Qualifications

to provide

Design-Build Criteria Documents for Parking Garages at Two Old Town Key West Locations

Attn: City Clerk
City of Key West, FL
3126 Flager Ave.
Key West, FL 33040

Submitted January 14th, 2015 by

DESMAN ASSOCIATES

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Suite 209
Ft. Lauderdale, FL
P: 954.315.1797
F: 954.315.1702

In association with:

Bernelo Ajamil & Partners, Inc. | psi | RIB running together | ECSG Energy Cost Solutions Group, LLC | HNTGS Engineers | Perez Engineering & Development, Inc

DESMAN
ASSOCIATES

Cover Letter

January 12, 2015

Ms. Sheri Smith
CITY CLERK
CITY OF KEY WEST
3126 FLAGLER AVE
KEY WEST, FL 33040

Re: RFQ No. 15-001: Design-Build Criteria Documents for Parking Garages at Two Old Town Key West Locations

Dear Ms. Sheri Smith:

In response to the City of Key West's (City's) Request for Qualifications No. 15-001 (RFQ) to retain a Parking Garage Consulting Firm for the preparation of Design-Build Criteria Documents for Parking Garages at Two Old Town Key West Locations (D/B Criteria Documents), DESMAN Associates (DESMAN) is pleased to furnish you with our qualifications. DESMAN is fully committed to provide the necessary services to ensure that the City's goals and expectations for this project are met and that the desired D/B Criteria Documents are delivered both on-schedule and within budget.

DESMAN is a nationally recognized firm specializing in parking planning, facility design and restoration, traffic and transportation improvements and parking operations consulting services. DESMAN has been involved with more than 5,500 parking projects in our 40 years in business. DESMAN's very name stems from its origination as a design-build specialist, a contraction of the original name "Design Management" where our focus is on the management of the design process for design-build garages. DESMAN's personnel consists of over a 100 highly talented professionals specializing in parking planning, design of mixed-use and stand-alone parking facilities, facility restoration, traffic and transportation improvements, parking operations and consulting services. Our understanding of project types and reputation in the industry gives us the opportunity to assemble the "right" design team whether we're conducting a parking study or leading a design team on a high profile mixed-use facility. Our design team is illustrated in the Organization Chart in Section 2 of this submittal.

We evaluate potential solutions with a clear and mutual understanding of the project objectives. Typically, development of successful D/B Criteria Documents require a design study to help us fully understand the objectives of the City, community and neighborhood. We think the City's Scope of Services in the RFQ provides a great start to developing a final contract scope of services.

DESMAN has assigned an experienced and qualified Project Manager, Christian R. Luz, PE , AICP, supported by senior technical staff to this opportunity. Christian manages our office in Broward County and has over 30 years of experience in parking consulting on a broad array of project and client types. He is also a recognized leader in the parking industry, skilled administrator, team leader, who both a professional engineer and a certified land use planner . He will be closely supported by the other equally qualified members from DESMAN including Timothy Tracy.

Tim Tracy is a management principal with DESMAN and will serve as Principal-In-Charge for this assignment. Tim is a hands-on principal and will also bring 30 years of parking expertise in planning, design and construction on some of the most challenging parking projects in the country to the City of Key West. He will be involved in, and oversee, preparation of initial design concepts and criteria

in Phase I – Schematic Design and Preparation of Design/Build Criteria Documents through shop drawing review and conformity reviews/site visits in Phase IV – Construction Administration. Tim's experience enables him to support or assume all contract responsibilities throughout the duration of this contract in support of the project team. As a management principal, Tim will guarantee the necessary corporate resources to ensure successful delivery of our assignments. Both Tim and Chris are authorized to represent DESMAN and answer any questions you may have regarding this submittal.

DESMAN is certified as a Minority Business Enterprise (MBE) by many states, municipalities and other government and public agencies including the National Minority Supplier Development Council (NY01922). DESMAN also actively solicits minority groups for employment as is evidenced by our Affirmative Action Program. In fact, more than 50 percent of our employees are minorities at the present time.

DESMAN is also certified with the State of Florida, Board of Professional Engineers and authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes. Our current Certificate of Authorization is effective until February, 28, 2015. CA. Lic. No. 4586. Audit No: 228201302356. Additionally, DESMAN is registered with the State of Florida Department of State and in Active status under document number P12057. We are also certified (AA26002631) by the State of Florida Department of Business and Professional Regulation Board of Architecture and Interior Design as an Architectural Corporation.

Please call us at (954) 315-1797 should you have any questions or require any additional information. Your consideration is most sincerely appreciated.

Sincerely,
DESMAN Associates

Christian R. Luz
Project Manager

Tim Tracy
Principal In Charge
Executive Vice President

Section 1

Company Profile

DESMAN
ASSOCIATES

DESMAN ASSOCIATES

Section 1

"In-House" Professional Services:

Master Planning
Functional Planning/Design
Supply & Demand Analyses
Economic and Financial Feasibility Studies
Development and Zoning Consulting
Civil & Traffic Engineering
Structural Engineering
Architecture
Restoration Engineering
Condition Surveys
Materials Testing and Evaluation
Design and Bidding Documents
Technical Specifications
Construction Administration
Job Site Supervision
Resident Engineering
Access & Revenue Control
Design and Consulting
Management Operations Consulting
Owner's Agent
Expert Witness Services
Peer Review

Company Profile

Founded in 1973, DESMAN, Inc. dba DESMAN Associates is a Professional Corporation with more than 100 professional and technical personnel. The firm is a national specialist in the planning and design of parking and transportation improvements and the restoration and rehabilitation of parking facilities, plazas and building envelopes. DESMAN Associates is a minority business enterprise and operates from principal offices located in the following cities:

Boston
18 Tremont St, Suite 300
Boston, MA 02108
p. 617/778.9882

Cleveland
50 Public Square, Suite 626
Cleveland, OH 44113
p. 216/736.7110

Chicago
20 N. Clark St, 4th Floor
Chicago, IL 60602
p. 312/263.8400

Denver
7900 E. Union Ave, #925
Denver, CO 80237
p. 303/740.1700

New York
49 West 37th Street, 5th Floor
New York, NY 10018
p. 212/686.5360

Washington, D.C.
8000 Westpark Drive, Suite 610
McLean, VA 22102
p. 703/448.1190

Hartford
55 Capital Blvd, 4th Floor
Rocky Hill, CT 06067
p. 860/563.1117

Pittsburgh
301 Grant Street, Suite 4300
Pittsburgh, PA 15219
p. 412/255.3786

Ft Lauderdale
2881 E. Oakland Park Blvd., Suite 209
Fort Lauderdale, FL 33306
p. 954/315.3924

CORPORATE INFORMATION

Legal Name:	DESMAN, Inc. – Founded 1973
Business Name:	DESMAN Associates
State of Incorporation:	August 20, 1984

The principals and officers of DESMAN Associates have an average of over 30 years of specialized experience in the planning, design, management, operations, revenue control and restoration of multi-level parking facilities and entire parking programs. This has been attained in the completion of over 5,500 parking projects over a 40 year period. As a result of this extensive experience, they are intimately familiar with all facets of parking planning, design, restoration engineering along with the various structural types.

Section 1 Company Profile

PROJECT MANAGEMENT AND AVAILABILITY OF CORPORATE RESOURCES

The professional services of the DESMAN staff are controlled and managed with a rigorous project management system. Project assignments are performed under the close supervision of the Corporate Principals with regularly scheduled weekly meetings to ensure that the necessary corporate resources are committed for the various project assignments. Also, the work of the various sub-consultants are coordinated and closely supervised so that the project milestones and deliverables are completed on time, within budget and conform to all program requirements. We begin our approach by reaching a mutual understanding with the Client regarding the goals for the project including schedule.

DESMAN has the corporate resources and the capacity to respond to the City of Key West's needs in completing projects in a timely manner. Our total work force in excess of 100 people enables us to draw upon available staff in multiple offices as is necessary. As projects often have short deadlines, our structure enables us to mobilize the required staff and resources needed to meet the project's requirements. In addition to the Principal-in-Charge, a Project Manager is assigned for each assignment based upon the disciplines involved and their area of expertise. The Project Manager is dedicated to the project throughout its completion.

COMMITMENT TO QUALITY

DESMAN's commitment to quality is best expressed through our management approach to projects. Independent peer reviews are performed by senior DESMAN personnel for each project phase to ensure efficiency, economy and durability in meeting with the various program requirements. Additionally, DESMAN identifies a Principal-in-Charge for each and every project. While not dedicated to the assignment on a daily basis, the Principal-in-Charge ensures that the necessary manpower is available for the efficient, cost effective and successful completion of the various projects. The Principal-in-Charge also reviews all draft and final documents, reports, drawings and recommendations before they are delivered to the City of Key West.

MINORITY BUSINESS ENTERPRISE

DESMAN Associates is recognized as a certified Minority Business Enterprise (MBE) by many states, municipalities and other government and public agencies including the Connecticut and New England Minority Purchasing Council, and the Massachusetts State Office of Minority and Women Business Assistance (SOMWBA) which may assist our Clients in meeting or exceeding their affirmative action goals and policies.

EEO & AFFIRMATIVE ACTION

DESMAN Associates actively solicits minority groups for employment as is evidenced by our Affirmative Action Program that is administered by Mr. Anup Chhabra, CFO. In fact, DESMAN is truly a minority business enterprise as over 51% of our shareholders are minorities and nearly 50% of our workforce is comprised of minority and female employees.

It is DESMAN Associates' policy to provide equal employment opportunity to all persons without regard to race, religion, sex, natural origin, ancestry, age or physical handicap and

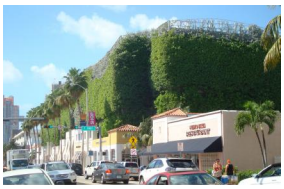
to promote the full realization of equal employment opportunity through a positive continuing education program. DESMAN provides employee orientation and training programs and tuition reimbursement for continuing education outside of the company allowing all employees the opportunity for advancement. As such, DESMAN is in compliance with and meets all City, State and Federal affirmative action and equal opportunity practices.

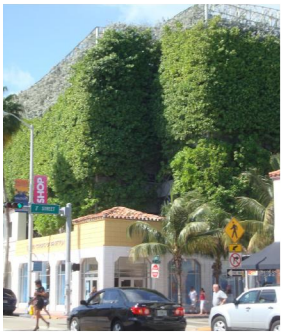
CORPORATE & SOCIAL RESPONSIBILITY

Throughout the years, DESMAN Associates has contributed to many civic, professional, educational and social organizations for the benefit of the underprivileged, distressed families, mentally and physically handicapped, medical research, continuing education programs and

DESMAN ASSOCIATES

Section 1





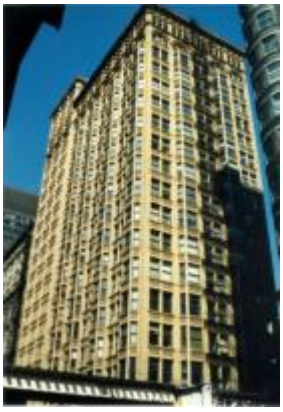
Company Profile

Representative List of Florida Parking Projects

Oak Avenue Parking Garage	Coconut Grove, FL
Hyatt Place City Centre	Melborne, FL
7th & Collins Parking Facility	Miami Beach, FL
1212 Lincoln Road Retail Centre & Parking Garage	Miami, FL
709 Alton Road Mixed-Use Project & Parking Garage	Miami, FL
Hollywood Beach Resort Garage	Hollywood, FL
City of Hollywood Parking Study	Hollywood, FL
A1 & A2 Parking Structures	Orlando, FL
Pompano Beach CRA Parking Enterprise Fund / Financing Mixed Use Parking Studies	Pompano Beach, FL
Town of Lauderdale by the Sea - Parking Strategic Plan	Lauderdale by the Sea, FL
City Place	West Palm Beach, FL
Parking Supply & Demand & Feasibility Study for the City of West Palm Beach	West Palm Beach, FL
Digital Domain Institute	West Palm Beach, FL
Sarasota Memorial Hospital Comprehensive Parking Master Plan	Sarasota, FL
Tampa Bay Performing Arts Center Parking Garage Feasibility Study	Tampa Bay, FL
Citrus Park Mall Parking Garage	Tampa, FL
Bay Pines Veterans Administration Traffic and Parking Study	Bay Pines, FL
City of West Palm Beach Parking Supply & Demand and Feasibility Study	Tampa Bay, FL
City of Miami Parking Structure No. 2 & 3	Miami, FL

DESMAN ASSOCIATES

Section 1



Company Profile

Representative List of Historic District Parking Projects

Water Street Commuter Garage	New London, CT
7th & Collins Parking Facility	Miami Beach, FL
Newberry Plaza	Miami, FL
Heritage Parking Garage	Sioux City, IA
801 South Plymouth Court Condominium Building	Chicago, IL
The Brewster Building	Chicago, IL
The Marquette Building	Chicago, IL
Willoughby Tower Building	Chicago, IL
Pittsfield Building	Chicago, IL
Fisher Building	Chicago, IL
Algonquin Apartment Complex	Chicago, IL
Anne Arundel Parking Garage	Annapolis, MD
Gott's Court Parking Facility	Annapolis, MD
Paca/Fayette Parking Facility	Baltimore, MD
Baltimore Arena Parking Garage	Baltimore, MD
University of Maryland – Penn Street Parking Garage	Baltimore, MD
Frederick Parking Deck #4	Frederick, MD
General Motors Renaissance Center Parking Facility	Detroit, MI
Saw Tooth Parking Garage	Claremont, NH
Stevens Institute Parking Garage	Hoboken, NJ
Dalton Parking Garage	Morristown, NJ
Ocean County Government Center Garage	Toms River, NJ
125 Maiden Lane Office Building	New York, NY
850 Third Ave Office Building	New York, NY
Metro-North Poughkeepsie Station Parking Garage	Poughkeepsie, NY
Brewery District Office/Garage Complex	Columbus, OH
Easton Intermodal Parking Facility	Easton, PA
Pomfret Street Parking Garage	Carlisle, PA
Providence Convention Center Parking Garage	Providence, RI
Norfolk City Hall Parking Garage	Norfolk, VA
Prince George Street Parking Deck	Williamsburg, VA
Schlitz Park Parking Structure	Milwaukee, WI
Robert C. Byrd Intermodal Transportation Center	Wheeling, WV

Section 1 *Company Profile*

History

Bermello Ajamil & Partners Inc. (B&A) is one of the top international Architecture, Engineering, Planning, Landscape Architecture, Interior Design and Construction Services firms. B&A serves several market sectors including Maritime, Aviation, Commercial, Residential, Healthcare, Education, Municipal and Transportation. Headquartered in Miami, the firm operates on 6 continents from its offices in Florida, California, New York and Dubai.

B&A was originally founded in 1939 as a small local architectural firm and incorporated in the City of Miami under its current name in 1992. The arrival of Willy Bermello in 1976 ushered in a new era of expansion. Mr. Bermello led the 80's diversification, taking the firm into multiple disciplines, including Architecture, Planning, Urban Design, and Interior Design. When Luis Ajamil joined the firm in 1992, B&A embarked on the second wave of diversification into multiple market sectors such as Maritime, Transportation, and Municipal with strong focus on Engineering.

Today, the Partners' vision of expanding the business into Latin America, the Caribbean, Europe, Asia and the Middle East marked the third wave of diversification into global markets. B&A has since become a leading multidisciplinary, multi- sector, international A/E firm recognized worldwide for its award-winning designs and extraordinary service.

Resources

Our partners and staff offer a depth and breadth of expertise based on years of experience, talent and innovation. Applying state-of-the-art technologies to enhance both design and project management, B&A is completely automated for design, programing, drawing documentation and production, project management, scheduling, specification and construction administration. The strength of B&A lies in our ability to blend human and technological resources, multilingual capabilities, and a vital network of professional alliances to deliver comprehensive planning and design solutions for clients worldwide. B&A is recognized for uniquely applying technology to design, including simulations and computer animation.

Sustainable Design - LEED

B&A is committed to developing sustainable and fully integrated designs while determining realistic cost-saving opportunities.

As a member of the U.S. Green Building Council, B&A has established an early commitment to the green building movement by creating a department dedicated to providing LEED consulting services. Our LEED Accredited Professionals cover each stage of sustainable design and the LEED Certification process. B&A embraces the principals of energy efficiency and environmentally responsible design and is dedicated to providing our clients with healthy environments that increase energy efficiency and decrease environmental impact.

Section 1 *Company Profile*

Quality Assurance

B&A is a service-oriented company. From project inception through completion, the Principal-in-Charge and Project Manager lead search project, assuring accountability and continuity in communication, management, and design. We work together with our clients to set realistic goals and plan efficient, flexible work programs to meet project needs.

Success

B&A projects are each born of a creative problem-solving process. As a result, our clients are assured of a product that not only meets requirements, but exemplifies quality, function, enduring and very often, award-winning design.

B&A has significant experience in both public and private sectors throughout the United States, Europe, South and Central America, and the Caribbean in several disciplines, including planning, development, design and construction of prominent commercial, industrial, government, education, transportation, environmental, healthcare, and multi-family residential projects.

Services

Architecture

- Architectural Guidelines
- Programming
- Existing Facilities Survey & Building Certification
- A.D.A. Surveys
- Zoning Analysis
- Site Planning
- Architectural Design
- Contract Documents & Permitting

Planning, Urban Design and Landscape Architecture

- Environmental Planning
- Master Planning
- Comprehensive Planning
- Neighborhood Planning
- Rezoning
- Major Use Permits
- Feasibility Analysis
- Aesthetics Guidelines

Parking Garage Project Experience for Bermello Ajamil & Partners

Coral Gables Museum Garage	633 spaces
Terremark	1100 spaces
Bayview Market	10-level, 2,330 spaces
610 Clematis	360 spaces
Douglas Grand	418 spaces
Gables Grand	570 spaces
One Broadway	1400 spaces
Brickell View	421 spaces
1800 Club	9-stories
Fortune House	342 spaces
New French Village	46 spaces
Onyx on the Bay	7-stories
Skyline on Brickell	3-stories
Summit Brickell	536 spaces
Kallisto	39 spaces
Crossroads Corporate Center	1000 spaces
2153 Coral Way	83 spaces
404 Washington	140 spaces
Boca Raton Tri-Rail Mixed-Use Development	1000 spaces
Brickell Commons	1036 spaces
Joseph Caleb Center Courthouse	475 spaces
Cypress Club	3562 spaces
Dubai Maritime City	6,000 spaces
Eclipse	5-level, 630 spaces
Saral Publications	2-story
Eastern Financial Federal Credit Union	3-story, 330 spaces
Embassy Suites Hotel	7-level, 217 spaces
Filling Station	112 spaces
Four Seasons Hotel & Tower	1200 spaces
Grove Hill	242 spaces
Hollywood Multimodal Center	1200 spaces
Homestead Miami Speedway	120-Bay
INTUR Corporate Of fice Building	5-Level
Klemen Plaza	319 spaces
Miami-Dade College Parking Garage Phase III	1,000 spaces
MDWASD Headquarters Facility	10 story, 705 spaces
Mercy Hospital Parking Garage	5-story, 786 spaces
Miami Heart Institute	350 spaces
Modello at Dania Beach	597 spaces
N.E. 2nd Street	236 spaces
Singapore International Cruise Terminal	3-story, 390 spaces
SoHo	131 spaces
The Aston	3-levels
The World-Grand Central	52,000 spaces
Port of Miami Terminal 12	720 spaces
Miami Intermodal Center (MIC)	6,500 spaces
Harborside	3-level, 1,026 spaces
Premiere Towers	900 spaces

Section 1

Company Profile

Founded in 1965, HNGS Engineers has contributed to the skyline of South Florida through significant and meaningful engineering design. Our commitment to client satisfaction and engineering design excellence has guided us through this exciting period of Miami's explosive growth.

Because of South Florida's strategic location with the Caribbean and the Americas, HNGS has a strong working relationship with many of its neighbors including clients in Puerto Rico, Grand Cayman, Turks and Caicos, the Virgin Islands, Brazil, Belize and many others.

We feel our client's most valuable asset can be the experience and commitment our personnel bring to a project. The core group of principals and associate engineers at HNGS have between 20 to 30 years of service with the firm - unprecedented in these times!

Electrical Engineering

- Load analysis
- Power system coordination
- Indoor and outdoor lighting
- Design for LEED Certification
- High and medium voltage substations
- Medium and low voltage distribution
- Standby and emergency power
- Uninterruptible power
- Grounding systems
- Fire detection and alarm
- Security and access
- Voice and data
- International communications

Mechanical Engineering

- Energy systems analysis
- Heating ventilation and air conditioning
- Central chilled water system design and distribution
- Engineered smoke control
- Design for LEED Certification
- Plumbing systems
- Fire protection systems

Section 1

Company Profile

Perez Engineering & Development, Inc., is a professional engineering consulting firm. We provided professional services in the public, industrial, military, and private sectors for more than fourteen (14) years. 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 a 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

We have 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.

Our professional experience is fairly diversified and encompasses the design and preparation of construction documents, permitting, and construction services for a variety of roadway and land development 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. We have experience with numerous federal, state, and local agencies, including FDEP, SFWMD, ACOE, EPA, and FDOT.

Special Points of Interest

- We are based in Key West.
- We have worked with and are familiar with County Staff.
- We have extensive local design experience.
- We have worked on numerous municipal projects.
- FDOT Group 3.1—Minor Highway Design Certified
- FDOT Group 10.1—Construction Engineering Inspection Certified

Municipal Clients

- City of Key West
- Monroe County
- Monroe County School District
- Florida Keys Aqueduct Authority
- NAS Key West

Section 1

Company Profile

Professional Services

Perez Engineering & Development, Inc., has a team of dedicated professionals that have been helping clients by providing sensible solutions to their complex problems through our collaborative approach of working closely with clients to provide solutions to ensure successful projects.

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

- Roadway Design
- Site plan development
- Design of storm water management systems
- Design of potable water systems
- Design of gravity and vacuum sanitary sewer systems
- Structural Engineering Services
- 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 Approval and Coordination

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

Regulatory Approvals

- South Florida Water Management District
- Florida Department o f Transportation
- Florida Department of Environmental Protections
- Army Corps of Engineers

Key Factors to Your Success

- Commitment of Principal in Charge
- Local Experience on Relevant Projects
- Proven Performance in Monroe County
- Team Education and Expertise

Section 1

Company Profile

PSI is a nationally recognized leading Engineering Consultant focused on Geotechnical Engineering, Construction Materials Testing/Inspections, and Environmental Consulting, as well as Roof and Facilities Consulting services. Incorporated in Delaware in 1972, PSI has organized and developed a large staff of skilled technical and administrative professionals in over 121 offices nationwide, including 8 in Florida, to become one of the largest independent engineering consultant organizations in the United States. Currently, PSI employs 2,168 professionals associated to our efficient operations.

PSI is consistently ranked as an Engineering News Record (ENR) top-50 firm. Our business history dates back to 1881 by way of the acquisition of Pittsburgh Testing Laboratories, Inc., giving us a service history of nearly 130 years.

Our unique combination of local, independent offices and national capabilities allows us to offer the responsiveness and concern of a local firm with the skills and resources of a national company.

PSI provides its clients with Information To Build On in making knowledgeable, cost effective business decisions that help their clients reduce expenses, improve quality and decrease liabilities. PSI maintains the highest professional and ethical standards, which include an economic awareness to provide the highest quality of personnel and service at a reasonable cost to our clients.

While PSI's growth has been notable, even more impressive has been our ability to grow without sacrificing our technical knowledge or personalized attention to our clients. Recognition of the importance of our clients and repeat business has been a key factor in PSI's success. PSI will not sacrifice quality, value, or service to our clients.

Additionally, PSI has extensive experience with the successful administration of continuing contracts and the similar projects assigned through those agreements to multiple cities, counties, school boards, and private clients. We pride ourselves on our commitment to providing qualified and certified technicians, inspectors, and laboratory testing results in order to implement and provide our clients with a quality, cost-effective, and certified product.

PSI's construction materials laboratory and/or personnel are certified by numerous entities including the FDOT, AASHTO, CCRL, CMEC, ACI, AWS, ASNT and ICC. Our laboratory undergoes annual in-depth inspections/audits by the FDOT, CMEC, AASHTO, CCRL and the Army Corps of Engineers. Additionally, we have a rigid in-house program including dedicated full-time technical staff with the sole function of providing internal quality control over our laboratory and field-testing functions. In fact, PSI has one of only two private labs in Florida that are fully AASHTO R18 accredited and certified by AMRL (AASHTO Materials Reference Laboratory) and CCRL (Cement and Concrete Reference Laboratory).

Section 1

Company Profile

PSI maintains a customized internal Laboratory Information Management System named PSIQEST to track equipment calibration, technician certifications, testing procedures and results so that we can provide a high quality testing services. Among the many innovative and efficient features of the system are the built-in data validation checks, equipment calibration controls and performance specifications to help assure laboratory performance, accuracy and accreditation. We track and monitor sample numbers so that we can identify missing tests or samples by inputting the samples into the system using a unique tracking code.

Our management and staff are committed to providing the highest quality and most responsive professional services. PSI has maintained 40+ continuing contracts for government agencies in the State of Florida with requirements similar to those anticipated for this agreement. It is a true testament of the dedication of our staff, quality of service, timeliness, and breadth of capability PSI can offer. Within the past five years, PSI has held continuing contracts for the following clients in the Tri County Area:

- Palm Beach County
- Palm Beach County School Board
- Broward County School Board
- Miami-Dade County Public Schools
- City of Miami
- City of Miami Beach
- City of North Miami Beach
- City of Coral Gables
- City of Pompano Beach
- City of Hallandale
- Miami-Dade Public Works
- Broward County
- Broward County Library of Services
- South Florida Water Management District
- Florida Department of Transportation
- US Army Core of Engineers
- Miami-Dade County
- Miami-Dade Aviation Department
- Fort Lauderdale Airport Expansion
- Port of Miami
- Miami-Dade Expressway Authority
- Sawgrass Expressway

Section 1

Company Profile

RIB U.S.COST is recognized as a leading cost management and project controls firm, assisting our clients with program management, cost estimating, value engineering, scheduling, and construction software solutions for 30+ years. RIB U.S.COST serves facility owners, government agencies, program managers, architects, engineers, contractors and others in the construction industry.

RIB U.S.COST specializes in providing project cost control services including estimating and budget development, feasibility studies, value engineering, scheduling, claims and change order management; and developing leading-edge computer software to facility owners, designers and contractors throughout the world. Our multi-disciplined staff includes the construction cost estimators (architectural, mechanical, electrical, structural, and civil) necessary to work effectively with design teams and facility owners to insure that projects are with the budget from the planning stage through final design, bidding, and construction. We provide the cost data necessary to allow architects and engineers to make important functional and economic choices before the bids are received. We have committed substantial resources toward developing the most extensive cost expertise on facilities of all types and values.

Our 30+ years of experience has placed us in the position of being able to offer the expertise, stability and knowledge crucial to maintaining a consistent approach to project controls. The RIBUSC team is organized to provide strong leadership, along with unmatched talent, skill, imagination, cooperation and adaptability.

Relevant Projects:

Port of Miami Cruise Terminal A & Parking Structure, Miami, FL
Provided programming level cost estimates. Cruise Terminal building (132,000 SF), elevated parking structures (total 3000 spaces), pedestrian bridges, Roadway / surface parking improvements including extension of the existing Cruise Boulevard.

Louisiana Riverwalk Parking Structure, Bossier City, LA
Owner: City of Bossier City. Cost Estimating: Construction Document, Change Order. The $26.4M garage was built by the City of Bossier in support of Louisiana Riverwalk, LLC, developers of the new entertainment district on the northeast bank of the Red River adjacent to the area's hotel casinos. The structural, mechanical and electrical systems, in addition to the passenger elevators are sized for expansion of the garage to the full six floors. Alternates were provided as follows: Add level four including the extension of elevator and escalator service to the fourth level; Add level five; Add level six; Vehicle counting system.

ATL West Parking Structure, Hartsfield-Jackson Atlanta Airport, GA
Owner: Atlanta Hartsfield-Jackson Atlanta Airport. Independent Cost Estimate. The project consists of building 2,051,880 SF, eight-story parking garage with 6,325 parking spaces including two helical ramps. Sitework cost including elevated approach ramp from CONRAC Parkway Access and new on grade Roosevelt Highway Access road. Additional cost for elevated walkway that connects the parking deck to the gateway station and gateway modification area included as part of this project.

Orlando International Airport South Terminal, Phase 1, Orlando, FL
Prepared the Program Estimate for the $1.4B South Terminal Complex including the Terminal Access Roadway System and a new 2.2M GSF Parking Garage with 3,655 passenger and rental car Parking Spaces. The parking facility includes parking control with a Smart Park wayfinding system. The structure is integrated with the 182K GSF Automated People Mover System Station at level 3. The Estimated cost of the Parking Facility including the ITS Station is $155M.

Irving Convention Center & Parking Garage, Irving, TX
The Irving Convention Center (275,000 GSF) features 50,000 SF of column-free exhibit space, a 20,000 SF ballroom, 20 break-out rooms approximately 1,000 SF each, and 300,000 SF 800 car-parking garage with one level below grade with pile / lagging shoring. The Convention Center is the first-phase of a mixed-use entertainment complex on a 40-acre tract to include a 3,500-seat concert venue; 215,000 SF of restaurant, retail and cinema space; and a privately developed hotel, spa and condominiums.

George Washington University Parking Garage & Law Learning Center, Washington, DC
Construction of an underground parking garage beginning at the second level below grade and continuing down to a total of five stories below grade, containing approximately 388 parking spaces, with a seminar / teaching facility located on the first level below grade, of approximately 37,692 GSF.

Gwinnett Arena Parking Deck, Gwinnett County, GA
Consisted of a 911 space, six (6) story parking garage, with pre-function and meeting rooms, employee locker rooms, associated site work and demolition of existing storm drainage structure and piping.

University Of Texas Southwestern Medical Center Phase V, Dallas, TX
Includes an 11-story building including a 72,000 SF parking garage and an alternate for an additional floor. Also includes: one-level Imaging Center with vibration damped space for electron microscoped a cyro-tech support, prep labs and offices and a new thermal energy capability to provide environmental control infrastructure for campus development. Site work including landscape, hardscape, bridges, roads and revisions to flood control channel will enhance the immediate campus environment and establish connections to existing buildings and campus entrances.

The Sterling at Memorial Villages, Senior Living Community, Houston, TX
Upscale community including 232 living units which includes 22 assisted living units, eight "Edna's Care" specialty units, 14 Reminiscence units and an underground parking garage.

George Bush International Airport Expansion, TX
Program includes the design and construction of the new Federal Inspection Facility, 2,600 space parking garage, people mover to the FIS Facility), two level access roadways for the FIS facility, and renovations to the existing International Airlines Building, new Automated People Mover station and guideway extension to the APM Maintenance and Storage Facility.

Section 1

Company Profile

Buildings that use less energy and water, mitigate environmental impacts proactively and provide healthier indoor environments, perform better, cost less to insure and remain pertinent in the marketplace longer. Energy Cost Solutions Group has been created in order to positively impact the overall performance of commercial and residential investment properties. By implementing a variety of green building certification programs, providing independent energy models or audits and applying a variety of environmental certifications (LEED, National Green Building Standard, EnergyStar, Green Globes, Enterprise Green Communities and Florida Green Building Coalition), ECSG can help your business or project set and meet its sustainability goals. Our objective is to find cost effective solutions which increase property values, meet building code requirements, stimulate tenant retention, add durability and promote a sense of place while lowering operation expenses and reducing both initial and long-term environmental impacts associated with the development industry. The sustainable solutions we recommend typically pertain to window and mechanical system specifications, insulation details, lighting design, plumbing fixture, finish specifications and many aspects of the construction activities.

Energy Modeling
Developing an energy model earlier in your design development or construction drawing development stage allows designers and owners to understand and compare the costs and benefits associated mechanical , electrical and plumbing equipment selections. ECSG uses Energy Modeling to satisfy many LEED credits and also to provide financial analysis to Owners looking to achieve the greatest energy efficiency for the least money.

Building Commissioning
ECSG partners have a strong understanding of energy efficiency and sustainable design. Commissioning adds to a projects value by ensuring appropriate equipment specification, proper installation and seamless startup operations. ECSG strives to provide peace of mind to building owners and operators while ensuring that new systems are efficiently meeting project programming goals.

Building Sustainability Analysis Reports
ECSG partners have a strong understanding of energy efficiency and sustainable design. Commissioning adds to a projects value by ensuring appropriate equipment specification, proper installation and seamless startup operations. ECSG strives to provide peace of mind to building owners and operators while ensuring that new systems are efficiently meeting project programming goals.

Environmental Impact Analysis Statements
When preparing or applying for City of Miami Major Use Special Permits (MUSP), ECSG can craft an EIAS which meets City of Miami MUSP application requirements. mauris vel est.

Company Profile

ECSG Recent Projects

Miami Dade College Environmental Center - LEED NC Platinum

St. Andrews Academy Middle School Athletic Complex - LEED NC Certified

Sawgrass Lake Cetner - LEED EB Silver Certification

80 SW 8th St. - LEED EB Certification

Royal Palm Doral Center III - LLED EB Silver Certified

Waldorf Hotel - LEED CI Gold Certified

The Building on Ponce - LEED CS Silver Certified

Collins Park - National Green Building Standard Certified

Joe Moretti Apartments - National Green Building Standard Certification

Harvard House - Enterprise Green Community Certified

Florida International University Observatory - Certified LEED Silver

2121 Biscayne Retail - LEED CS Gold Certified

Section 2

Key Personnel

DESMAN
ASSOCIATES

DESMAN ASSOCIATES

Section 2 | *Key Personnel*

Christian Luz, AICP
DESMAN
Project Manager

Tim Tracy
DESMAN
Principal In Charge

Parking Consultant/ Structural Engineering
DESMAN

Architecture & Landscape Architecture
Bermello Ajamil & Partners Inc.

MEP / Fire Suppression
HNGS Engineers

Civil Engineering / Survey
Perez Engineering & Development, Inc.

Geotech / Soils Engineering
PSI USA

Cost Estimating
RIB US Cost

Green Solutions
ECSG

DESMAN ASSOCIATES

Section 2

Key Personnel

Timothy Tracy
Executive Vice President

Total Years of Experience
29

Years at DESMAN
19

Education
NJ Institute of Technology
Newark, NJ
B.S. Civil Engineering

Previous Experience
Storch Associates, Sr. Engineer (1992 – 1994)
Simoff Engineering, Project Manager (1984 – 1992)

Affiliations
Inst. of Transportation Engineers

National Parking Association

International Parking Institute

Project Assignment
Principal-in-Charge

Mr. Tracy is an Executive Vice President and is involved with and oversees the transportation and parking planning assignments and project management for the firm.

Mr. Tracy's experience is in transportation and parking planning and traffic engineering. He has worked on both public and private sector projects for the past fourteen years and has designed and managed a diversified number of projects. Through this involvement, he has developed a wide range of planning studies that include feasibility, master planning, traffic impact, parking demand and municipal parking programs.

Mr. Tracy has been involved in developing parking and transportation master plans for institutional, corporate, transportation agencies, municipal and medical facilities. Through this experience, conceptual and functional planning techniques have been applied to integrate internal roadway circulation and access, pedestrian movement and geometrics into short and long-range infrastructure improvements and master plans.

Additionally, Mr. Tracy has served as Project Manager and Principal-in-Charge on numerous parking projects ranging from feasibility studies, functional design planning to preparation of construction documents. Mr. Tracy is applying his transportation/parking expertise by providing his clients with infrastructure improvement programs, operational consulting and master plans. Some of Mr. Tracy's representative projects include:

- City of Pompano Garage Feasibility Studies
- Township of Westbury Parking Deck
- City of Lockport Parking Structure
- Town of Ossining Garage Feasibility Study
- City of Easton Downtown Parking Study
- NYS Division of Parks & Recreation Statewide Studies
- County of Albany Parking Feasibility Study
- Loudon County Parking Demand Study
- City of Newark Parking Demand Study
- City of Rochester West End Parking Study
- Paterson Parking Authority On-Call Services
- Elizabeth Parking Authority On-Call Services
- Miami Parking Authority On-Call Services
- Township of Millburn Garage Feasibility Study

DESMAN ASSOCIATES

Section 2

Key Personnel

Stephen J. Rebora, R.A.
President

Total Years of Experience
33

Education
University of Illinois
B.A., Architectural Design
(5 - year degree)
Minor - History of Art and Architecture

Active Registrations
*Florida
Arizona
Colorado
Georgia
Illinois
Ohio
Iowa
Missouri
Tennessee
Texas
Utah

NCARB
(National Council of Architectural Registration Boards)

Affiliations
Art Institute of Chicago

International Parking Institute

National Parking Association - Parking Consultants Council
Regional Chairman

Project Assignment
Functional Designer

Mr. Rebora is a recognized leader within the parking consulting industry for his innovative and creative approach to solutions pertaining to architectural design, master planning and transportation. He has over 33years of national and international experience on a broad range of projects, which include involvement on over 200 parking facility designs and transportation planning assignments. As President, his experience has become instrumental in instilling core values to all of DESMAN's professionals which include; tireless quality control along with excellence in parking consulting, planning, functional design, economic feasibility, restoration engineering, budget and schedule control. Mr. Rebora understands the importance of the implementation of a project based on client requirements and will utilize all of the necessary company resource to assure a successful project. The following is a partial listing of Mr. Rebora's parking facility projects:

- Banyon Blvd Garage, West Palm Beach, FL
- Digital Domain, West Palm Beach, FL
- Hyatt Place, Melbourne, FL
- Tampa Performing Arts, Tampa, FL
- 10th & Central Parking Facility, Dubuque, IA
- The Children's Hospital, Aurora, CO
- NREL, Golden, CO
- Washington DC Nationals Ballpark Garages, Washington DC
- University Hospitals, Cleveland, OH
- Cleveland Clinic East 89th Street, Cleveland, OH
- Cleveland Clinic JJ North, Cleveland, OH
- Memorial Medical Center, Springfield, IL
- Springfield Clinic, Springfield, IL
- Truman College, Chicago, IL
- 31st Street Harbor, Chicago, IL
- National Harbor Parking Deck, Washington, DC
- Scottsdale Crossing Decks E & J, Scottsdale, AZ
- Sioux City Parking Deck, Sioux City, IA
- Rush Copley Medical Center Parking Garage, Aurora, IL
- Vail Avenue Parking Garage, Arlington Heights, IL
- Police District 9 Parking Deck, Chicago, IL
- Justice Center Garage, St. Louis, MO
- Cleveland Museum of Art Parking Garage, Cleveland, OH

DESMAN ASSOCIATES

Section 2

Key Personnel

Christian Luz, PE, AICP
Principal

Total Years of Experience
30

Education
University of Wisconsin
B.S., Civil and Environmental Engineering
M.S., Civil Engineering

Active Registrations
P.E. – Wisconsin
AICP – American Institute of Certified Planners

Affiliations
Past Chair National Parking Association-Parking Consultant's Council

Past Board Member, Board of Directors, National Parking Association

Past Vice Chair Institute of Transportation Engineers-Parking Council

Urban Land Institute Shared Parking Special Advisor

American Planning Association PAS Technical Advisor

Urban Land Institute Smart Growth Solutions Panel

IPI Instructor-IPI-Certified Administrator of Public Parking (CAPP) Program

American Society of Civil Engineers

International Parking Institute

Project Assignment
Project Manager

Mr. Luz is a Principal with DESMAN Associates and leads their South Florida office. He has a BS in Civil and Environmental Engineering and a MS in Civil Engineering specializing in Planning. Mr. Luz is also a registered professional engineer and a certified planner. He has extensive experience in the conduct of a wide variety of transportation planning, parking studies, functional design and design/build, and financial feasibility studies. Some of Mr. Luz's accomplishments follow:

Mr. Luz has conducted hundreds of transportation planning and parking feasibility studies and his areas of specialty include master planning, site feasibility studies, access and functional design for new parking facilities. His clients include port authorities, counties, municipalities, community colleges, universities, corporate and medical campuses, retail centers, shopping malls and centers, municipal economic development corporations, institutional and private sector clients, transit agencies, metropolitan planning organizations and parking authorities. His leadership, experience and continued involvement in professional societies and research keep Mr. Luz on top of current state-of-the-art traffic and parking practices.

Current and on-going Parking Planning Studies, Design and Design/Build Projects:

- Parking Consultant for Design of Two Garages for Baptist Health South Florida, Kendall, FL
- Parking Consultant on Three Garages for Marina Lofts, Fort Lauderdale, FL
- Parking Consultants for Jackson Health Systems Master Plan Update, Miami, FL
- Parking Consultant to City of Columbia for Parking Master Plan and Programming for Two D/B Garages, Columbia, SC
- Consultant on Design Team for Reedy Creek Improvement District Bridging Documents for D/B Garages (2), Orlando, FL
- City of Pompano Beach Site Feasibility Studies for Mixed-use Parking Garages, Pompano Beach, FL
- Development of D/B Concepts for Private Developer Garage in Wynwood Arts District, Miami, FL
- Parking Design Consultant to Perkins+Will on Three Separate Mixed-use Garages in Miami Beach, FL
- Parking Consultant to Perkins+Will for new American Express Regional Headquarters Building, Davie, FL
- Parking Consultant to Milwaukee County on Public Policy Development, Milwaukee, WI

Scott Bakos

Project Manager

EDUCATION
Bachelor of Architecture,
Syracuse University, 1991

Scott Bakos has more than 18 years of architectural experience with a variety of project types. His experience includes work on parks and recreational facilities, government complexes and commercial office projects. His responsibilities include developing close working relationships with clients and maintaining involvement with all disciplines of the project. Scott has experience preparing design criteria packages as well as working with design/build teams.

PARKING GARAGE EXPERIENCE

Backyard Parking Garage, Bar Harbor, Maine - Principal Designer for a 4 story, 371 parking garage within the heart of downtown Bar Harbor Maine to help alleviate the parking demands during the high tourist summer season. Critical to the project was the ability of the garage to integrate and be compatible with the existing site which is bounded by an existing hotel and a number of retail, food and beverage establishments and a theater. All of the functions for the existing buildings which includes service areas, alternate entrances, back of house, etc. were preserved and not altered or adversely impacted by the options explored.

San Souci Hotel & Parking Garage, Dania Beach, Florida
Oasis Development & Parking Garage, Hallandale Beach, Florida
6th. & Dixie Highway Property & Parking Garage, West Palm Beach, Florida

DESIGN CRITERIA / DESIGN BUILD EXPERIENCE

Miami-Dade Water and Sewer Department Headquarters Facility Design Criteria, Miami, Florida - Project Manager. Prepared project program, master plan, schematic design and fi nal design criteria documents for the project. It is comprised of a 5 story, 154,000 SF offi ce building and a 10 story, 705-space parking garage.

Utilities Field Services Complex Design/Build, Pompano Beach, Florida- Project Manager. Design for the replacement of an existing operations and administration complex for the Utilities Operations Division of the City of Pompano Beach. The project includes the demolition of existing buildings and surrounding supporting structures. The new buildings, designed as a sustainable building under the current version LEED Certification, includes offices, conference rooms, training space, locker rooms, restrooms, storage and shop areas for various work related activities. The project also includes parking areas for staff as well as City vehicles and equipment.

FDOT District 4 Amtrak Station Historic Rehabilitation Design Criteria, Fort Lauderdale, Florida - Project Manager. Performed assessment of building items that needed maintenance and repair. Worked with historic preservation architect to identify areas to rehabilitate and restore. Provided written program, corresponding visual documents and prescriptive architectural items for rehabilitative construction for this Fort Lauderdale Historic Building.

Wiley Street Redevelopment Design/Build RFP Package, Hollywood, Florida
Disney's Castaway Cay Private Island Design/Build, Gorda Cay, Bahamas
Miami Springs Aquatic Design/Build, Miami Springs, FL

Saul Suarez, RA

Architect

EDUCATION
Bachelor of Architecture,
University of Florida, 1973

REGISTRATION
Registered Architect
State of Florida, 1974
Reg. No. 6878

Certified General Contractor
Florida Construction Industry
Licensing Board, 1978

Registered Certified General
Contractor #013330

Saul Suarez has over 39 years of architectural design and construction experience on a wide variety of multifaceted projects. He is particularly adept in the design of terminals, hospitality, residential and multi-use/commercial facilities and components; projects for which he successfully integrates various forms of transportation, operations, concession spaces and a variety of other uses. He manages multi-disciplinary projects, teams and sub-consultants, supervising them from initial design phase through to documentation and construction administration.

PARKING GARAGE EXPERIENCE

Port Everglades, Northport Parking Garage Renovations, Fort Lauderdale, Florida - Project Manager for repair and refurbishment of a 3,000-car parking garage, serving cruise terminals and the Broward County Convention Center, that has undergone successive stages of deterioration.

Port of Miami, Cruise Terminals 6/7 & Parking Garage, Miami, Florida - Project Manager on a five-person team involved in the schematic design, design development, construction documentation, construction administration and project administration for design and expansion of a new 60,000 square foot passenger terminal / corporate office building and three-level, 1,000-car parking garage.

Joseph Caleb Center New Courthouse Annex/Additions and New Parking Garage, Miami, Florida - Project Architect - Services are to identify green building strategies for Miami-Dade County's new two-story Courthouse, three-story parking garage and retail located at the Caleb Community Center. Once completed, B&A will seek Silver certification, at a minimum, under the LEED Green Building Rating System of the U.S. Green Building Council New Construction. Mr. Suarez and the Team conducted LEED feasibility report analysis during schematic design and organized charette sessions. The new two story courthouse has approximately 39,000 SF of public, semi-public spaces and private. The new three story parking garage will contain 475 parking spaces and approximately 190,000 SF of constructed area to accommodate parking booths, control gates and approximately 20 private spaces on the ground floor area.

Boca Highland Condominium Apartments & Parking Garage, Boca Raton, Florida - Co-Project Manager responsible for preliminary site plan approval and design development phase through construction administration of this 15-story, Y-shaped structure with three lower levels of parking plus attached but separate three-story parking garage with fourth-floor public amenities. The 280-unit tower cost $25 million.

DESIGN BUILD EXPERIENCE

Port of Miami, Cruise Terminals 8/9 Design/Build, Miami, Florida - Project Manager of a design/build project for Carnival Cruise Lines to redesign existing terminals to accommodate new 3,400-passenger megaliner, Carnival's largest ship. The three-phase project included additional departure lounge, ticketing, waiting areas, customs and baggage claims; also included an elevated concourse to a boarding hall 666 feet away. Construction cost $25 million.

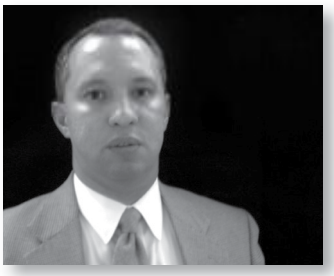
Tampa Port Authority, Terminal 6 Design/Build, Garrison Seaport, Florida - Project Manager. Design/build of a new temporary cruise terminal facility measuring 32,000 square feet on an 18-acre site. Services included the design of the building and interior, including departure lounge, waiting area, customs and immigration, baggage claim and ticketing; the mezzanine gives access to the ship. As project manager, supervised mechanical, electrical and structural engineers as well as threshold inspections. This six-month construction schedule was successfully completed on time and within budget.

Disney's Castaway Cay / Private Cruise Island Design/Build, Gorda Cay, Bahamas - Project Manager for the construction administration phase of this design/build project. The design/build team of American Bridge and B&A was responsible for the development and construction on the entire island which included an arrival area, bungalows, spa facilities, restaurants, bars, children's playgrounds, private beach areas, entry harbor, pier, and mooring structures capable of accommodating a 1,000 ft. cruise vessel. The entire project was completed on time and at a construction cost of $29 million.

Cape Liberty Cruise Terminal Design/Build, Bayonne, New Jersey
Orange Blossom Adult Congregate Living Facilities Design/Build, Pembroke Park, Florida

Raul Carreras

Designer



EDUCATION
Architectural Technology - Florida International University

AA, Architecture - Miami Dade College

Mr. Raul Carreras has more than 22 years of experience in the field of architecture with specialization in program management, team and consultant coordination, and production of construction documents. Mr. Carreras collaborates with a variety of public and private sector clients and has extensive experience with Design/Build projects as well as projects with swimming pools or other aquatic features.

RELEVANT EXPERIENCE

Joseph Caleb Center New Courthouse Annex/Additions and New Parking Garage, Miami, Florida - Project Manager. Services are to identify green building strategies for Miami-Dade County's new two-story Courthouse, three-story parking garage and retail located at the Caleb Community Center. Once completed, B&A will seek Silver certification, at a minimum, under the LEED Green Building Rating System of the U.S. Green Building Council New Construction. Mr. Carreras and the Team conducted LEED feasibility report analysis during schematic design and organized charette sessions. The new two story courthouse has approximately 39,000 SF of public, semi-public spaces and private. The new three story parking garage will contain 475 parking spaces and approximately 190,000 SF of constructed area to accommodate parking booths, control gates and approximately 20 private spaces on the ground floor area.

Miami Entertainment Complex Design Criteria Package, Miami, Florida - Project Manager - B&A framed and authored the Design Criteria Package used by the Owner (Miami CRA) to solicit and advertise for proposals from Design-Build teams. The resulting B&A Design Criteria Standards Manual outlined a suitable design solution for the Owner's program as well as the requirements for a facility that fulfilled the intended User's and industry expectations. The Design Criteria Package also served to identify and address early in the pre-design process critical project development concerns related to regulatory and permitting agency restrictions, community stakeholder interests, and the vetting of cost-effective and practicable design solutions.

Morgan Levy Park & Community Center Design/Build, Doral, Florida - Project Manager - Responsible for Design Development, Construction Documents, Permit Procurement and Construction Administration of three distinct design schemes for the renovation of this 14-acre Park. In designing the renovations, an active and passive community center was developed, working within the confines of the existing site layout which included tennis courts, a recreation building and a parking lot.

Palmetto Bay Park Design/Build, Village of Palmetto Bay, Florida - Project Manager - Responsible for Design Development, Construction Documents, Permit Procurement, Construction Administration for the development of this property for the new municipality consisting of five parks; three will require upgrades while two others will require comprehensive landscaping, facility and function designs; 45-acre Coral Reef Park especially captures the character of the community while addressing the needs of the village residents and surrounding neighborhood.

Perrine Wayside Park Design/Build, Village of Palmetto Bay, Florida - Project Manager - Responsible for Schematic Design and Design Development for this 3-acre dog-oriented family park where "all" members of the family, including the family dogs can relax and enjoy the park atmosphere. The newly-enhanced facility features separate areas for small and large dogs with an attractive gazebo, new park furniture, and a large lake with a beautiful fountain in the center.

Doral Meadow Park Phases I & II Design/Build, Doral, Florida - Project Manager - Responsible for the programming, master planning, schematic design, design development and construction documentation for this 14-acre regional urban park within the City of Doral. The park includes two lighted baseball fields, bleachers, a shade covered playground, concession/restroom building with a covered pavilion, one Sportex synthetic turf football/soccer field, Vita Course exercise path, fitness walking/jobbing trail, batting cages and ample parking. Keeping environmentally sensitive design in the forefront, both fields are illuminated with the Musco Light-Structure Green system and native landscaping surrounds the project.

Randy Hollingworth

Partner, Director of Landscape Architecture & Planning

EDUCATION
Master of Landscape Architecture in Urban Design
Harvard University, 1984

Bachelor of Landscape Architecture, University of Guelph, 1978

Randy Hollingworth has more than 34 years' experience as an urban and landscape designer. His specialty is the design and development of public open spaces within the urban context. With a comprehensive understanding of park design, program development, and recreational facilities, Mr. Hollingworth has prepared park and open space plans for a wide range of private developers, neighborhoods and municipalities. He has developed projects from the master plan scale down to the detail design of fountains and playgrounds. In addition to his extensive park planning and design experience, Mr. Hollingworth has worked on a wide variety of urban design oriented projects throughout the southeastern United States.

RELEVANT EXPERIENCE

Joseph Caleb Center Courthouse and Parking Garage, Miami, Florida - Landscape Architecture Project Manager. Mr. Hollingworth and his team developed the design of all exterior areas of the new court house and adjacent parking structure. A focal point of the design is a large landscaped courtyard designed to provide a pedestrian link between the buildings and a shaded exterior space for the public and City officials. The landscaping was designed to contribute to the LEED requirements for the overall site and is both environmentally friendly and aesthetically pleasing. The details utilized in the exterior landscaping were specifically selected to reflect the character and style of the new court house building. These components will then be used to redevelop other areas of the campus like setting around the City Hall.

Harry S. Truman Presidential Park, Key West, Florida - Project Manager for a 23-acre waterfront master plan. The park incorporates a 50-foot-wide waterfront promenade, an open air amphitheater, a Turtle Rescue Hospital, a 15,000-SF event plaza with tent structure, a renovated Navy Generator Plant to be reused for a restaurant and historical museum, a dockmaster facility, an interactive water feature, exercise trail, outdoor zoological exhibits, a ferry terminal, a 60+ boat marina, fishing pier and a new recreation complex for the adjacent residential community of Bahama Village.

OTHER EXPERIENCE

East Atlantic Boulevard Streetscape, Pompano Beach, Florida - Project Manager responsible for the conceptual planning and detail design for a one block redevelopment of the streetscape on Atlantic Boulevard. Serving as the gateway to Pompano Beach, this most eastern block of the Boulevard was designed to provide a more pedestrian friendly environment and encourage outdoor cafes and sidewalk retail activities. On street parking along both the north and south sides of the block were incorporated into the plan to assist in calming the vehicular traffic while providing easy access to the Beach. The design was closely coordinated with the redevelopment of Pompano Beach Boulevard to provide a continuous theme and character to the redevelopment of the Beach area.

NW 107th Avenue Streetscape, Doral, Florida - Project Manager responsible for the landscape design of a two mile section. The plan will continue the streetscape theme utilized in other areas of the City but provide a unique character and design for this newly widened roadway. The assignment includes presentations to the City and neighborhood groups bordering the roadway.

South Creek Neighborhood Landscape Improvements Plan, Coconut Creek, Florida - Project Manager responsible for planning and design of the streetscape, signage, traffic calming, and general neighborhood landscape improvements. Mr. Hollingworth held neighborhood meetings which played a key role in gathering information about concerns and preferences from the community. The information will be used in the planning and design of the streetscapes, signage, traffic calming and general neighborhood landscape improvements. The City has commissioned a new design for the main roadway bordering South Creek and B&A will build on the improvements proposed in that plan to enhance the quality of the gateways into the neighborhood.

Rome-Morrison Avenue Streetscape/ Kate Jackson Park Renovation*, Historic Hyde Park, Tampa, Florida * - Project Manager responsible redevelopment of the streetscape programs along Rome and Morrison Avenues which was a key element in the overall redevelopment of the adjacent Kate Jackson Park. Both streets served as primary pedestrian entrances to the Hyde Park Village shopping area and access to the waterfront promenade along the Bayshore.

* Prior to joining B&A

Kirk Olney, RLA

Landscape Architect

EDUCATION
Bachelor of Science in Landscape Architecture, The Ohio State University, 1995

REGISTRATION
Registered Landscape Architect, State of Florida License No. 0001705

Mr. Olney is a Registered Florida Landscape Architect with extensive experience in managing landscape architectural and multi-disciplinary design, production and construction projects. Most of his career has been focused on the public realm providing his experience on the design and implementation of parks, streetscapes and roadway landscape design. Areas of practice include master planning, conceptual and detailed design, the production and management of construction documents, preparation of construction contract documents and construction services. Mr. Olney also has experience preparing and submitting applications to regulatory agencies and responding to comments accordingly to obtain required permits.

DESIGN BUILD PROJECT EXPERIENCE

Utilities Field Services Complex Design/Build, Pompano Beach, Florida - Landscape Architect - Design for the replacement of an existing operations and administration complex for the Utilities Operations Division of the City of Pompano Beach. The project includes the demolition of existing buildings and surrounding supporting structures. The new buildings, designed as a sustainable building under the current version LEED Certification, includes offices, conference rooms, training space, locker rooms, restrooms, storage and shop areas for various work related activities. The project also includes parking areas for staff as well as City vehicles and equipment. Mr. Olney was involved in the preparation of code minimum landscape design, submission of landscape drawings to City of Pompano Beach Boards and Committees for approvals and preparation of landscape construction drawings.

Tamarac Sports Complex Design/Build, Tamarac, Florida - Landscape Architect - Responsible for site plan, City Planning department approval and presentation to City commission; prepared hardscape, amenities and landscape construction drawings; performed construction coordination and observation services for expansion of existing active recreation park with three baseball fields, pedestrian walking path and restroom / press box/ concession building.

OTHER EXPERIENCE

95th Street Streetscape Improvements, Surfside, Florida - Landscape Architect. Worked with team on design synthesis; prepared design development paving patters; coordinated regulatory permitting through Florida Department of Environmental Perfection and Florida Fish and Wildlife; and prepared landscape and hardscape construction drawings for street improvements perpendicular to the Atlantic Ocean.

SW 4th Street Streetscape Improvements, Homestead, Florida - Landscape Architect. Professional responsibilities included preparation of construction drawings and construction services for landscape and hardscape improvements to one-half mile of roadway in an urban residential neighborhood.

Lauderdale Lakes Streetscape Master Plan, Lauderdale Lakes, Florida - Responsibilities included management of junior landscape architects and oversight of design synthesis for streetscape master plan including landscape and hardscape treatment within the right-of-way as well as gateway feature design.

Hollywood Beach Streetscapes, Hollywood, Florida - Integral team member and leader on streetscape improvement project which included reconstruction of six streets on Hollywood Beach including undergrounding of overhead wires, new roadway cross section, curbing, sidewalks, speciality pedestrian and vehicular paving, landscape, irrigation and creation of pedestrian plazas adjacent to the Broadwalk.

Roadway Enhancement Project Phase IV, Tamarac, Florida - Supervised junior landscape architect in development of landscape concept and construction drawings; prepared bidding documents; provided bid analysis to City; supervised construction observation by junior landscape architect for 25 miles of roadway median landscape improvements.

Todd D. Osborn, RA, NCARB, LEED® AP

Senior Associate, Project Manager

EDUCATION
Bachelors of Architecture,
University of Tennessee, 1986

REGISTRATION
State of Florida Registered Architect, AR92877

State of Tennessee Registered Architect, 0021953

CERTIFICATIONS
NCARB Certification
LEED® AP

SPECIALIZED TRAINING
URS Program Manager Certification Training 2005

Professional Experience

Todd Osborn has over 22 years of design, construction, project and program management experience with public facilities including state prison facilities ranging from minimum to maximum security, municipal parks, state parks facilities, inns and conference centers, education facilities, libraries, National Guard armories and training ranges, and infrastructure projects. Expertise includes extensive experience leading multi-discipline project teams on complex projects as both an owner's representative and as the designer. Responsibilities have included the development of program procedures and documents, program and project scope definitions, schedule and budget requirements, and tracking systems.

RELEVANT PROJECT EXPERIENCE

Utilities Field Services Complex Design/Build, Pompano Beach, Florida - Architect. Design for the replacement of an existing operations and administration complex. The project includes the demolition of existing buildings and surrounding supporting structures. The new LEED buildings include offices, training space, locker rooms, restrooms, storage and shop areas for various work related activities.

OTHER EXPERIENCE

Hillsboro Inlet Bridge, Pompano Beach, Florida - Architect. B&A provided aesthetic improvements to the existing Hillsboro Inlet bascule bridge, by incorporating a series of new elements as well as enhancements to existing areas of the bridge to provide a strong visual impact as a gateway into Pompano Beach. The bridge improvements included: a Vertical Element, Barefoot Mailman Sculpture; a new crash wall, new guardrails and sidewalk; pedestrian lighting; and a two story tender house.

FDOT District 4 Amtrak Station, Fort Lauderdale, Florida - Architect. B&A performed an assessment of the building that was in need maintenance and repair. Worked with historic preservation architect to identify areas to rehabilitate and restore. The B&A team provided written program, corresponding visual documents and prescriptive architectural items for rehabilitative construction for this Fort Lauderdale Historic Building.

Public Safety Complex, Pompano Beach, Florida - Architect. A due diligence report for the existing 60,000 SF Public Safety Facility and 10,000 SF Fire Administration building that included the assessment of the existing exterior building conditions to understand the key problems related to the exterior "skin", finish, and fenestration waterproofing. Provided recommendations for improvements to the exterior façade and provide cost estimates for said improvements.

City of Miami Beach Parks & Facilities Program, Miami Beach, Florida - Program Manager. Lead the start-up of the City's Capital Improvement program, and managed its operation for 3 years. Serving as the Owner's Agent, was responsible for establishing program controls and procedures, followed by Design and Construction management of multiple concurrent projects. The program consisted of 18 individual Municipal projects. Program responsibilities included management of the City's Architectural and Engineering Consultant contracts, Construction Contracts, documentation of the Program Work Plan, Program Master Cost Model, and coordination of events among various departments internal to the City. Responsible for presentations to the City Commission and G.O. Bond Oversight Committees on behalf of the City's CIP Department. Example projects include the following:

Miami Beach Golf Club, Miami Beach, FL
Miami Beach Regional Library, Miami Beach, FL
Convention Center ADA Improvements, Miami Beach, FL
Scott Rakow Youth Center, Miami Beach, FL

ENRIQUE J. SUAREZ, P.E.
PRINCIPAL

EXPERIENCE SUMMARY

Enrique has more than 43 years' experience providing Mechanical Engineering and Technical Consultation for projects such as hospitals, office buildings, schools, airport terminals, apartment buildings, hotels, banks, computer centers, gasoline service stations, laboratories, marinas, nursing homes, post offices, restaurants, shopping centers and hotels. He joined Hufsey-Nicolaides-Garcia-Suarez in 1972. Mechanical Department Manager since 1978. Principal in the firm since 1984.

RESPONSIBILITIES

Heating, Ventilation, Air Conditioning, Fire Protection and Plumbing design and construction management. Some of the special systems include Hospital Medical Gases, Solar Water Heating Systems and Energy Conservation Studies, Sewage Disposal and Fuel Transfer Systems.

RELATIVE PROJECTS

Pennsylvania Parking Garage, Miami Beach, Florida
City of Hialeah Courthouse Parking Structure, Hialeah, Florida
Miami City Towers Parking Structure, Miami, Florida
Municipal Parking Garage #9 Goodwill Parking, Miami, Florida
Four Seasons Hotel and Tower, Miami, Florida
1060 Brickell Avenue Tower, Miami, Florida
Scott Rakow Youth Center, Miami Beach, Florida
The Peninsula Condominium, Aventura, Florida
Summit Brickell Condominium, Miami, Florida
Brickell Key Condominium, Miami, Florida
The Hampton Condominium, Aventura, Florida
Marriott Ocean Point, Palm Beaches Shores, Florida
Marriott Villas at Doral, Miami, Florida
Brickell View Condominium, Sunny Isles, Florida
Sandals Beaches Resort, Providenciales, Turk & Caicos Islands
Grove Hill Tower, Coconut Grove, Florida
Comfort Suites, Paradise Island, Bahamas
One Bal Harbour Hotel/Condominium, Bal Harbour, Florida
The Mayan Plaza Hotel, Cozumel, Mexico
Indian Creek Clubhouse, Palm Beach, Florida
South Seas West Condominiums, Marco Island, Florida
Indian Creek Clubhouse, Palm Beach, Florida
Grandview on Grace Bay, Turk & Caicos Islands
William Island, Mediterranean Villages, North Miami, Florida
The Tiffany Condominium, Bal Harbour, Florida

EDUCATION/AFFILIATIONS

University of Miami, Bachelor of Science in Mechanical Engineering.

Past president of American Society of Mechanical Engineers, Miami Chapter.

Past president of University of Miami School of Engineering and Architecture Alumni Association.

Registered Professional Engineer in the States of Florida, Puerto Rico and N.C.E.E.

ANTHONY A. SCHULZ, P.E.
SENIOR ASSOCIATE

EXPERIENCE SUMMARY

Anthony has more than 26 years experience in electrical power distribution, interior and exterior lighting design and lighting system evaluation and electrical equipment selection and specification. Special systems including lightning protection, fire alarm, life safety, communication and sound systems. Computer related systems, UPS and data communication distribution.

1986-1997 Post Buckley Schun & Jernigan – Electrical Engineer.
1997-2004 Spillis Candela & Partners - Electrical Engineer.
2004-Present Hufsey-Nicolaides-Garcia-Suarez Associates, Inc. Electrical Engineer, Associate.

RESPONSIBILITIES

Provides Electrical Engineering and Technical Consultant for projects involving police department, theater, government courthouse, airport baggage screening, airport, educational facilities (elementary, high school and university), multi-family projects (hi-rise and lo-rise), hotels, restaurants, shopping and specialty centers, libraries, research laboratory facilities, military installations, maximum and medium security prisons. Also, computer centers, athletic facilities (indoors and outdoors), marinas, trailer parks and banks. Partner in the firm since 2007.

RELATIVE PROJECTS

Pennsylvania Parking Garage, Miami Beach, Florida
Marriott Ocean Palms Timeshare Condominium, Singer Island, Florida
Marriott Grande Lakes, Orlando, Florida
MSRP - Marine Oil Spill Recovery Building, Watson Island, Florida
Port of Miami Terminal
Key Biscayne Police Department, Key Biscayne, Florida
Cape Coral EOC Building, Cape Coral, Florida
Charlotte County Courthouse, Charlotte County, Florida
Sunny Isle City Hall, Sunny Isle, Florida
Jackie Gleason Theater Renovation, Miami Beach, Florida
Nashville Courthouse, Nashville, Tennessee
Federal Reserve Bank of Birmingham, Alabama
Orlando Airport Baggage Screening Project, Orlando, Florida
Roadway Lighting Designer for various Disney World Lighting Projects, Orlando, Florida
Publix Headquarters, Florida
Related Loft II Condominium, Miami, Florida
Opera Place Condominium, West Palm Beach, Florida
Onyx II, Miami, Florida
Modello Condominium, Dania, Florida
Sandy Lane Hotel & Spa, Barbados Island
Met III Condominium Hotel, Miami, Florida
Butterfield Bank, Cayman Islands, B.W.I.
Sandals Resort, Turks & Caicos
EPIC Hotel / Condominium Tower & Parking Garage, Miami, Florida
Cirque Du Soleil Theater, Orlando, Florida

EDUCATION/AFFILIATIONS

Miami Dade Community College, Associate in Science Degree

University of Miami, Bachelor of Science in Electrical Engineering

Registered Professional Engineer in the State of Florida.

MICHAEL L. FOSSLER, E. I., LEED AP, BD+C
SENIOR ASSOCIATE

EXPERIENCE SUMMARY
Michael has more than 35 years providing HVAC, plumbing and electrical consultation and construction management for industrial, commercial and residential facilities as well as municipal and hospital facilities. Joined Hufsey-Nicolaides-Garcia-Suarez Associates, Inc. in 1980. Associate of the firm since 1986.

RESPONSIBLITIES
Heating, Ventilation, Air Conditioning, Fire Protection and Plumbing design and construction management. Some of the special systems include Hospital Medical Gases, Solar Water Heating Systems and Energy Conservation Studies, Sewage Disposal and Fuel Transfer Systems.

RELATIVE PROJECTS
EPIC Hotel & Residences Tower & Parking Garage, Miami, Florida
Municipal Garage #9 Goodwill Parking, Miami, Florida
Dolphin, Flamingo, Park 7, Short Term Parking & Toll Plaza, Miami, Florida
Four Seasons Hotel and Tower, Miami, Florida
Met 2 Office / Hotel Towers & Parking Garage, Miami, Florida
Marriott Ocean Point, Palm Beach Shores, Florida
Fontainebleau II & III, Hotel/Condominium, Miami Beach, Florida
Onyx II Condominium, Miami, Florida
Dupont Plaza Hotel/Condominium, Miami, Florida
Yacht Club at Brickell II, Miami, Florida
Miller Pond Park Administration Building, Miami, Florida
Palmetto Bay Park, Village of Palmetto Bay, Florida
Perrine Wayside park, Village of Palmetto Bay, Florida
Miscellaneous projects contract with Miami-Dade School Board of Broward, County, FL
Miscellaneous projects contract with Palm Beach Community College, Palm Beach County, FL
Miscellaneous projects contract with FIU, Miami-Dade County, Florida
Onyx II Condominium, Miami, Florida
Dupont Plaza Hotel/Condominium, Miami, Florida
Yacht Club at Brickell II, Miami, Florida
Bayview Condominiums, Miami, Florida
The Floridian Apartment Building, Miami Beach, Florida
Seaside Condominiums, Fisher Island, Florida
Fisher Island Golf Course Clubhouse, Fisher Island, Florida
Ocean II, II, IV & VII Condominiums, Fisher Island, Florida
Windswept Phase IV Condominium, Kiawah Island, South Carolina
The Great House Condominiums, Grand Cayman Island, B.W.I.
Homestead Motorsports Complex, Homestead, Florida
Concourse "D" Shell Package, Miami International Airport, Miami, Florida
MIA DEFGH Wrap, Miami International Airport, Miami, Florida
Doral Country Club Clubhouse Refurbishment, Miami, Florida
Grand Bay Residences, Key Biscayne, Florida
U. S. Courthouse, Miami, Florida

EDUCATION/AFFILIATIONS
University of Miami, Mechanical Engineering, 1979-1983

Florida International University, Mechanical Engineering, 1986-1990

Engineer Intern, State of Florida

LEED AP

EDWIN O. CERNA, P.E., LEED AP

EXPERIENCE SUMMARY
Edwin joined Hufsey-Nicolaides-Garcia-Suarez, Inc. in 2005. Duties include providing Mechanical Engineering for projects such as office buildings, schools, airport terminals, apartment buildings, banks, marinas, restaurants, hotels/residential and condominiums.

RESPONSIBLITIES
Heating, ventilation, air conditioning, plumbing, fire protection design, energy studies and smoke control rational analysis.

RELATIVE PROJECTS
United Stated Courthouse, Miami, Florida.
Palm Beach Shores Town, Center, Palm Beach Shores, Florida
University of Miami School of Music, Coral Gables, Florida
MDCC Wolfson Campus Student Life Building Renovation
Miami-Dade Community College Environmental Science and Criminal Justice Building, Miami, FL
Florida International University School of Architecture, Miami, Florida
North Twin Lakes Elementary, Miami, Florida
University of Miami Clinical Research Building, Garage and Wellness Center, Coral Gables, Florida
Florida International University Artist Studio, Miami, Florida
Florida International University Graduate School of Business, Miami, Florida
BCC Building 17 Renovations, Cocoa Beach, Florida
Jensen Beach High School, Cocoa Beach, Florida
University of Miami, Otto G, Richter Library, Miami, Florida
Florida Keys Aqueduct Authority, Stock Island Customer Service, Bldg.
World War II Barracks Historic Renovations, Town of Jupiter, Florida
Miami Dade Community College, Bldg 3000 Renovations, Miami, Florida
Butterfield Bank Building, George Town, Grand Cayman
Miller=s Pond Park Recreation Center
Onyx II Condominium, Miami, Florida
Modello Condominium, Dania Beach, Florida
Dupont Plaza Hotel/Condominium, Miami, Florida
The Hammocks at Marathon, Sales Center, Marathon, Florida
Miami International Airport - South Terminal Expansion, Miami, Florida
Miami International Airport Regional Commuter Facility, Miami, Florida
Grand Bahamas International Airport Expansion, Freeport, Bahamas
2153 Coral Way Office Building Renovations, Miami, Florida
Coconut Creek High School Renovation
Butterfield Bank, Grand Cayman, B.W.I.
Oakland Park Elementary Remodeling, Broward County, Florida
Kendall Café Miami-Dade College, Kendall Campus, Florida
Jorge Fernandez School of Business Administration, University of Miami, Coral Gables, Florida
MET 2 Office Building Green Certification, Miami, Florida
Pines Retirement Home, Grand Cayman, B.W.I.
MRCU Hangar, Grand Cayman, B.W.I.

EDUCATION/AFFILIATIONS
Bachelor of Science in Architectural Engineering, University of Miami 2002

Bachelor of Science in Civil Engineering, University of Miami 2002

Professional Engineer, State of Florida, 2009

LEED AP, 2009

January 2015

Allen E. Perez, P.E.

President

Special points of interest:

- Mr. Perez worked on the Higgs Beach Master Plan.
- Mr. Perez has worked with and is familiar with County Staff.
- Mr. Perez has extensive local roadway experience.

Mr. Perez has worked with the following Municipal Clients:

- City of Key West
- Monroe County
- Monroe County School District
- Florida Keys Aqueduct Authority
- NAS Key West

Education

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

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

Years of Experience

22

Registration/License

Professional Engineer: Florida #51468

Mr. Perez has more than twenty-two (22) years of experience in roadway design, sanitary sewer systems, stormwater systems, potable water systems, , and general civil engineering services. 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 fourteen (14) years.

Higgs Beach Park Master Plan. We worked as a sub consultant to William P. Horn Architect, P.A. to provide a master plan for a 19 acre beach/park. The master plan includes numerous amenities, visitor center, roadways, parking lots, stormwater management system, dog parks, and play courts/fields. Mr. Perez was responsible for assisting with site layout and the preparation of a conceptual level drainage plan and calculations.

United Street Milling & Paving – FDOT/City of Key West LAP Project (FM 426183-1). This project includes roadway repairs, roadway milling, resurfacing, and new ADA compliant sidewalk improvements. Design of this project began in May 2009, awarded for construction in April 2010 and construction of the project was complete by November 2010. Perez Engineering & Development, Inc. is the prime consultant for this project. Mr. Perez was responsible for coordination with the City of Key West. Mr. Perez was also the project manager who was in responsible charge of the project engineers.

January 2015

Brandon O'Flynn, PSM, E.I.

Project Engineer

Special points of interest:

- Mr. O'Flynn has extensive roadway layout experience
- Mr. O'Flynn has worked on various Monroe County projects over the course of more than a decade
- Mr. O'Flynn has extensive experience in providing professional surveying services in the State of Florida

Mr. O'Flynn has worked with the following Clients:

- City of Key West
- Monroe County, Florida
- Keys Energy Services
- Florida Keys Aqueduct Authority
- NAS Key West
- JIATF South

Education

Bachelor of Science in Civil Engineering
Structural Engineering
University of South Florida, 2010

Years of Experience

14

Registration/License

Professional Surveyor & Mapper: Florida #6932
Engineer Intern: Florida #1100015254

Mr. O'Flynn has more than fourteen (14) years of experience in roadway layout, construction layout, boundary & topographical surveying, boundary law, GIS mapping, and FEMA floodplain management. Mr. O'Flynn also has extensive experience in providing site analysis, structural design, preparing engineering reports and other structural/civil engineering related services. His experience includes the management and technical preparation of construction as-builts, construction documents, boundary & topographical surveys, ALTA/ACSM surveys, FEMA flood elevation certificates, and GIS services for a wide variety of clients in both the public and private sector.

Dhuruva (Dru) Badri, P.E.
Senior Engineer/Department Manager
Miami, Florida

Education

- MS in Geotechnical Engineering, University of Florida, 2003
- BE in Civil Engineering, National Institute of Technology Karnataka, India, 2001

Year started with PSI: 2003

Professional Experience

Mr. Badri has close to 12 years of experience in the area of foundation design and construction operations. He has been involved in numerous projects for the public and private sectors. Mr. Badri's experience includes coordination, monitoring and evaluation of subsurface explorations, laboratory studies, construction operations and geotechnical report preparation.

Mr. Badri has been working alongside the FDOT District Materials Office (IV and VI) since 2003 and is intimately familiar with their requirments. Mr. Badri has been involved with over 200 task work order's (TWO) covering a wide array of geotechnical engineering activities. These activities include field, laboratory and engineering assignments relating to bridges, miscellaneous structures, roadway, evaluation of distress, drainage studies and providing in-house staff support to the District Materials Office. Within District VI alone, Mr. Badri has been involved with work along various state roads including S.R. 5, 7, 9, 90, 25, 93, 823, 826, 852, 932, 959, A1A and US-1. Since 2003, Mr. Badri has been serving the Department (PB America, owner's representative) on the Port of Miami Tunnel project which is one of FDOT's largest and most unique undertakings.

As a part of his MS degree curriculum at the University of Florida, Mr. Badri performed extensive research on the axial capacity of large diameter cylindrical piles. He has been responsible for analysis and recommendations related to the design and construction of foundation elements on projects, such as Roadways, Schools, telecommunication towers, and industrial developments. He has also been involved in several projects involving problematic soil conditions, where in ground improvement techniques such as vibro-replacement, vibro-compaction, injection grouting and CSV stabilization were used. Mr. Badri has also extensive experience with FDOT Standards and has worked with the FDOT in numerous geotechnical studies for roadways, bridges, retaining structures and walls.

REPRESENTATIVE PROJECTS

Port of Miami Tunnel (SR A1A), Preliminary Feasibility Study, Miami-Dade County, Florida.
Involved in the preparation of numerous Geotechnical Data Reports which compiled the results of the field and laboratory tests associated with the geotechnical works on land and in water. The field work involved extensive permitting and coordination with various government and environmental entities. The field work involved the use of methodologies such as SPT, rock coring, permeability testing, CPT, Seismic-CPT etc. Due to time restrictions from cruise operations, field work sometimes required working on 24 hour operation.
Role: Project Engineer
Dates: August 2003 to on-going
Client: Mr. Steve Dusseault, P.E., P.G., PB America, 305-514-3122

Lake Surprise Estates - Roadway and Drainage Improvements - Monroe County, Florida.
The project encompasses various segments of roadway with the Lake Surprise Estates community in Key Largo, Monroe County, Florida. More specifically, the project is bounded by Largo Road to the south, Grassy Road/Gulf of Mexico to the west, Lake Surprise Road to the north and U.S. 1 to the east. The project involves roadway re-construction/resurfacing and drainage improvements along the various roads. The purpose of this study was to obtain information concerning the general subsurface conditions along the roadway alignment in order to make engineering estimates and
Recommendations.
Role: Geotechnical Engineering Services
Dates: July 2014 to on-going
Client: Ms. Sharmin Siddique, P.E., Senior Project Manager, EAC Consulting, Inc.

BHSF West Kendall – Early Learning Center Parking Garage, Miami, Florida.
The proposed development will include the construction of a six-story parking garage structure with a total height of 75 feet. The structure is planned to have a concrete slab-on-grade floor system with a finished floor elevation set at elevation +11.5 feet, similar to that of the main hospital building.
Role: Geotechnical Engineering Services
Dates: June 2014 to on-going
Client: Mr. Jaime C. Palacios, Baptist Health South Florida (BHSF), 786-596-2018

Baptist Health South Florida – Primary Care Hub, Pinecrest, Florida
The proposed development will include the construction of a three-level structure with an attached parking garage within a ± 2.35 acre tract of land. The total height of the building is expected to be 48 feet. The building is planned to have a concrete slab-on-grade floor system. The development will also include surrounding paved parking/drive areas and a storm water management system.
Role: Geotechnical Engineering Services
Dates: December 2013 to on-going
Client: Mr. Robert McGill, Baptist Health South Florida (BHSF), 786-596-6364

Proposed N.W. 114th Avenue Park, Doral, Florida.
The overall project as we understand will consist of the following new components: Playfields consisting of soccer fields, a baseball field, tennis courts, and basketball courts. A two-story recreational center and a pedestrian bridge across N.W. 114th Avenue that will connect the recreational center to the playfields situated east of N.W. 114th Avenue. Miscellaneous structures consisting of restroom facilities, storage areas, band shell and shelter structures at various locations within the property. Paved parking/drive areas within the northern perimeter of the property and drainage systems consisting of exfiltration trenches and retention ponds.
Role: Geotechnical Engineering Services
Dates: June 2014 to on-going
Client: Mr. Jorge Gomez, P.E., Chief of Engineering, City of Doral

Senior Living Facility, Boca Raton, Florida.
The proposed development will include the construction of a somewhat irregular shaped four story building which will be approximately 350 feet by 250 feet in plan area. The development will also include new paved parking/drive areas and a storm water management system. At the time of our study, the site was an approximate 5 acre undeveloped densely wooded parcel of land. The site was observed as being relatively flat. Selective site clearing was required in order to gain access to the boring locations.
Role: Geotechnical Engineering Services
Dates: June 2014 to on-going
Client: Ms. Nancy Cutter, Senior Lifestyle Corporation, 312-673-4503

Paul Passe, P.E., CPM
Chief Engineer
Tampa, Florida

Education
Bachelor of Science, Civil Engineering, University of Wisconsin - Platteville, 1978

Year started with PSI: 2001
Years' experience with other firms: 23

Professional Experience
Mr. Passe has over 35 years of experience in the field of geotechnical engineering and materials testing, 13 of which were spent working directly with the Florida Department of Transportation. He spent four of those years as District Geotechnical Engineer, responsible for assignment of project managers for design and construction, and the other eight as the State Geotechnical Engineer, acting as Senior Review and troubleshooter for projects state wide as well as provided guidance and leadership for geotechnical policy and procedures for the FDOT. He has participated in over 100 various geotechnical and construction projects regarding, roads, bridges, buildings and sinkholes all over the State of Florida. He has also done numerous presentations for the FDOT at conferences and seminars, and helped develop geotechnical-related specifications and training courses. He served on the Geotechnical Institute, Transportation Research Board and National Cooperative Highway Research Program task forces, committees and panels.

REPRESENTATIVE PROJECTS

Representative DOT Project Experience
As the State Geotechnical Engineer for the Florida Department of Transportation in Tallahassee, Mr. Passe was responsible for planning, directing and coordinating the state geotechnical unit for providing statewide geotechnical design procedures and guidelines, writing construction specifications and handling of geotechnical research contracts. He was also responsible for the review of geotechnical engineering investigations and reports from both in-house and consultant forces for all transportation phases – design, construction and maintenance.

Since joining PSI, Mr. Passe has been involved in determining design criteria for the high-speed railroad, provided statewide training for consultant engineering inspectors, state inspectors at construction workshops. He has been responsible for detailing specifications, setting product pile lengths and providing driving criteria using Wave Equation Analysis Program, Pile Driving Analyzer, CAPWAP® and for verification of testing on design build projects. Mr. Passe assists the FDOT Districts with geotechnical problems, including ground vibration monitoring, pile driving analysis and other engineering instrumentation, testing and monitoring. Mr. Passe was involved in putting together the Pile Driving Inspector and Drilled Shaft Inspector's training course and provides training for MSE Wall Inspectors for FDOT. Recently, Mr. Passe developed the FDOT State-wide procedures for evaluating structures with unknown foundations. In addition to his work with the FDOT, Mr. Passe works with many different State and Federal entities providing them information and assistance in the field of geotechnical engineering.

Port of Miami Tunnel (SR A1A), Preliminary Feasibility Study, Miami-Dade County, Florida.
Involved in the preparation of numerous Geotechnical Data Reports which compiled the results of the field and laboratory tests associated with the geotechnical works on land and in water. The field work involved extensive permitting and coordination with various government and environmental entities. The field work involved the use of methodologies such as SPT, rock coring, permeability testing, CPT, Seismic-CPT etc. Due to time restrictions from cruise operations, field work sometimes required working on 24 hour operation.
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Recommendations.
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Client: Mr. Jaime C. Palacios, Baptist Health South Florida (BHSF), 786-596-2018

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Client: Mr. Robert McGill, Baptist Health South Florida (BHSF), 786-596-6364

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Role: Geotechnical Engineering Services
Dates: June 2014 to on-going
Client: Ms. Nancy Cutter, Senior Lifestyle Corporation, 312-673-4503

PATRICK PEDIGO, CEP

PROJECT ASSIGNMENT:
Senior Cost Estimator

TOTAL YEARS OF EXPERIENCE: 16

QUALIFICATIONS:

- Cost Estimating Professional (CEP), Association for the Advancement of Cost Engineering International (AACEI)
- Aviation Technology
- Construction Management; Estimating & Scheduling with Primavera
- Trained: Success Estimating System
- Member: AACEI; Construction Management Association of America (CMAA)

Patrick Pedigo's 16 years experience includes extensive cost estimating and project management. In just a short time, Patrick quickly proved himself to be a cost control leader and currently handles total management of projects on a daily basis.

Patrick's experience includes convention centers, parking garages, higher education, all aspects of airports, roadway improvements and airside improvements. He has acted as an Owner's Rep to provide Program Level and On Call Estimating Services for all ongoing projects.

His project experience includes:

- **Port of Miami Cruise Terminal A & Parking Structure, Miami, FL** Provided programming level cost estimates. Cruise Terminal building (132,000 SF), elevated parking structures (total 3000 spaces), pedestrian bridges, Roadway / surface parking improvements including extension of the existing Cruise Boulevard.

- **Orlando International Airport South Terminal, Phase 1, Orlando, FL** Prepared the Program Estimate for the $1.4B South Terminal Complex including the Terminal Access Roadway System and a new 2.2M GSF Parking Garage with 3,655 passenger & rental car Parking Spaces. The parking facility includes parking control with a Smart Park wayfinding system. The structure is integrated with the 182K GSF Automated People Mover System Station at level 3. The Estimated cost of the Parking Facility including the ITS Station is $155M.

- **Irving Convention Center & Parking Garage, Irving, TX** Features 50,000 SF of column-free exhibit space, a 20,000 SF ballroom, 20 break-out rooms approximately 1,000 SF each and an 800 car-parking garage. Value $122M.

- **MIA Automated People Mover (APM) System, Miami, FL** The APM will link the terminal area at MIA with the facilities at the Miami Intermodal Center (MIC) including the Rental Car Facility and have 1.25 miles of elevated, dual-line guide way with two end stations.

- **Professional Cost Estimating and Scheduling Services, Miami International Airport, FL** Prime contract to provide scheduling and claims consulting services for the Capital Improvement Program for MIA and the five county owned auxiliary airports. Tasks include Reviewing and organizing relevant project schedule, Cost estimating, and claim information; Pinpointing crucial documents, analyzing the impact of the delays, inefficiency, description, interference and acceleration; Preparing project schedules (as planned, as-built and as-adjusted). Projects have included multiple parking garages.

Born and Raised in Miami, Fl., College Educated at Evergreen State College in Olympia, Washington. Majored in Environmental Science and Sustainability. Earned a Bachelor of Science Degree. Worked as a professional sailor, participating in Sail Training and Expedition Sailing World Wide 1995-2005. Licensed Capt. For vessels up to 500 tons on any ocean, under sail or tow. LEED Accredited Professional since 2004
Environmental Consultant, Project Manager with Spinnaker Group 2004 – 2006. Vice President of Sustainability Consulting with Spinnaker Group 2006 During Spinnaker Group tenure, responsibilities included management and Oversight for LEED certification services and consulting on 108 projects in the Caribbean and Latin America and management of a full time staff of 8 project managers.

Jason founded Energy Cost Solutions Group in 2009, a business which promotes high performance, green, new construction and existing buildings through energy savings, commissioning, minimizing environmental impacts of construction, best practices for operations and maintenance and improving indoor environmental conditions. ECSG is currently involved with projects pursuing LEED New Construction, Core & Shell, Commercial Interiors and Existing Buildings Certification as well as the Enterprise Green Communities Rating System and the National Association of Home Builders "Green Standard". ECSG also performs commercial energy audits and environmental impact analysis for Major Use Special Permits.

Jason Biondi and the ECSG team are well experienced and equipped to work seamlessly with designers, property managers, developers, owners and contractors in order to meet the teams green building and sustainability goals.

Active member of the USGBC South Florida Chapter
Executive Board Member Surfrider Foundation
Active member of Environmental Coalition of Miami and the Beaches
Member of the Urban Environment League
Intermediate Dutch and Spanish language skills.

Section 3

Similar Projects

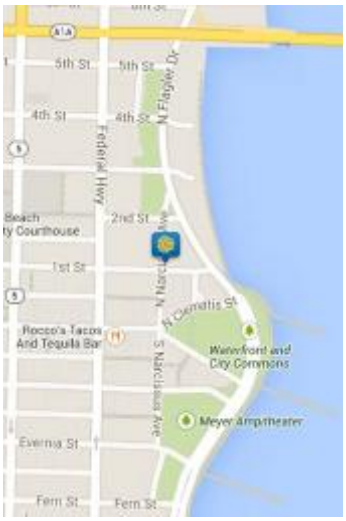
DESMAN
ASSOCIATES

DESMAN ASSOCIATES

Section 3

Similar Projects

DESMAN Project Experience



The Banyon Street Garage

West Palm Beach, FL

Client Information: Kim Briesmeister, Exec. Dir.
West Palm Beach CRA
PO Box 3366
West Palm Beach, FL 33402
(561) 822-1450

Key Personnel: Steve Rebora, RA

Design Services Fee: $60,000 (Feasibility Study)

Estimate of Construction Costs: $3,000,000

Contractor: Not built

Project Contract Award Amount: No Final Design Completed

Contractor's Information: N/A

Project Description: DESMAN Associates was retained by the City as a sub consultant to Lansing Melbourne Group to investigate the possible vertical expansion to the existing Banyan Boulevard Parking Facility.

The Banyan Garage is located on the north half of the block fronted by Banyan Blvd. on the north, Olive to the west and Narcissus to the east. The deck was designed in 1978, and contains approximately 400 parking spaces on four parking levels. DESMAN provided an opinion of probable costs and feasibility of the expansion based upon information gathered at the site, review of the original construction documents as prepared in 1978 by Ramp Engineering, and the recent restoration drawings prepared by Slider Engineering Group.

DESMAN performed a preliminary analysis that indicated the addition of one additional level (120 new parking spaces) is achievable, while two levels is probably not realistic based on construction logistics and cost.

DESMAN ASSOCIATES

Section 3

Similar Projects

709 Alton Road Mixed-Use Project & Parking Garage

Miami, FL

Client Information: Rob Bistry, AIA/Principal
Perkins+Wills
806 Douglas Rd., Suite 300
Coral Gables, FL 33134

Key Personnel: Tim Tracy
Chris Luz

Design Services Fee: $130,000 (Parking Consultant and Structural Engineering)

Estimate of Construction Costs: Confidential

Contractor: Not Selected Yet

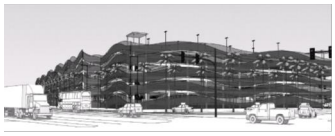
Project Contract Award Amount: $15,000,000

Contractor's Information: G.T. McDonald Enterprises, Inc
General Contractor
400 South State Road 7, Plantation, FL 33317
Phone: (954) 584-3060

Project Description: Crescent Heights Development is planning a multi-level state-of-art mixed use parking structure that will provide a unique development opportunity in the City of Miami. The four level facility is proposed to provide approximately 30,000 square feet of ground floor retail that will have two levels of parking above which will be capped by 25,000 square feet of office and a green roof terrace. It is expected that the facility will provide approximately 200 spaces that will serve both the development and surrounding community. DESMAN is providing parking consulting and structural engineering services to the prime architect Perkins & Will.

DESMAN ASSOCIATES

Section 3



Similar Projects

A1 and A2 Parking Structures

Orlando, FL

Client Information: Kathryn Kolbo, P.E.
Manager, Planning and Engineering
Reedy Creek Improvement District
1900 Hotel Plaza Blvd.
Lake Buena Vista, FL32830
Phone: (407) 828-2250

Key Personnel: Tim Tracy

Design Services Fee: $400,000

Estimate of Construction Costs: $360,000,000

Contractor: DPR Construction

Project Contract Award Amount: Unknown

Contractor's Information: DPR Construction
MIchael Van Butsel
7320 East Fletcher Avenue
Tampa, FL 33670
Phone: (727) 244-6407

Project Description: DESMAN served as Reedy Creek Improvement District's Consultant for the conceptual planning, feasibility design, schematic design and design development phases of two new multi-level parking structures that are designed to house +/- 6,000 vehicles. DESMAN provided bridging documents for an RFP developed for Design-Build teams to fast-track one of the two anticipated facilities. In addition DESMAN provided traffic analysis for both facilities which included garage operations, external ramping design, entry and egress capacities and traffic flow and internal/external traffic simulations. DESMAN is currently serving as Owner's Representative for QAQC review of the Design-Build teams CD's and during construction of Phase I.

The Phase I parking structure was designed as a cast-in-place post-tensioned structure with +/- 3,800 vehicles on 4 supported levels (5 total levels). Each level of the facility was approximately 295,000 s.f., equivilant to over 5 football fields, and containing between 750 and 820 vehicles per level. The Phase II facility, to begin construction in approximately one year, also cast-in-place post-tensioned, will contain around 2,200 vehicles on 3 supported levels (4 total levels) with +/- 170,000 s.f. per level.

Section 3

Similar Projects

Digital Domain Institute

West Palm Beach, FL

Client Information: Digital Domain Media Group
Port St. Lucie, FL
10521 SW Village Center Drive
Port St. Lucie, FL 34987

Key Personnel: Tim Tracy
Chris Luz

Design Services Fee: $350,000

Estimate of Construction Costs: $40,000,000

Contractor: Straticon Construction

Project Contract Award Amount: N/A

Contractor's Information: Mike Jackson, VP
Straticon Construction Services
1425 South Andrews Avenue #200
Fort Lauderdale, FL 33316
Phone: (954) 900-3689

Project Description: DESMAN is under contract to HOK to provide parking programming, master planning, as well as building and parking garage structural engineering for Phase I of the Digital Domain Institute. Programing and master planning is scheduled to be completed by April 30, 2012 and includes programming and concept development for both Phase I and Phase II. Phase I includes 150,000 gsf of digital arts production space for Digital Domain Media Group plus teaching/research facilities for Florida State University's Film School. The Phase I and Phase II buildings will sit on top of the parking structures. Phase I includes approximately 350 parking spaces in four levels beginning at the first floor above grade. Phase II includes approximately 800 parking spaces in six to eight levels beginning at the first floor above grade. Access to the garages will be provided via speed ramps to the first elevated level from Okeechobee Boulevard, a one-way street pair bordering the site on the north and south.

Section 3

Similar Projects

Pompano Beach CRA

Pompano Beach, FL

Client Information: City of Pampano Beach CRA
Christopher Brown, Executive Director
Pompano Community Redevelopment Agency
City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060
Phone: (954) 786-4600

Key Personnel: Chris Luz

Design Services Fee: $60,000 (several projects)

Estimate of Construction Costs: $40,000,000

Contractor: *n/a - in feasibility/zoning studies*

Project Contract Award Amount: N/A

Contractor's Information: N/A

Project Description: DESMAN Associates assisted the Pompano Beach CRA in determining the functional design and mixed-use opportunities related to two new proposed garages.

One garage will serve a new City Performing Arts Center and Public Library as well as provide parking for the City Hall, while the other proposed garage will serve several new redevelopment projects and existing development located in the Beach District.

Both garages will likely involve additional uses. The design team evaluated a 530 space garage and a 20,000 square foot liner along one edge that will provide future community college classroom space. This is the site located adjacent to the City Hall across a street from the new Performing Arts Center.

The design team also evaluated several sites along Highway A1A in the East CRA across from the beach for the construction of a 500 space parking garage with the potential for a community center on the top level and/or incorporation of commercial uses located at-grade.

The study was completed in late 2012 and renderings and cost estimates were prepared so that the LMG and the City can evaluate the funding sources, including the establishment of a parking enterprise fund.

Section 4

Approach

DESMAN
ASSOCIATES

Section 4

Approach

DESMAN Associates will be the prime consultant for this contract and provide all project management, administration and coordination required for this assignment. DESMAN will require that all sub-consultants perform their work in accordance with DESMAN's Management Plan. We practice in an open work environment where we foster a team-building environment that promotes close collaboration to deliver projects creatively and economically.

DESMAN's commitment to quality is best expressed through our management approach to projects. Independent peer reviews are performed by senior DESMAN personnel for each project phase to ensure the highest technical quality is delivered. Additionally, DESMAN identifies a Principal-in-Charge for each and every project. The Principal-in-Charge ensures that the necessary manpower is available for the efficient, cost effective and successful completion of the various projects. The Principal-in-Charge also reviews all draft and final documents, reports, drawings and recommendations before they are delivered to the City.

Value engineering and creative solutions will be imperative to the overall success of any parking project from a functional, construction and economic perspective. DESMAN's project staff uses the firm's knowledge and expertise in designing parking improvements to ensure these criteria are not only met, but also exceeded. DESMAN Associates through our 40 years of consulting and designing parking improvements, continually refines our approach to providing services to incorporate changing technologies to successfully design, organize and complete projects. The challenges and opportunities that are presented by parking projects in built environments, especially in historic neighborhoods, warrant a proven design team that has effectively completed similar projects.

Proper functional design is critical to the success of your project(s) and demands that careful planning be incorporated to fully understand the parking characteristics for users of a facility. This is important in determining arrival and departure patterns and volume of patrons using the facility to ensure that access controls, internal circulation and ramping systems support the needs. We have found the success of a parking facility in a competitive market is driven by convenience and minimizing lost travel time. This in combination with potential requirements of maintaining access to existing adjacent properties will be studied and various alternatives presented. These alternatives will be analyzed from both a level of service and economic viewpoint.

Responsibility for project quality (process and product) for this assignment will rest with Timothy Tracy who will be the Principal-in-Charge. The authority and interrelationship of all personnel who manage, perform, and verify work affecting quality will be documented for this assignment with The City. Mr. Tracy will be responsible for developing a project plan that identifies the responsibility, scope, schedule, and budget for each scope activity. He is also responsible for modifying project plans as applicable throughout the project life cycle and maintaining all project quality

records (project management, technical execution, QA reviews, inspection, testing, and City feedback).

DESMAN has assigned an experienced and qualified Project Manager, Christian R. Luz, PE, AICP who will be supported by senior technical staff. Christian manages our office in Broward County and has over 30 years of experience in parking consulting on a broad array of project and City types. He is also a recognized leader in the parking industry, skilled administrator, team leader, both a professional engineer and a certified land use planner. Our designated Project Manager will document all organizational and technical interfaces in the project plan. These include, as applicable:

- Lead department team members.
- Support group leaders.
- Support department team members.
- Sub-consultant or subcontractor Project Manager(s).
- City Project Manager.

Project quality, both product and process, are the responsibility of the assigned Principal and Project Manager. Specific project related verification requirements are documented in each Project Plan. The primary objective of each project plan is to facilitate project team coordination and communication in order to assure that all products and services meet The City's requirements.

Design input requirements and reviews are documented in the Project Plan. All design requirements, deliverables and scheduled submissions or milestones are fully communicated and coordinated with the City. This will be done to ensure that each design effort conforms to the requirements of the contract. These controls will include the following:

- Documentation of project deliverables as agreed with the City;
- Establishment of a Project Plan, including project technical reviews and independent in-house reviews as appropriate;
- Definitions of resources needed for completing the project including in-house staff, sub-consultants, and subcontractors, inspection and testing equipment;
- Documentation of City reviews and addressing comments.

Responsibility for the conformance of design output to contractual requirements and generally accepted professional standards rests with the Principal and Project Manager. Design documents are prepared by the design team, checked by the Project Manager and approved by the Principal prior to release to The City for review.

The Principal-In-Charge and Project Manager will provide all material, equipment and personnel resources that this project assignment requires. Their responsibili-

ties will include:

- Participating in contract negotiations.
- Coordinating the firms and the various disciplines involved for the project.
- Insuring that the objectives of the project are achieved.
- Formulating, monitoring and maintaining costs, schedules and quality control.
- Direct liaison with The City.
- Supervising the progress of the entire staff.
- Representing the Project Team at meetings and presentations.
- Preparing all status and project reports, reviewing technical formulations and methods of analysis, and quality controlling all drawings, reports and estimates.

Changes that occur during design will be identified, documented, reviewed, and reported to the City for approval prior to being implemented. The investigation of alternate design approaches during the initial design process is not considered a design change. A design change is considered to be a change only after the approach is selected and the final design is modified. Design changes are subject to the same level of checking and review as the original design. Only design documents approved for release by the Principal and the City are issued and used on the project. Superseded design documents are marked and retained for information only.

Lead Engineers/Architects, both in-house and with our sub-consultants, will be assigned to oversee the development of all technical work under their specific areas of expertise. The Project Manager will disseminate City direction and all standards, criteria and procedures to the Lead Architects/Engineers, who will, in turn, make sure the design team under their direction carries out the work in accordance with the project requirements. Lead Engineers/Architects will coordinate work directly between each design group and their counterpart personnel, as required to carry out the assigned design tasks. For consistency of product, to facilitate coordination and to simplify communication, we will maintain the same Lead Engineer/Architect on this assignment.

QUALITY ASSURANCE

Quality assurance is approached as an ongoing process with our team, starting the day the project is awarded. Key elements of our successful approach to quality assurance include:

- Top professionals who have experience with and an understanding of the project type;
- Concise definition of the scope of work, task, and deliverables for each discipline established at the commencement of each phase of the

project;
- Organization of the work through techniques such as critical path variations;
- Established production standards;
- Hands-on involvement of the principals throughout the project, to ensure continuity;
- Periodic, in-house peer review.

The DESMAN Team will establish an in-house oversight and review group. This group will participate in review of each team members' production and documentation standards; will assist in establishing standards for the entire staff; and will review all deliverables and documentation at completion points suitable to The City.

Upon receiving the assignment, DESMAN will request that background and available materials for the project be sent to our office for review. We will require the loan of these plans and documents for the duration of the project. DESMAN will review this information to confirm the Preliminary Scope of Work or Program is defined and clearly meets the objectives and deliverables.

DESMAN will attend, participate and make submittals at progress meetings scheduled by The City. Data will be submitted for comments as directed by The City and will be approved before the Final Documents are prepared.

A Kick-Off Meeting will be held with The City to discuss the Project Intent and Goals, City Standards, Site Data and Scheduling. DESMAN will present a Preliminary Scope of Work/Program and Schedule with target dates and a complete activities checklist with Project Milestones for the approval of The City.

Upon review and acceptance of The City, the Preliminary Scope of the Work/Program will be further defined by DESMAN to:

- Identify the facility's priorities and identify if scope changes and budget adjustments are necessary.
- Present various conceptual schemes for evaluation including budgets and recommendations that will enable preliminary design decisions to be made.
- Confirm a general time frame for accomplishing the Project addressing any special conditions that could impact the schedule under each alternative.

Upon review and acceptance of the Revised Scope of Work/Program by The City, DESMAN will refine the Scope of Work to identify the disciplines, sub-consultants, and the key personnel required. A Final Scope of Work/Program including the Schedules and Fees for all tasks, phases and design groups will be submitted to The City for approval. Once approval has been given for the Final Scope of Work, DESMAN will prepare and submit copies of the Final Scope containing descriptive data and graphic justification

in support of the recommendations made concerning the facility to The City. Any additional information, documentation or changes requested by The City will be made. When the Scope of Work/Program has been accepted, a copy of the approved Scope will be incorporated into the Contract and be the standard for this assignment.

SAMPLE SCOPE OF WORK

While we understand that the purpose of this submittal is to determine if our qualifications are adequate and not to develop a project specific proposal, we believe the following Sample Scope of Work demonstrates the unique approach DESMAN undertakes for our Citys to design this very important infrastructure improvement. Parking provides a significant role in every City's infrastructure, development, growth and in general, one's positive or negative experience. The design of an integrated downtown parking system should provide access to parking spaces that can be easily found, with a minimum of difficulty in moving around the parking facilities, and one that is located close by their destination. This basic premise finds its way into our design process. We try to place ourselves in the role of the motorist in conjunction with our extensive experience and technical expertise when developing design solutions. Parking is seen as a series of steps:

- Maneuvering their vehicle into and through the parking facility;
- Easily locating available spaces;
- Parking their vehicle;
- Walking from the parking space to their destination.

The DESMAN team has the needed expertise in Parking Consulting Services, Architecture and Structural Engineering to design the City's next structured parking facility. The proposed Parking Structure will be shaped by various site development decisions during the conceptual and schematic design phase, as well as coordination of design related concerns that the City may have. Careful consideration will be given for the design of this facility as it relates to massing and fenestration along with rhythm and proportion to the buildings in the immediate area. Materials and finishes will be carefully selected that complement the fabric of Historic The City. It is paramount that the appearance of this new facility provides a delicate balance of economy and aesthetics.

Upon selection, the first priority of the DESMAN team will be to facilitate a Comprehensive Interactive Programming Session. We believe the most effective design will come from the combined knowledge and expertise of the collective design team, City and project stakeholders. This work session will unite the entire team on project priorities, challenges and common dialogue.

- Meet with City's designated personnel for an interactive work session to review the program definition and concept development work plan.

Section 4 *Approach*

- Establish owner's goals and objectives. Confirm project budget and schedule. Review all applicable codes and standards.
- Collect and review any past studies, concepts and data pertaining to this assignment.
- As part of this phase we will try to get a clear understanding of the parking characteristics of garage users. This would include the understanding of preferred pedestrian routes and anticipated vehicular flow.
- Establish a clear understanding of the existing site and any existing or proposed structures.
- Study the existing physical conditions of the site and the surrounding downtown historic fabric. This also includes an assessment of all current city policies and planning initiatives that may have an impact on the holistic planning process.
- Work with the City to understand current thinking and goals for the downtown, both physically and economically. This could include an understanding and assistance with any ongoing campaigns, public sentiment and political sensitivities.
- Refine and update program requirements including functional design, utility plan, equipment requirements and building systems requirements to prepare final program statement.
- Additionally as necessary, we will consider the applicability of an automated parking solution. As part of this evaluation, we will develop criteria in the following areas for presentation and evaluation verses a traditional parking facility.

    - Sequence of Operation.
    - Vehicle Storage Requirements.
    - Vehicle Retrieval Requirements.
    - Definition of Work to be included and Code Compliance Requirements.
    - System Requirements.
    - Performance and Operating Criteria.
    - General Design Requirements.
    - Firefighter Access and Fire Protection Requirements.
    - Warranty and Support Requirements.

Attend City Workshop/Public Meeting No. 1 - This would be the first of three workshop/public meetings we would recommend for a project like this. At this workshop, the consultant team will present the findings of our Preliminary Planning. We would also hope to include in the Agenda the following items:

- Project Definition
- Goals
- Design Philosophy

- Schedule
- Public Input

Preliminary Design

Massing Solutions and Functional Diagrams will be developed by the design team and presented for input and critique. Potential pros and cons for each concept developed will be presented to allow an evaluation and critique of the options explored. We will meet with City's designated personnel to review the design concept sketches (plans and sections), cost model, work plan and schedule. Deliverable drawings will include but not necessarily be limited to, the following:

- Ground level
  - Typical level(s)
  - Roof level
  - Retail options
  - Building section
  - Isometric flow diagram of parking/vehicular circulation system

Preliminary structural design elements will be incorporated into the developed alternatives to illustrate such items as bay sizes and expansion joints, which will also help to establish overall building dimensions.

The Conceptual Drawing Set will show such elements as traffic flow and parking layout, exit/entrance lanes, ramping system configuration, connections with external streets lots, etc. As part of our process in advancing the functional design concepts, The DESMAN Team will address numerous interrelated issues, including, but not necessarily limited to the following:

- Vehicle ingress -number and location of access points (entrance/exit) lanes.
- Internal traffic flow on each floor - ramping methods, slopes and locations, method and control locations to direct users to vacant spaces or areas, search and find patterns and flow capacities.
- Parking geometrics - bay and aisle width, parking angle, stall width, ADA accessible stalls, general floor-to-floor clear height requirements.
- Pedestrian routes/facilities - ADA accessible routes & spaces, pick-up/drop-off areas, Stair/Elevator Core Locations.
- Based on the research and understanding of the site opportunities and constraints, we would test program, plan and massing options to find the best fit for short and long-term development.

Attend City Workshop/Public Meeting No. 2 – A second workshop/public meeting would be recommended to present the Conceptual Drawings to the public. We would also hope to include in the Agenda the following items:

- Confirmation of Project Definition & Goals.
- Design Philosophy and Process.
- Opportunities.
- Schedule.
- Public Input.

Preparation of Design/Build Criteria Documents

The goal of this phase will be for the DESMAN team to advance and further develop the preliminary design solutions created in the previous phase. This phase of the project will include;

- Advancement of the selected scheme and continue to work with the City on exterior architectural treatments for façade elements and stair towers, proposed floor plans and structural, mechanical, and electrical system requirements.
- The building design would be developed to best achieve the goals set forth in the research and program phases. Careful consideration will be given to the historic context of the downtown and collective vision for The City's future. This research and development is critical in determining the best architectural language for the project. Materiality and scale that relates to the pedestrian at the street interface, to create walkable and comfortable urban environments will be carefully considered.
- We shall provide the City with 15 to 20 percent design drawings, outline specifications, and other materials for review and approval. We expect this set of documents will include the following deliverables:

  - Architectural and Civil Engineering Site Plans;
  - Code analysis for major requirements will be complete, including a description of any issues to be addressed and possible solutions.
  - Demonstrate compliance with the Americans with Disabilities Act (ADA) and all applicable accessibility standards and requirements.
  - Floor plans – layout with key dimensions, grid lines, stairs, conveying systems, sections, elevations, etc.;
  - Parking Plans;
  - Roof plans;
  - Elevations – define openings, finishes, colors, textures, profiles;
  - Building Sections;
  - Common areas, such as elevator lobbies, etc.;
  - Structural Plans will include typical framing layouts including column, beam and girder locations will be provided for each supported level

- Photoshop 2D Color Renderings and Building Modeling will be

prepared of the site and garage. We believe the inclusion of Photoshop Color Renderings and Modeled Design Solutions provides a powerful visual tool to help the general public, residents, downtown merchants and City officials better understand the visual and physical changes that are associated with this important infrastructure that will be introduced to the downtown.

- We shall submit to the City a preliminary construction cost budget based on project area, volume, or other unit costs.

The following is a typical list of the project deliverables and process we would anticipate for the development of the Design/Build Criteria Documents for this assignment. We would refine the list of deliverables with the City to ensure project goals, schedules and budgets are met.

Design/Build Criteria Documents

- Codes, Standards and References: Code analysis for major requirements will be complete, including a description of significant issues to be addressed and proposed solutions.
  - List of Applicable Codes and Standards:
  - Provide a detailed listing of all applicable codes, design guidelines, national standards.
  - Obtain and review any applicable Standards or Guidelines created by, or generated for the City (as Owner).
- Code Compliance Summary: Provide a written summary of the code analysis for each applicable code or standard.

  - Provide information such as: occupancy classification (include primary and incidental occupancies), construction classification, seismic, wind/hurricane design category, bracing requirements, fire protection requirements and systems, egress, exiting and separation requirements, etc.
  - Any variance request information made to all authorities having jurisdiction, as applicable to the project.
  - Demonstrate compliance with the Americans with Disabilities Act (ADA) and all applicable accessibility standards and requirements.

- Drawings
  - Specific for each discipline, as applicable; a list of the drawings, general notes, abbreviations, legends, key notes, symbol keys, key plans, column lines, north arrow, and coordinated backgrounds.
  - The cover sheet and all typical drawings shall include the following: City(Owner)name,addressandlogo,consultantname(s)andaddress, City name, project location, project title, project number, sheet name, sheet number, sheet date, drawing scale, graphic scale,

revision block and block for seal and signature.
- All drawings shall indicate the scale to which they are drawn and shall be appropriate for the specific item being represented.
- The drawings shall be appropriately coordinated with all disciplines.

- Architectural Drawings
  - Life safety plans for each existing and added level of the building clearly delineating exiting, egress, fire separation and enclosure requirements, fire ratings of building structural elements and other building construction required to be fire rated including floor and roof construction, occupancy type, and area and number of occupants in each habitable or occupied room. Indicate the maximum travel distance and path of travel for each primary and/or incidental occupancy shown.
  - Location Plan showing the project location.
  - Floor Plans shall include all required spaces, doors, windows, stairs, square footage, planned occupancies, elevators, exits, and major items of fixed equipment, and illustrating reasonable compatibility with routings of mechanical and electrical services. Provide overall dimensions and dimensions of major components. Provide grid lines identified by letter in the horizontal direction and numerals vertically.
  - Sections - shall include major cuts in two directions for all structures with basic vertical dimensions. Include key dimensions and material indications.
  - Elevations – shall include key dimensions and material indications.
  - Existing construction and new construction shall be clearly defined.
  - Indicate all accessible routes and entrances/exits.

- Electrical Drawings
  - Preliminary one-line diagram for the normal and emergency power distribution systems.
  - Floor plans.
  - A site plan showing (as applicable) utility service connection points, routing of services to the building (new and existing), and the location of major equipment such as switchgear, switchboards, transformers and standby/emergency generators.

- Fire Protection Drawings
  - Piping floor plans for each level:
    - All risers, mains, and major pieces of equipment shall be located on the floor plans.
    - Existing services located and sized.

- Preliminary sprinkler and/or standpipe systems riser diagrams.
- Equipment and material schedules set up.
- A site plan showing (as applicable) incoming water service, connection points, routing of services to the building (new and existing).

- Plumbing Drawings
  - Piping floor plans for each level.
  - All major pieces of equipment shall be located on the floor plans.
  - Existing services located and sized.
  - System Schematics.
  - Flow Diagrams.
  - Equipment and fixture schedules set up.

- Structural Data
  - Provide a written description of the basic structural systems to be used on the project (foundations, waterproofing, substructure, superstructure, lateral force resisting system, exterior cladding support, etc.).
  - Software:
    - List analysis and design software that will be used on the project.
  - Structural Loading Information including the following:
    - Floor and roof live load.
    - Wind load design data. Include basic wind speed, wind importance factor, wind exposure, the applicable internal coefficient and component and cladding design pressure.
  - Building Performance Design Criteria:
    - Maximum allowable roof deflection (LL, SL, ponding, etc.).
    - Floor flatness and levelness numbers.
    - Maximum allowable vertical and horizontal deflection for members supporting exterior cladding and materials.
    - Floor vibration criteria.
    - Floor beam cambering or shoring requirements.

- Technical Specifications
  - Project manual cover sheet.
  - A complete Table of Contents listing all anticipated sections to be used on the project.
  - A scope of work description.
  - A coordinated list of drawings.

- Design Build Project Manual: Our role during this task would be to assist the City to prepare materials needed to obtain proposals from Design/Build teams to deliver the parking structure. To accomplish this objective, the DESMAN Team will assist with the preparation of

Approach

Requests for Proposals and Project Manual. We anticipate the RFP/ Project Manual could be arranged as follows:

- SECTION 1: Purpose of Request.
- SECTION 2: Schedule.
- SECTION 3: Statement of Qualifications Submission Requirements.
- SECTION 4: Statement of Technical Submission Requirements.
- SECTION 5: Statement of Pricing Submission Requirements.
- SECTION 6: Scope of Work/Technical Specifications.
  - Project Description
  - Definition of Work to be included and Code Compliance Requirements
  - System Requirements
  - Performance and Operating Criteria
  - Environmental Requirements
  - General Design Requirements
  - Equipment Design Guidelines
  - Documentation Requirements
  - Training Requirements
  - Warranty and Support Requirements
- SECTION 7: Proposal Evaluation Process and Evaluation Criteria.
- SECTION 8: Contract Requirements and/or Restrictions.
- ATTACHMENTS.

Attend City Workshop/Public Meeting No. 3 – The last workshop/public meeting would be to present the Final Schematic/Criteria Design to the public. We would also hope to include in the Agenda the following items:

- Confirmation of Project Definition and Goals.
- Design Solutions.
- Budget.
- Schedule.
- Public Input.

Section 5

Forms

DESMAN
ASSOCIATES

ANTI-KICKBACK AFFIDAVIT

STATE OF FLORIDA)
: SS
COUNTY OF MONROE)

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

By: _____

PRODUCED FL DL L200-116-56-377-0
EXP 10-17-18

Sworn and subscribed before me this

13 day of JANUARY, 2015.

_____
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: _____

NOTARY PUBLIC
HOWARD E. FELIX
Notary Public, State of Florida
Commission# FF 106567
My comm. expires Mar. 25, 2018

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

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

1. This sworn statement is submitted with Bid, Bid or Contract No. 15-001 for RFQ for Design-Build Criteria Documents for Parking Garages at Two Old Town Key West Locations

2. This sworn statement is submitted by DESMAN Inc. dba DESMAN Associates
(Name of entity submitting sworn statement)

whose business address is 2881 East Oakland Park Blvd, Suite 209, Ft. Lauderdale, FL 33306 and (if applicable) its Federal Employer Identification Number (FEIN) is 11-2709775 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement.)

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

the entity named above is Principal of Firm.

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

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(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 Bids or applies to Bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

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

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

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

(Signature)

1-13-15

(Date)

STATE OF FLORIDA

COUNTY OF BROWARD

PERSONALLY APPEARED BEFORE ME, the undersigned authority, FLDL L200-116-56-377-0 - EXP 10-17-18 PRODUCED

CHRISTIAN R. LUZ who, after first being sworn by me, affixed his/her signature in the
(Name of individual signing)

space provided above on this 13 day of JANUARY, 2015

My commission expires:
NOTARY PUBLIC

HOWARD E. FELIX
Notary Public, State of Florida
Commission# FF 106567
My comm. expires Mar. 25, 2018