

**RFQ No. 13-001: Architectural Services: Key West City Hall**

**Past Projects Reviews**

REG

FIRM NAME

*Dennis A. Bebe - Solaris Design + Consulting*

|                      | If you had the opportunity to utilize this company for future projects what is the likelihood you would do that | Quality of work compared to other firms you utilize for equivalent work | Responsiveness of firm | Ability of firm to work within budget | Ability of firm to work within the limits of the project | Creative ability of firm | Overall impression of the firm |
|----------------------|---|---|------------------------|---------------------------------------|--|--------------------------|--------------------------------|
| Past Project         | Max Points 5  | Max Points 5  | Max Points 5           | Max Points 5                          | Max Points 5   | Max Points 5             | Max Points 5                   |
| <i>John Cheschur</i> | <i>4</i>  | <i>5</i>  | <i>5</i>               | <i>5</i>                              | <i>5</i>   | <i>5</i>                 | <i>5</i>                       |
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Statement of Qualifications  
 City of Key West - RFQ #13-001  
 SOLARIA Design & Consulting Co. + REG Architects  
 925 Truman Ave. Key West, FL 33040  
 305-296-8885



**CULTURAL COUNCIL OF PALM BEACH COUNTY  
 HEADQUARTERS & COMMUNITY CENTER  
 LAKE WORTH, FLORIDA**



Adaptive Reuse

*① Collected by [signature]*



**Client:** Cultural Council of Palm Beach County  
**Client Representative:** Rena Blades, President CEO  
**Contact Information:** (561) 471-2901,  
[rblades@palmbeachculture.com](mailto:rblades@palmbeachculture.com)

**Design Services Fee:** \$50,000  
**Estimated Construction Cost:** \$700,000

**Name of Contractor Awarded Project:** Conkling & Lewis Construction, Inc.  
**Contractor Representative:** Gregory H. Lewis, President, & Denny Lewis, Project Manager  
**Contact Information:** (561) 833-4441, [gLewis@conklingandlewis.com](mailto:gLewis@conklingandlewis.com)

**Project Description:** This project is a historic contributing building to Lake Worth Old Town historic district established in 2000. The “Streamline Moderne” structure was built in 1936 and had been renovated several times, the latest in 1999 when the open stair, platforms and general refinishing of all floors was renovated. The 11,800 SF building was renovated to include gallery space, conference rooms, offices, an elevator and gift shop.

**Work Performance Details:** Architectural Historic Preservation and Adaptive Reuse, Architecture, Interior Design and Planning. Completed on time and on budget 2011.



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**HISTORIC LAKE WORTH BEACH CASINO  
 LAKE WORTH, FLORIDA**

*-Doesn't remember*

Adaptive Reuse



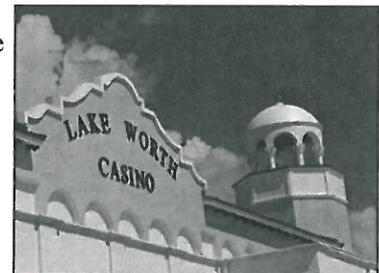
**Client:** The City of Lake Worth  
**Client Representative:** William Waters, AIA, Community Sustainability Director  
**Contact Information:** (561) 586-1630, [wwaters@lakeworth.org](mailto:wwaters@lakeworth.org)

*586-1634 Bldg.*

**Design Services Fee:** \$385,000  
**Estimated Construction Cost:** \$6 million  
**Contractor Awarded Project:** The Morganti Group, Inc.  
**Contractor Representative:** Gerry Kelly, Vice President & Matthew Marks, Project Manager  
**Contractor Information:** (561) 689-0200, [mmarks@morganti.com](mailto:mmarks@morganti.com)

**Project Description:** The project includes the selective demolition & rehabilitation of an existing oceanfront, two-story, beach casino building, which includes portions of an original Mediterranean Revival 1922 structure & a newer 1949 building in the International Style. The design includes reconstructing the 1922 two-story Mediterranean Revival structure & reconfiguring the 1949 building in the Tuscan Revival Style, creating an overall complementary whole that includes new core shell spaces for a collection of restaurants & retail establishments.

**Work Performance Details:** Historically based reconstruction and Adaptive Reuse of existing beach front structure utilizing a Core-Shell design approach facilitating a project goal to attain a Silver LEED Certification. Completed on budget & on schedule 2012.





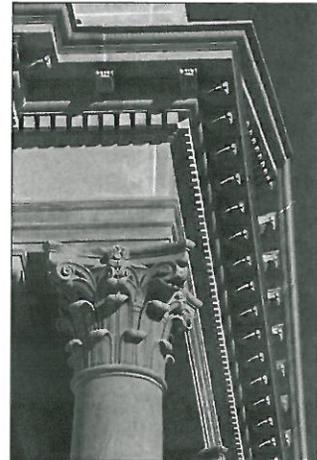
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**PALM BEACH COUNTY 1916 COURTHOUSE RESTORATION**

US 1 and 3rd STREET  
 WEST PALM BEACH, FLORIDA

Adaptive Reuse



*Left message*

**Client:** Palm Beach County, Florida

**Client's Representative:** John Chescher, PE, Director of County Improvements

**Contact Information:** (561) 233-0266, [jchescher@co.palm-beach.fl.us](mailto:jchescher@co.palm-beach.fl.us)

**Design Services Fee:** \$1.5 million

**Estimated Construction Cost:** \$18 million

**Name of Contractor Awarded Contract:** Hedrick Brothers Construction Co.

**Contractor's Representative:** Dale Hedrick, President

**Contact Information:** (561) 689-8880, [drh@hedrickbrothers.com](mailto:drh@hedrickbrothers.com)

**Project Description:** A feasibility study for the 1916 Palm Beach County Courthouse was conducted to determine the extent to which the original construction and materials remained in place & a statement of probable costs associated with the selective demolition and restoration was prepared. Design emphasis was placed on the preserving & documenting all original interior & exterior features as well as salvage of historic material from later additions for reuse during the restoration process. Strict adherence to the Secretary of the Interior's Standards for Rehabilitation was observed to facilitate the building being returned to its original 1916 exterior appearance as well as the restoration of the major public interior spaces including corridors & courtroom. A museum & office space for the Historic Society of Palm Beach County was designed.

**Work Performance Details:** Historic Restoration & Adaptive Reuse of a 4-story, 38,000 SF building completed on time and budget in 2008.

**NATIONAL  
TRUST  
FOR  
HISTORIC  
PRESERVATION**

## The Big Reveal

### Taking the wraps off the hidden Palm Beach County Courthouse was 36 years and \$18 million in the making

By Krista Walton | From *Preservation* | May/June 2009

When a building is gone, it's gone for good. But last year the Palm Beach County Courthouse, swallowed decades ago by a gargantuan judiciary center, came back—thanks to some unusual deconstruction and the tenacity of a few dedicated Florida preservationists.

Built in 1916 in West Palm Beach, the Neoclassical courthouse was an appropriately magisterial setting for the county's judicial business. Unfortunately, lack of office space in the 40,000-square-foot building proved problematic from the start. Architecturally sympathetic additions in 1927 and 1955 offered temporary solutions, but by 1968 a special committee had decided to expand the courthouse in a dramatic manner.



The Palm Beach County Courthouse was built in 1916 in West Palm Beach, Florida

*Credit: Hedrick Brothers Construction*

Despite opposition from judges, county officials, and others who worked in the building, commissioners approved a mammoth "wraparound," an entirely new building constructed on all four sides of the original, rendering the historic courthouse all but invisible. Though unpopular, the wraparound nearly doubled the building's square-footage at half the cost of a new courthouse. After construction ended in 1972, the original 1916 treasure was entombed in an unremarkable, manufactured-brick behemoth. And there it remained for more than 30 years.

By 1995, the county had once again built a newer, bigger courthouse and the entire 1970s structure (including its Neoclassical core) was slated for demolition. "The thought was that this was an ugly building, and it was not worth saving," says Rick Gonzalez, president of REG Architects, Inc.

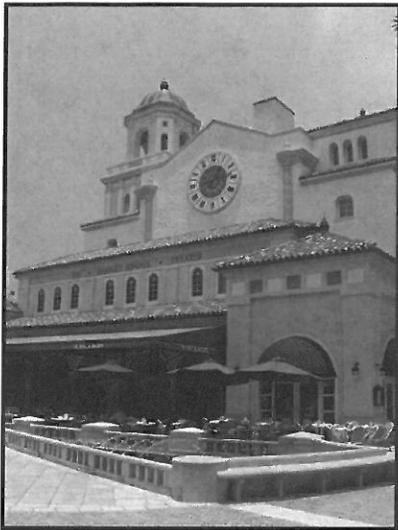
But County Commissioner Karen Marcus knew otherwise. "I grew up in Palm Beach County, so I remember seeing the original building and its classic look," she says. Marcus began working with the county's historic preservation office, Gonzalez, and others to garner grassroots support for preserving the building.

In order to convince the other commissioners that revealing the old building made sense, advocates arranged a field trip to the 12th floor of a nearby county office building. From there, "You could see the parapets of the original courthouse, totally encapsulated by the 1970s building," says Gonzalez. "One commissioner just went, 'Oh my god, I can't believe that's there!'"

The commissioners approved a feasibility study and discovered that 50 percent of the original building was still intact—possibly more. In April 2002, the board allocated \$18 million toward restoration.



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**THE HARRIET HIMMEL THEATRE  
 FOR CULTURAL AND PERFORMING ARTS  
 DOWNTOWN WEST PALM BEACH, FLORIDA**

Restoration & Adaptive Reuse



**Client:** CityPlace Partners  
**Client's Representatives:**  
 Public Relations: Carey O'Donnell  
 (561) 832-3231, [cod@codpr.com](mailto:cod@codpr.com)  
 Attorney: Lynda J. Harris, Carlton Fields  
 (561) 659-7070, [lharris@carltonfields.com](mailto:lharris@carltonfields.com)



**Design Services Fee:** \$480,000  
**Estimated Construction Cost:** \$6 million

**Name of Contractor Awarded Contract:**  
 Hedrick Brothers Construction, Co.

**Contractor's Representative:**  
 Dale Hedrick, President

**Contact Information:**  
 (561) 689-8880, [drh@hedrickbrothers.com](mailto:drh@hedrickbrothers.com)

**Project Description:** Located at the heart of CityPlace, a \$550 million 55-acre mixed use retail, residential, dining and entertaining complex in Downtown West Palm Beach. Originally the First United Methodist Church, and one of the finest examples of Spanish Colonial Revival architecture of its time, the theatre building is the centerpiece of CityPlace.

**Work Performance Details:** Mixed-Use Historic Restoration and Adaptive Reuse of a 3-story 51,786 SF structure. Completed on time and budget.



# Courthouse Unwrapped

PICTURE THE NEW YORK PUBLIC LIBRARY or Boston Museum of Fine Arts – fine Beaux Arts buildings constructed of heavy masonry, with traditional rustication and columns, pediments and other Classical details. Now imagine these iconic buildings enveloped in brick.

This is what happened to the Palm Beach County Court House in 1969 when the south Florida county decided to expand the building. Fortunately, it was remedied in 2008, when the original building was uncovered and restored by REG Architects, Inc., with Hedrick Brothers Construction, both of West Palm Beach.

## PROJECT

Palm Beach County Court House, West Palm Beach, FL

## ARCHITECT

REG Architects, Inc., West Palm Beach, FL; Rick Gonzales, Jr., AIA, CEO and principal

Originally built in 1916, the Palm Beach courthouse was a *tour de force* of Neoclassical architecture. The architect Wilber Burt Talley designed a granite base, brick and stone façades, soaring Indiana limestone columns and Corinthian capitals that held up triangle pediments, and a dentil molding below the cornice. The four-story, 40,000-sq.-ft. building housed the county government offices and records, as well as the jail.

Almost immediately the courthouse ran out of space, and 11 years later an addition was constructed 25 feet to the east. Talley again served as the courthouse architect, and the 1927 addition was similar in appearance and used many of the same materials as the original building. In 1955, the two buildings were connected with usable rooms to accommodate the growing county.

Yet another addition was required in the late '60s; it was completed in 1969. The architecture firm Edge & Powell delivered a brick building that nearly doubled the square footage to 180,000 sq.ft. This time, the addition was less than sympathetic. In fact, the 1916 and 1927 buildings were lost in the center of the new construction, which wrapped around them completely.

The building was utilized for 36 years in this configuration, until 1995, when a new courthouse opened across the street. Expansions had plagued the 1916 courthouse almost as soon as it was built, and this was no exception. “After the new courthouse opened, the old one was slated for demolition,” says Rick Gonzales, Jr., AIA, CEO and principal at REG Architects. “Since I knew about the 1916 courthouse, I recognized the potential of the site and got in touch with preservation specialists in the area. It took some time, but a group of us eventually convinced the county to fund a feasibility study, which we conducted in 2002.”

Gonzales talks about stimulating interest in the project: “We would go to the new courthouse to sell our idea and walk people up to the windows to look at the old site,” he says. “‘Believe it or not, there’s a building inside that building,’ I’d say. That really piqued people’s interest.”



**Above:** Originally built in 1916, the four-story, 40,000-sq.-ft. Palm Beach courthouse was a *tour de force* of Neoclassical architecture. The architect Wilber Burt Talley designed a granite base, brick and stone façades, soaring Indiana limestone columns and Corinthian capitals that held up triangle pediments, and a dentil molding below the cornice. Photo: historic postcard

**Top:** The Palm Beach County Court House was restored by REG Architects, Inc., of West Palm Beach, FL. The project, which included the selective demolition of two additions and the restoration of the façades and interior, cost \$1.8 million and took four years. It was completed in 2008. All photos: courtesy of REG Architects unless otherwise noted