR	Y	Y	45SBAIO7008	9/14/2011	9/14/2012	EACH OCCURRENCE	$2,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$2,000,000
	DED X RETENTION $ 10,000						Excludes Professional	$
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY**		Y	45SBAIO7008	9/14/2011	9/14/2012	WC STATU-TORY LIMITS X OTH-ER	OH-STOP GAP
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N **(Mandatory in NH)**		N / A				E.L. EACH ACCIDENT	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
B	Professional Liability Claims Made Retro Date: 9/1/2001	N	Y	AEE7204505	4/13/2012	4/13/2013	Each Claim Aggregate	$5,000,000 $5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured and Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER

Specimen
For Purposes of Evidencing
Coverage Only FL 33040-7522

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Patricia A Cholewa

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ACORD 25 (2010/05) **The ACORD name and logo are registered marks of ACORD**

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 RFQ 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: _____

Sworn and subscribed before me this

10th day of Dec, 2012

_____
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 07/19/16

NOTARY PUBLIC
ELENA THOMAS
Notary Public, State of Florida
Commission # EE 217939
My comm. expires July 19, 2016

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 RFQ, RFQ or Contract No. 13-001 for Architectural Services: Key West City Hall

2. This sworn statement is submitted by mbi | k2m Architecture, Inc.
(Name of entity submitting sworn statement)

whose business address is 1001 Whitehead Street, Key West, Florida 33040 and (if applicable) its Federal Employer Identification Number (FEIN) is 65-1246327 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement.)

3. My name is Anthony Sarno and my relationship to
(Please print name of individual signing)

the entity named above is Employee.

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 RFQ 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(l)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication 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 t 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 RFQs or applies to RFQ 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.)

X 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. Them has been a subsequent proceeding before a hearing officer of the Sate 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)

12/10/12
(Date)

STATE OF Florida

COUNTY OF Monroe

PERSONALLY APPEARED BEFORE ME, the undersigned authority,

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

space provided above on this 10th day of Dec, 2012

My commission expires:
NOTARY PUBLIC

NOTARY PUBLIC
ELENA THOMAS
Notary Public, State of Florida
Commission # EE 217939
My comm. expires July 19, 2016

EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF FLORIDA)
: SS
COUNTY OF Monroe)

I, the undersigned hereby duly sworn, depose and say that the firm of MBI | KZM Architecture, Inc provides/offers benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses per City of Key West Ordinance Sec. 2-799.

By: _____

Sworn and subscribed before me this

10th day of Dec, 2012.

_____
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 07/19/16

ELENA THOMAS
Notary Public, State of Florida
Commission # EE 217939
My comm. expires July 19, 2016

THE CITY OF KEY WEST

3140 Flagler Ave
Key West, Florida 33040

ADDENDUM 1:
RFQ #13-001: ARCHITECTURAL SERVICES: KEY WEST CITY HALL
October 31, 2012

This addendum is issued as supplemental information to the bid package for clarification of certain matters of a general nature. The referenced bid package is hereby addended in accordance with the following items:

1. The informational page on DemandStar by Onvia at www.demandstar.com/supplier incorrectly identifies a pre-submission meeting on November 1, 2012.
2. The pre-submission meetings are correctly identified in the RFQ document and are scheduled for November 14 or 27, 2012 at 4:30 PM at Glynn Archer School, 1302 White Street, Key West, FL 33040 .Respondents will be required to attend one (1) of the two (2) mandatory pre-submission meetings in order to submit a response to this RFQ.

All Proposers shall acknowledge receipt and acceptance of this Addendum No. 1 by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.

Signature

MBI | KZM Architecture, Inc
Name of Business