WALKER
PARKING CONSULTANTS

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

City of Key West

January 14, 2015

WALKER
PARKING CONSULTANTS

4904 Eisenhower Boulevard, Suite 150
Tampa, FL 33634

Office: 813.888.5800
Fax: 813.888.5822
www.walkerparking.com

January 12, 2015

City Clerk
City of Key West
3126 Flagler Ave
Key West, FL 33040

Re: Letter of Interest and Qualifications
RFQ # 15-001 for Design-Build Criteria Documents for Parking Garages at Two Old Town Key West Locations

Dear Selection Committee Members:

Walker Parking Consultants is pleased to present our attached proposal related to the development of design-build criteria documents for two parking garages in Key West, FL.

We feel we are uniquely qualified for this work based on our extensive experience with similar projects. Over the past 50 years Walker has completed the design of more than 1,500 parking structures. We have partnered with K2M Design, a Key West firm to provide architecture, civil engineering, M/E/P engineering and landscape architecture. Our qualifications, experience, and project approach are further defined on subsequent pages of this proposal.

If you have any questions regarding our proposal, please feel free to contact me at 813-888-5800 or by e-mail (gary.rider@walkerparking.com). We look forward to this opportunity to assist the City of Key West.

Sincerely,

WALKER PARKING CONSULTANTS

Gary S. Rider

Gary S. Rider, P.E.
Managing Principal

GSR:tjs
Enclosures

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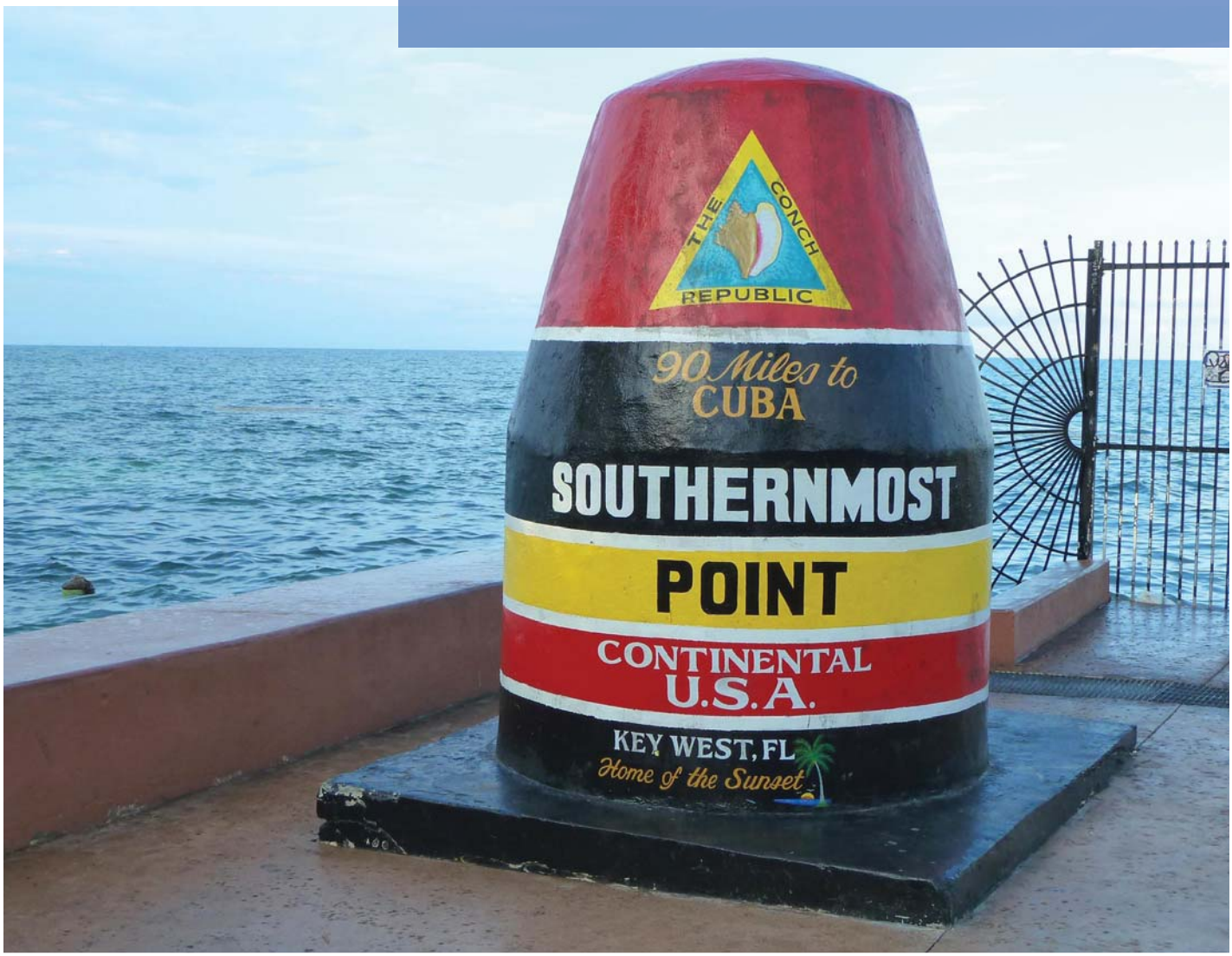

JANUARY 14, 2015

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Company Profile

Walker Parking Consultants is a global consulting and design firm providing innovative solutions for a wide range of parking and transportation issues. Founded in 1965, the firm has over 250 employees and is the worldwide leader in the parking field offering a full range of parking consulting, design, engineering and general restoration services.

Walker is ranked 263 in Engineering News Record's 2013 Top 500 Design Firms and ranked 21 in Building Design + Construction's 2013 Giants 300 Engineering/Architecture Firms.

Walker is focused on delivering the best project for our clients by listening to their concerns, researching and developing industry leading standards for their benefit and providing quality and implementable solutions to their problems. We do it right the first time! As a testament to our abilities, 90% of our projects are from repeat clients.

Serving a broad spectrum of markets including healthcare, education, government, aviation, residential, retail and commercial developments, entertainment, hospitality and athletics allows our staff to collaborate with a wide array of clients in order to develop best practices for their specific parking and traffic issues and help unlock the potential of their projects.

Walker prides itself in the ability to self-perform with a full complement of experienced personnel including planners, economists, architects, structural, mechanical, electrical engineers, graphics designers, operational and management consultants, material specialists, program and project managers.

What truly differentiates Walker from other firms? It's our philosophy of staff empowerment and their ability to rapidly diagnose a problem and arrive at an appropriate solution without delay. It's the firm's singular focus on parking and the desire to continually improve in all aspects of our work. It's our dedication to developing designs that are LEED complimentary through the use of recycled or locally produced materials, energy efficient lighting systems, photovoltaic panels and access controls that minimize vehicular queuing and thereby reduce carbon emissions. It's the fact that we monitor construction change orders and on Walker designed facilities they are 75% below industry average.

The simple fact is that by retaining Walker to be your consultant, designer or engineer you can be assured you will receive great value, a substantial return on investment and the peace of mind knowing you've retained the very best.

SERVICES:

PLANNING

Supply/Demand
Parking Alternatives
Site Analysis
Traffic Engineering
Parking and Transportation Master Planning
Wayfinding/Pedestrian Travel
Airport Landside Planning
Shared Parking Analysis

DESIGN

Prime Design
Architecture
Structural Engineering
Electrical Engineering
Mechanical Engineering

FINANCIAL

Market and Financial Analysis Planning
Financing Alternatives
P3 Monetization

OPERATIONS

Parking Operations
Operational Audits
Due Diligence Studies
Operator Selection
Car Park Management Systems

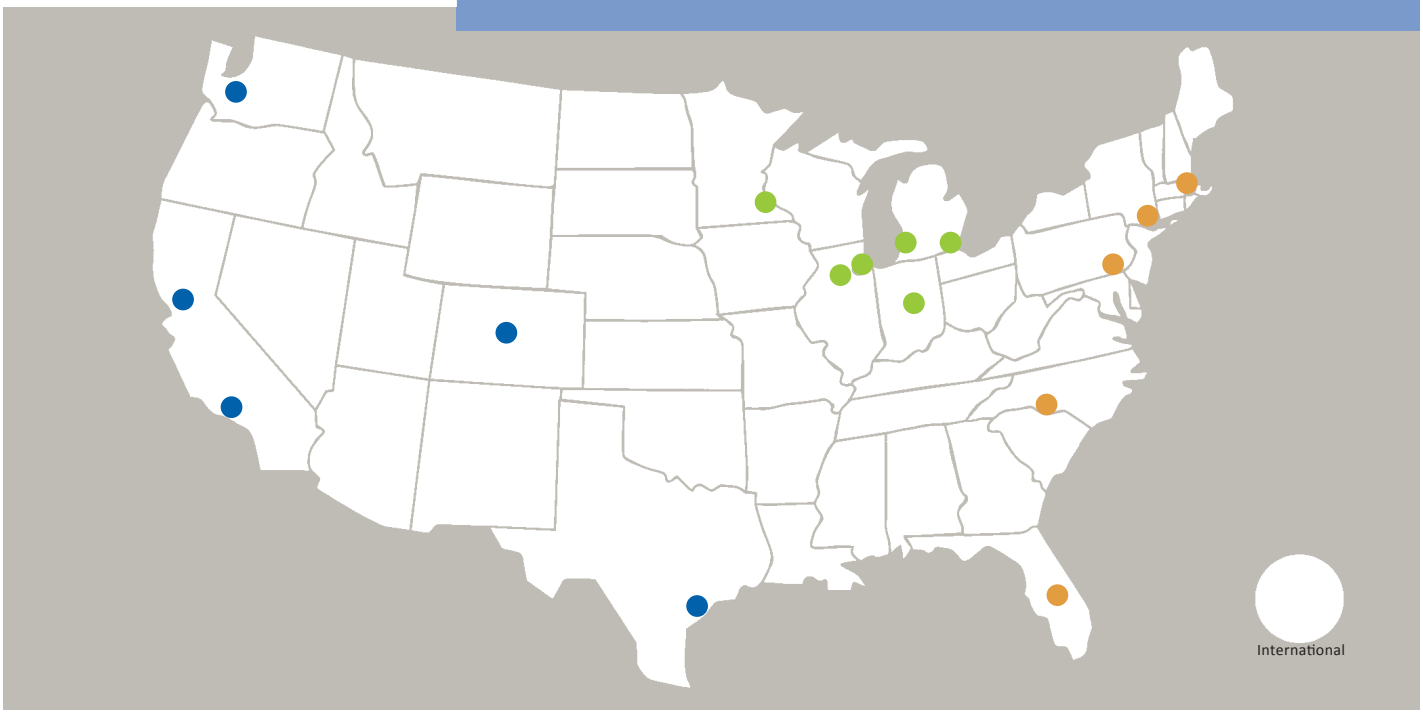
SYSTEMS

Lighting, Security, Signage
Functional Layouts
Access and Circulation Systems
Durability Engineering

RESTORATION

Structural Investigations
Seismic Retrofit
Due Diligence
Repair Documents
Capital Improvement Plan
Condition Appraisals
System Upgrades

Office Locations/Regions



WESTERN REGION

Denver
5350 South Roslyn Street, Suite 220
Greenwood Village, Colorado 80111
303.694.6622
Contact: Bob Stanley

Houston
2525 Bay Area Boulevard, Suite 400
Houston, Texas 77058
281.280.0068
Contact: Casey Wagner

Los Angeles
606 South Olive Street, Suite 1100
Los Angeles, California 90014
213.488.4911
Contact: Dan Johns

San Francisco
135 Main Street, Suite 1030
San Francisco, California 94105
415.644.0630
Contact: Mike Robertson

Seattle
2211 Elliott Avenue, Suite 235
Seattle, Washington 98121
206.745.9555
Contact: Vlad Ivanov

CENTRAL REGION

Chicago/Elgin
850 West Jackson Boulevard, Suite 310
Chicago, Illinois 60607
312.633.4260
Contact: Dave Ryan

505 Davis Road
Elgin, Illinois 60123
847.697.2640
Contact: Dave Ryan

Indianapolis
6602 East 75th Street, Suite 210
Indianapolis, Indiana 46250
317.842.6890
Contact: Todd Lohman

Michigan
525 Avis Drive, Suite 1
Ann Arbor, Michigan 48108
734.663.1070
Contact: Mike Johnson

2121 Hudson Avenue, Suite 201
Kalamazoo, Michigan 49008
269.381.6080
Contact: Mike Johnson

Minneapolis
1660 South Highway 100, Suite 424
Minneapolis, Minnesota 55416
952.595.9116
Contact: Terry Hakkola

EASTERN REGION

Boston
20 Park Plaza, Suite 1202
Boston, Massachusetts 02116
617.350.5040
Contact: Art Stadig

Charlotte
13860 Ballantyne Corporate Place, Suite 140
Charlotte, North Carolina 28277
704.247.6230
Contact: Joey Rowland

New York
50 West 23rd Street, Suite 704
New York, New York 10010
212.288.2501
Contact: Carrie Krasnow

Philadelphia
565 East Swedesford Road, Suite 300
Wayne, Pennsylvania 19087
610.995.0260
Contact: Jim Pudleiner

Tampa
4904 Eisenhower Boulevard, Suite 150
Tampa, Florida 33634
813.888.5800
Contact: Gary Rider

Company Profile K2M Design, Inc.

K2M Design, Inc. (K2M) is located in Key West, Florida with five additional offices throughout the United States. Our firm has been located in Key West for over 25 years. Our corporate headquarters, located in Historic Key West, serves as a testament to the commitment our firm has to the City of Key West and the Florida Keys. With a staff of nearly 50 professionals, our team includes Architects, Engineers, Interior Designers, Asset Managers, Cost Estimators, Schedulers, and Construction Administrators. We are a Small Business Enterprise registered with the Federal Government and other agencies across the US. Our expertise includes Architecture, Engineering, Interior Design, Facility Condition Assessments, Capital Asset Management, Planning, Strategic Visioning, and many Specialty Consulting Services. K2M is recognized for developing the unique character of each project and creating innovative design solutions that respect our clients' sensibilities and budgets.

Our service mission is to provide a quality project in a cost effective, timely fashion while building relationships based on trust and results. It is this steadfast focus that has made our company a successful practice. We have and always will serve our clients promptly and with great care. Most importantly, we practice Principal Oversight on all of our projects, which means one of our principals is involved in the design and assembly of each project and many times serve as the primary point of contact. For this project Steve Grasley will provide oversight and Anthony Sarno will serve as the project manager given the close proximity to the City and ongoing relationship he has established with Key West.

K2M's principals have over 140 years of planning and design experience with a specialty in serving government clients like the City of Key West. This experience is wide ranged through all the phases of design and construction. Our primary expertise is in the management and execution of institutional based projects with a special focus on helping government think smarter. K2M brings the ability to understand the workings of a project, governmental bodies, and the willingness to learn and understand your needs. Through working extensively with governmental agencies and their facilities our team has been able to gain valuable insight that translates into a project that continuously exceeds expectations.

K2M DESIGN

Gary S. Rider, PE

PROJECT ROLE: MANAGING PRINCIPAL

Gary joined Walker Parking Consultants in 2000 and was recently promoted to Managing Principal of firm's Tampa office. Gary is an experienced Project Manager and Engineer with a career spanning more than 30 years. His project experience includes structural design, project management, construction administration, and field engineering on both new and restoration projects for both public and private sector clients.

Gary served as Walker's Project Manager for the Consolidated Rental Car Center at Miami International Airport. The 3.4 million square foot structure was the first rental car facility in US to offer multilevel fueling and car wash facilities within the structure.

EDUCATION:

Master of Science in Structural Engineering, Michigan State University

Bachelor of Science in Civil Engineering, Michigan State University

PROFESSIONAL AFFILIATIONS:

American Concrete Institute

American Society of Civil Engineers

American Institute of Steel Construction

Florida Parking Association

International Parking Institute

REGISTRATIONS:

Registered Professional Engineer in the State of Florida, #61467

Registered Professional Engineer in the State of Michigan, # 6201033676

REPRESENTATIVE PROJECTS:

College Town
Tallahassee, FL

Managing Principal: 552-space parking structure

State Street Garage
Sarasota, FL

Managing Principal: 637-space parking structurewith 14,000 sf mixed-use space

James H. Quillen VA Medical Center
Mountain Home, TN

Managing Principal: 525-space parking structure

Las Olas Blvd
Fort Lauderdale, FL

Managing Principal: 400-space parking structure

Nova Southeastern West Garage
Ft. Lauderdale, FL

Managing Principal: 625-space parking structure

Miami International Airport
Consolidated Rental Car Center

Miami, FL

Project Manager: 6,500-space parking structure with 130,000 sf Customer Service Lobby

Palm Beach International Airport
Parking Structure #2

West Palm Beach, FL

Project Manager: prime design of 3,345 space parking structure

James Haley VA Hospital
Tampa, FL

Director of Operations: 1,510-space parking structure

Hancock County Civic Center
Bay St. Louis, FL

Director of Operations: 120-space parking structure

Lee County Justice Center Parking Structure

Fort Myers, FL

Director of Operations: 835-space parking structure with mixed-use space

Elliot B. Hathorn, PE, LEED AP

PROJECT ROLE: PROJECT MANAGER

Elliot has more than thirty years of experience providing structural engineering design for commercial and industrial building structures, using both the design/build and design/bid/build delivery methods. His projects have ranged from small parking structures with 500 or fewer spaces to the mega-size parking structures at Universal Studios in Orlando with more than 15,000 combined spaces. Elliot has earned his LEEP AP and applies sound environmentally sustainable practices in his design work.

Elliot frequently serves as the Project Manager and Senior Structural Engineer on parking structure projects offering expertise in the following systems:

- Precast concrete double tee / total frame systems
- Post-tensioned concrete beam / slab systems
- Composite systems - precast concrete - P/T concrete

EDUCATION:

Bachelor of Science in Civil Engineering, Mississippi State University

PROFESSIONAL AFFILIATIONS:

American Society of Civil Engineers

Green Building Institute

REGISTRATIONS:

Registered Professional Engineer in the State of Florida, #34691

Registered Professional Engineer in the State of California, #CE-50901

Registered Professional Engineer in the State of Louisiana, #20829

CERTIFICATION:

LEED- AP, Green Building Certification Institute

REPRESENTATIVE PROJECTS:

College Town
Tallahassee, FL

Project Manager: 552-space parking structure

State Street Garage
Sarasota, FL

Project Manager: 637-space parking structure with 14,000 sf mixed-use space

Nova Southeastern West Garage
Ft. Lauderdale, FL

Project Manager: 625-space parking structure

Xavier University Parking Structure
New Orleans, LA

Project Manager: 500-space parking structure

Hancock County Civic Center
Bay St. Louis, FL

Project Manager: 120-space parking structure

Florida State College Deerwood Ctr
Jacksonville, FL

Project Manager: Design/Build Criteria Documents for 567-space parking structure

Garfield Street Community Center and Parking Structure
Hollywood, FL

Structural Engineer: 408-space parking structure with mixed-use space

North Broward Medical Center
Pompano Beach, FL

Project Manager: 511-space parking structure, D/B project

Vanderbilt Beach Parking Structure
Naples, FL

Project Manager: 340-space parking structure

James Haley VA Hospital
Tampa, FL

Project Manager: 1,510-space parking structure

Uday A. Kirtikar, PE

PROJECT ROLE: PARKING / PLANNING / ENGINEERING

Uday Kirtikar serves as Vice President and Principal at the Florida office of Walker Parking Consultants. He has more than forty years of experience in the consulting engineering industry with a specific focus on the planning and design of parking structures. He has been individually responsible for design or restoration engineering of over 150 parking facilities and numerous parking studies. His experience includes project management, master planning, parking consulting, structural engineering, construction administration and the development of performance specifications for traditional design-bid-build and design-build projects. His entrepreneurial project management approach frequently influences his projects' performance far beyond the simple application of tools and techniques in order to achieve extraordinary results. His ability to assess the multiple user requirements, traffic issues and site restrictions allow him to develop infrastructure solutions that creatively address all the elements of a project.

EDUCATION:

Master of Business Administration, Western Michigan University

Master of Science in Engineering, University of Michigan

Bachelor of Technology in Civil Engineering, Indian Institute of Technology

PROFESSIONAL AFFILIATIONS:

Florida Engineering Society

Florida Parking Association

National Society of Professional Engineers

Urban Land Institute

REGISTRATIONS:

Registered Professional Engineer in the State of Florida, #45006

Registered Professional Engineer in the State of Alabama, #18701

Registered Professional Engineer in the State of Michigan, #21851

Registered Professional Engineer in the State ofMississippi, #12317

REPRESENTATIVE PROJECTS:

Florida State College Deerwood Ctr
Jacksonville, FL

Managing Principal: Design/Build Criteria Documents for 567-space parking structure

University of Alabama Fourth Avenue South and Ninth Avenue South
Birmingham, AL

Project Manager: Design/Build Criteria Documents for 1,400-space parking structure and 1,241-space parking structure

Tampa General Hospital Phases 2 & 3
Tampa, FL

Project Manager: Design/Build Criteria Documents for 1,160-space parking structure and 1,389-space parking structure

University of North Florida
Jacksonville, FL

Project Manager: Design/Build Criteria Documents for two 1,000-space parking structures

James H. Quillen VA Medical Center
Mountain Home, TN

Project Manager: 525-space parking structure

Nova Southeastern West Garage
Ft. Lauderdale, FL

Managing Principal: 625-space parking structure

Wallace Creek BEQ Garage
Camp LeJuene, NC

Managing Principal: 650-space parking structure , D/B project

Miami Dade GSA West Lot
Miami, FL

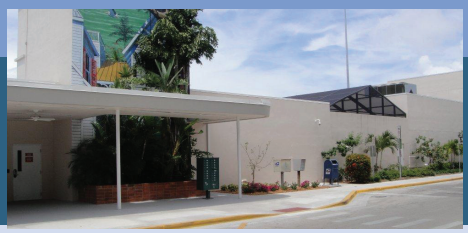
Managing Principal: 810-space parking structure with 40,000 square foot of mixed-use space, D/B project

Lee County Justice
Center Parking Structure
Fort Myers, FL

Managing Principal: 835-space parking structure with mixed-use space

Anthony Sarno, RA, NCARB

PROJECT ROLE: PROJECT ARCHITECT



Mr. Sarno is dedicated to producing high design projects on time and within budget. His strength is in his ability to manage large-scale projects, including both renovations and new construction. He also works on small office build-outs for corporate clients and various projects for local and state government entities. In addition to his design work, he is highly experienced at completing existing conditions surveys and report writing for compliance with current building codes and Florida accessibility guidelines. As the Project Manager/Architect, Anthony will implement the design direction and verify the correct historical context established by the team and City. He will work with the City and project stakeholders to establish the project schedule, program, key considerations, and an understanding of all interested parties. He will be responsible for creating full project package, supervising the preparation of architectural plans, and reviewing completed plans and estimates. He is also responsible for attendance at meetings, conducting on-site observation and monitoring compliance with plans. As a resident of Key West, Mr. Sarno plays an active role in the community, serving on several committees with the City and philanthropic outreach.

EDUCATION:

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

REGISTRATIONS:

Registered Architect in Ohio and Florida

AFFILIATIONS:

National Council of Architectural Review Boards

REPRESENTATIVE PROJECTS:

City of Key West Fire Station #2
Key West, Florida
Design of two-story, 7,200 square foot Fire Station on a 1.44 acre site in the Historic Old Town District. The station was designed to blend in the historical context of the adjoining neighborhood. The building was designed with sustainability in mind, aspiring to LEED Silver Certification.

Marathon Court House
Marathon, Florida
5,500 square foot facility that was significantly renovated and expanded to house two courtrooms and their support functions.

Key West International Airport
Key West, Florida
K2M was retained to design security enhancements for KWIA. The project was divided into three phases and provided a full renovation and expansion of the first and second floor of the customs terminal.

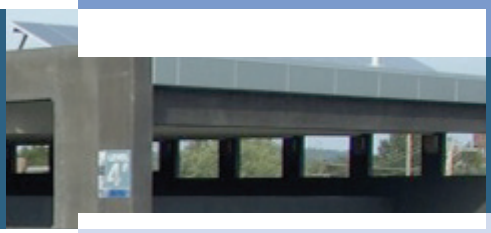
Key West City Administration Complex
Key West, Florida
Design of two-story, 28,000 square foot Administration Building within the Historical District, to house 11 of the City's Departments along with the design of an adjacent four level parking garage. The City has since decided on an alternative location for the project.

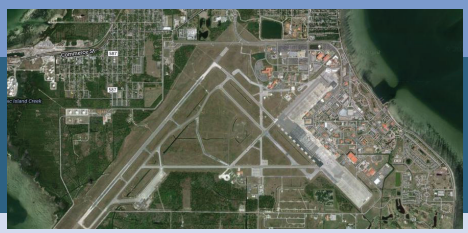
MacDill Air Force Base IDIQ Contract
Avon Park Range, Florida
Performs facility upgrades, utility work, airfield pavement, roads, roofs and other assorted repair maintenance projects. Task order limits range from $2000 to $5,000,000.

Key West AIDS Memorial
Key West, Florida
Provided design and construction documents for both phases of the project, with construction administration services provided for phase one.

Steve Grasley, PE

PROJECT ROLE: PROJECT ENGINEER





Mr. Grasley is an experienced technical executive from the top DOW 30 companies with over 30 years of broad engineering experience including all aspects of engineering for architecture, to engineering for manufacturing systems, to advanced product development engineering for aerospace systems including avionics & controls, robotics, radar and communication systems. He has a proven track record of international business management and multifunctional leadership. He is a knowledgeable, high energy team leader with infectious enthusiasm and the ability to simplify and solve complex problems for the client. Mr. Grasley will use his engineering expertise and work closely with the Project Manager to develop the structures civil engineering components. He will work with the project team to make sure the schedule, program, and key considerations are upheld during design and construction. Mr. Grasley is a recognized leader in sustainable design including advanced structures, potable rainwater harvesting, cisterns, solar hot water, geothermal air conditioning, advanced multi-split air conditioning, and solar photovoltaic systems. Mr. Grasley has designed over 100 solar system installations around Florida, Bahamas, New Jersey, Pennsylvania, and Michigan, including the vast majority of the solar systems installed in Monroe County.

EDUCATION:

MBA, Wharton School of Business
MS Mechanical Engineering, Rensselaer Polytechnic Institute
MS Electrical Engineering, Syracuse University
BS Electrical Engineering, Marquette University

REGISTRATIONS:

Professional Engineer in Florida and five other states

AFFILIATIONS:

American Society of Civil Engineers (ASCE)

American Society of Mechanical Engineers

American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)

Florida Engineering Society (FES)

Institute of Electrical and Electronics Engineers

Malcolm Baldridge Examiner

REPRESENTATIVE PROJECTS:

Marathon City Hall
Marathon, Florida
With a reduced budget and scope of work, the Design Team created a 15,000 square foot single story facility to house the City of Marathon administration functions, create a convenient Council Chambers, and complete the site design, linking the Oceanfront Park to US1.

Marathon Continuing Services
Marathon, Florida
Mr. Grasley is the Project Manager for a Continuing Services Contract for Engineering with the City of Marathon. Under this Contract, our Team has completed several projects for the City. Projects includes, Bike paths, fitness trails and review and analysis.

Key West International Airport
Marathon, Florida
K2M was retained to design security enhancements for KWIA and Marathon Customs Terminal. The project is an upgrade to the terminal after a successful renovation for the Key West Terminal completed by the team.

Old Town Parking Garage
Traverse City, Michigan
Design of large scale solar array for the Old Town Parking Deck, a municipal project located in Traverse City, Michigan's Historical District. The design resulted in a 42kw PV system with panel arrays mounted both on the roof and a cornice at the top of the building.

MacDill Air Force Base IDIQ Contract
Avon Park Range, Florida
Performs facility upgrades, utility work, airfield pavement, roads, roofs and other assorted repair maintenance projects. Task order limits range from $2000 to $5,000,000.

City of Key West Fire Station #2
Key West, Florida
Design of two-story, 7,200 square foot Fire Station on a 1.44 acre site in the Historic Old Town District. The station was designed to blend in the historical context of the adjoining neighborhood. The building was designed with sustainability in mind, aspiring to LEED Silver Certification.

Elizabeth Newland, LA, LEED AP

PROJECT ROLE: PROJECT LANDSCAPE ARCHITECT

EDUCATION:

Bachelor of Landscape Architecture, University of Georgia

REGISTRATIONS:

Registered Landscape Architect

Certified General Contractor

AFFILIATIONS:

American Society of Landscape Architects

Ms. Newland has provided landscape architectural design for municipal and development projects in the Florida Keys. She has subcontracted with architects and engineers on government and private sector projects and also contracted directly with municipalities and developers. As the Landscape Architect, Ms. Newland will provide the City with responsible and cutting edge designs. Her past experience with institutional clients and local governmental bodies will be used to shape a design that enhances the surrounding area and integrates the facility into the natural adjacent historical habitat. As part of her current and recent past experiences Elizabeth provides complete project management expertise including conceptual design and master planning, local and state regulatory permitting preparing construction budgets and bank finance packages, management of architectural, engineering and interior design consultants, landscape architectural design, FF&E design and procurement, construction management and contract negotiation. In addition she led many teams with hotel renovation, construction management and contract negotiation.

REPRESENTATIVE PROJECTS:

GOVERNMENT & INSTITUTIONAL

City of Bay Harbor Islands Streetscape Master Plan

City of Sunny Isles Streetscape Master Plan

Grassy Key Fire Station

Key West Administration Building and Parking Garage

Key West Fire Station #2

Key West, Virginia Street Corridor

Key West, Caroline Street Corridor

Key West Seaport Hotel

Marathon City Hall

Marathon Community Bank

Margaret Pace Park

Marathon Wastewater Treatment Plant

Miami-Dade Expressway Authority Enhancements Master Plan

Port of Miami Enhancements Master Plan

Stock Island Fire Station

Trumen Annex

PRIVATE CLIENTS

Bayshore Golf Club

Coral Lagoon Resort

Four Seasons Hotel & Tower, Miami

Indigo Reef Marina Homes

Key West Golf Club

Parrot Key Resort

Puerta Maya Resort

Tranquility Bat Beach House Resort

The Boat House Marina

Village at Hawk's Cay

Waterfront Brewery

3

Florida State College at Jacksonville, Deerwood Campus

Jacksonville, Florida

PROJECT DETAILS

CLIENT:
Florida State College at Jacksonville
Charles Stratmann, Exec. Director Facilities Management/Construction
501 W. State Street
Jacksonville, FL 32202
904- 633-8100

Design Fee: $150,300 Design Criteria Package

Construction Estimate: $8.6 Million

Project Award: $8 Million

CONTRACTOR:
Haskell Construction
James Reed, Director Project Dev.
111 Riverside Avenue
Jacksonville, FL 32202
904-791-4500

FEATURES

- 4 elevated levels
- 567 parking spaces
- Provided Criteria Package for Design/Build project delivery
- Pre-cast concrete structure with shallow foundations
- Portions of the ground level are structural pre-cast span over an existing retention pond

KEY PERSONNEL

Managing Principal – Uday Kirtikar
Project Manager – Elliot Hathorn

Nova Southeastern University West Garage

Davie, Florida

2013 Award of Excellence for Parking Structure Design from the Florida Parking Association

2014 IPI Award of Merit for Best Design of a Parking Facility with Fewer than 800 Spaces

PROJECT DETAILS

CLIENT:
Nova Southeastern University
Jessica Brumley, Executive Director of Facilities Management
3301 College Avenue
Fort Lauderdale, FL 33314
954-262-8832

Design Fee: $312,200 Full Design

Construction Estimate: $7.9 Million

Project Award: $8,032,000

CONTRACTOR:
Stiles Construction
Mike Finn, Project Executive
301 East Las Olas Blvd
Fort Lauderdale, FL 33301
954-593-7595

FEATURES

- Five-level, 560 space parking structure
- Walker was the Lead Design Firm providing Parking Consulting, Functional Design, and Structural, Mechanical and Electrical Engineering
- Fast track design/bid/build project required design to be completed in just 8 weeks
- Typical floor to floor height is 10’-6”
- Ground level floor to floor height is 16’-4” to allow the circulation of school buses through the structure

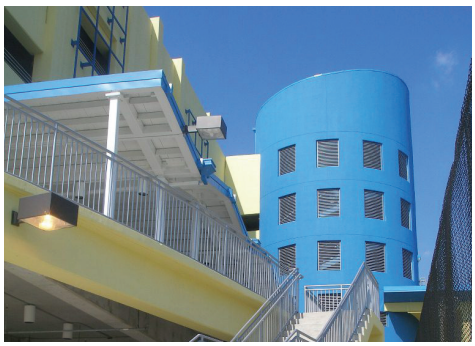
KEY PERSONNEL

Managing Principal – Uday Kirtikar
Project Manager – Elliot Hathorn
Project Advisor – Gary Rider

Garfield Street Community Center Parking Garage

Hollywood, Florida

2008 Award of Merit from the International Parking Institute



PROJECT DETAILS

CLIENT:
City of Hollywood
Susan Goldberg, Deputy Director CRA
330 N. Federal Highway
Hollywood, FL 33020
954.924.2980

Design Fee: $344,000 Full Design

Construction Estimate: $16.0 Million

Project Award: $16.5 Million

CONTRACTOR:
Stiles Construction
Mike Finn, Project Executive
301 East Las Olas Blvd
Fort Lauderdale, FL 33301
954-593-7595

FEATURES

- 6-story, cast-in-place parking garage offers 408 beach parking spaces
- Contextual beach colors of blue waters and cream-colored sand
- Nautical architectural elements, the elliptical stair/elevator tower evokes the stack of a cruise liner and the sloping vertical metal fins on the elveations capture the essence of sails
- 5,000 sf, 2-story community center features a banquet hall, private restrooms, office, paddleball pro-shop and scenic wrap-around balcony

KEY PERSONNEL

Project Manager – Uday Kirtikar
Structural Engineer – Elliot Hathorn
Director of Operations – Gary Rider

Hancock County Civic Center Parking Levels

Bay St. Louis, Mississippi

PROJECT DETAILS

CLIENT:
City of Bay St. Louis
Buz Olsen, Economic Development Director
688 Highway 90
Bay St. Louis, MS 39520
228-466-9000

Design Fee: $138,200 Full Design

Construction Estimate: $3 Million

Project Award: $3.1 Million

CONTRACTOR:
White-Spunner Construction
Brian K. Fallin, Project Superintendent
2010 West I-65 Service Road South
Mobile, AL 36693
251-445-1766

FEATURES

- 2 levels
- 120 parking spaces
- Cast-in-place, post-tensioned concrete construction on pile foundation system
- Solar powered renewable energy
- Energy-efficient LED light fixtures
- Rainwater harvesting system
- Designed for construction of Hancock County Civic Center on top of the parking levels
- Provided Function Design, Structural, Mechanical, Electrical and Plumbing Engineering

KEY PERSONNEL

Managing Principal – Uday Kirtikar
Project Manager – Elliot Hathorn
Director of Operations – Gary Rider

State Street Parking Garage / Mixed-Use Facility

Sarasota, Florida

PROJECT DETAILS

CLIENT:
City of Sarasota
Steven Stancel, Chief Planner
1565 1st Street
Sarasota, FL 34236
941-365-2200

Design Fee: $374,500 Full Design

Construction Estimate: $10 Million

Project Award: $10.8 Million

CONTRACTOR:
AD Morgan Construction
John Kalaf, Vice President
716 North Renellie Drive
Tampa, FL 33609
813-832-3033

FEATURES

- Narrow project site dictated a building footprint of only 107’ 4” by 206’
- Designed for the addition of a future liner building of 40’ by 107’ 4”
- 14,000 SF ground level retail shell
- 6 elevated levels
- 395 parking spaces
- Cast-in-place, post-tensioned concrete construction
- Design/Build project delivery
- Walker is the Lead Design Firm providing Parking Consulting, Functional Design, and Structural, Mechanical and Electrical Engineering

KEY PERSONNEL

Managing Principal – Gary Rider
Project Manager – Elliot Hathorn
Project Advisor – Uday Kirtikar

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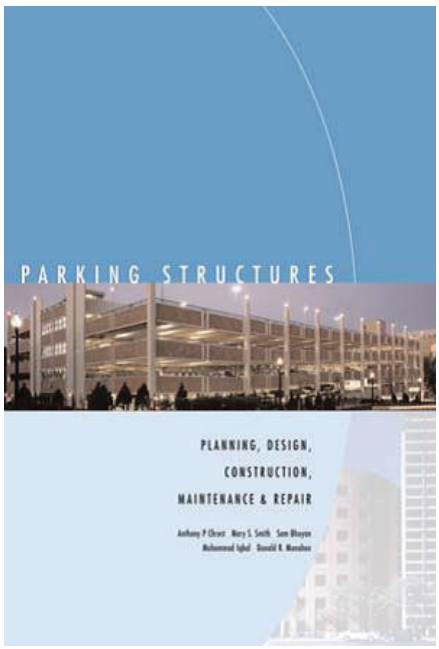
Management Approach and Quality Control

MANAGEMENT APPROACH

One of the most rapidly growing methods of project delivery is design/build. A recent study commissioned by the Design-Build Institute of America (DBIA) and conducted by RSMeans Reed Construction Data Market Intelligence determined that in 2010 about 40% of non-residential construction projects in the United States were completed using the design–build project delivery method, a ten percent increase since 2005. The method offers the potential for faster project completion, lower cost and fewer disputes among team members, but not always. Without the clear direction provided by a detailed criteria package, the process may go awry and the resulting product may not meet the Owner's initial expectations.

A detailed criteria package defines the projects requirements and specifications for the design/build team. Project requirements provide an obvious tool for evaluating the finished project, because a final review should examine whether each requirement has been met. Unfortunately, meeting all of the requirements doesn't ensure a quality product if the requirements were not specific and well defined with an eye on the quality of the end-user's experience. That's where Walker comes in!



Walker has a unique understanding of the design/build process, having been involved both as an owner's consultant and as part of a contractor's design/build team. Increasingly, owners are bringing Walker on board at an early stage to provide scope documents for the project to assure that all the competing design/build teams are providing a similar level of functional efficiency and quality materials in their proposed parking structure. The scope documents clearly define the project and the contractor's requirements for schedule, quality, and coordination with other contractors working on the site. Thorough criteria documents that define the project's architectural, functional, design and durability requirements, and acceptable systems and materials, are essential for an owner to adequately evaluate design/build proposals.

Walker understands all of the nuances of parking structures so you can rest assured your criteria package will allow you to compare apples-to-apples when the design/build proposals are reviewed. Over the past 50 years, our singular focus on parking has driven us to become experts in the field. We're not a jack of all trades who dabbles in parking; we're the parking specialists. This expertise ensures you that our recommendations will be reliable, reasonable, and cost effective.

Our ongoing commitment to original research on the subject of parking has kept Walker at the forefront of the industry with creative solutions that are truly ahead of the curve. Our staff has literally written the book on parking planning and design; first published by Van Nostrand Reinhold in 1989, with a Second Edition in 1996, and a Third Edition in 2001. Many industry experts consider this book to be the single best source of information on parking. Our staff is also active on committees of the International Parking Institute and the National Parking Association. These committees are the forward-looking, thought-leaders of the parking industry. They're the trend setters, establishing the industry standards that will be followed for years to come.

Management Approach and Quality Control

- ***Functionality***
- ***Efficiency***
- ***Durability***
- ***Aesthetics***

The team that Walker has assembled for this project consists of senior-level people who have decades of hands-on parking planning, operations and management experience. They've literally walked in your shoes! Their real world experience is beneficial to you because it provides the contextual knowledge that allows us to go beyond the simple textbook theories in order to develop workable solutions that address the challenges the community faces every day. Walker can assist you with development and management of this process so that you will achieve a high quality project at an economical price.

Walker's typical services are to provide a full set of criteria documents so that the project can be bid by competing design/build teams. Typically, this involves taking the documents through the schematic phase; however, in some instances the documents may be completed through design development.

Walker will partner with the City, working closely to ensure a complete understanding of the parking project requirements. Every project should be an interactive process with the Owner, involving discussions of the various options and priorities as they relate to the Owner's budget and fiscal constraints. Our approach reflects the importance of using the 'Total Cost of Ownership' approach; where a well conceived functional and efficient design produces – lower initial construction costs, lower operating costs and lower long term maintenance costs. This approach along with a user-friendly, aesthetically pleasing design in compliance with the City's architecture standards will allow us to deliver a project both the City and the design team can be proud of.

The "art" of properly designing a parking structure is what separates Walker from any other parking designer in the country. Our knowledge of parking geometrics, driving comfort and circulation makes it possible for us to design a parking structure that is both user-friendly and economical to build. We'll start with the functional (vehicular) design, paying careful attention to the parking characteristics of the various user groups. Specific parking areas may have to be identified, entry/exit points designed and level of comfort established. Working closely with the project team and stakeholder representative, Walker will prepare alternative layouts as warranted until all the project functional requirements have been met.

Walker is known within the industry for providing particularly efficient designs for parking structures (low square foot per vehicle). As an example, in a 700 space structure, improved efficiency in the parking layout can save nearly $100,000 in construction costs for every three square feet improvement per space in the efficiency of the parking layout. With a Walker functional design, the end result for the owner is more cars at a lower cost.

Concurrently, Walker's design team will evaluate the functional designs to determine the most appropriate structural grid. To that end, Walker has developed a matrix for the structural system selection that can be implemented as part of the design process. We will consider, with the owner, architect, design/build team which systems are viable, layout a functional plan that is suitable yet flexible and let the construction market determine the system type.

Management Approach and Quality Control

One of the most important elements of a parking garage is the overall durability of the structure. Walker has pioneered the use of concrete additives, galvanized and stainless steel connections and materials testing standards to create a facility that will require minimum maintenance and provide decades of trouble-free service.

Lastly, Walker will use a "Level of Service" design approach because unlike a building, a parking structure is faced with circulating people both as drivers and pedestrians. The ability of the parking facility to safely, comfortably and logically circulate both the parking patron and the vehicle is essential to the user acceptance of the facility.

The success of the projects completed under this contract is dependent upon the development of a straightforward plan and implementing processes to manage and control each project's design, cost-estimating, and administrative elements. Using a partnering approach that engages all participants will ensure that the final products meet the objectives and achieve the goals of the City of Key West. Clear lines of communication and responsibility with the project TEAM, all key stakeholders, and the community will be critical to a successful project. Formally scheduled communication channels, such as regular and frequent meetings, are the foundations of the partnering system. Only a mutually beneficial partnership can accomplish the project goals on time and within budget.

Walker will be the overall project lead given their significant expertise in structured parking design. As part of our services for Key West, K2M Design will serve as the local representative for the project team. They will participate in the design of the garage exterior ensuring that the warmth and charm of Key West will be captured in our design. K2M will also engineer the systems as required for criteria documents, interact with community groups, and engage the authorities having jurisdiction. As required, the Walker Team shall maintain records pertaining to this contract for three (3) years after the termination of the contract. Furthermore, The Walker Team shall maintain all books, records, and documents directly pertinent to performance under this Agreement in accordance with generally accepted accounting principles consistently applied.

QUALITY CONTROL

Quality Control is an ongoing process supported by the entire project team throughout the course of the project. While the Managing Principal and Project Manager take overall responsibility for quality control, each project team member takes ownership of a part of that process and will implement quality control practices for their specific areas of responsibility with respect to the project. Walker has an established quality assurance program that defines a systematic framework for our project teams to work within. Walker's Managing Principal and Project Manager will fine tune that framework, tailoring it to the specific needs of this project. These quality control procedures are equally applicable during Walker's role as a Design Criteria Professional to ensure a quality end product addressing all of the Owner's requirements.

Management Approach and Quality Control

- ***Partnering***
- ***Clear Communication***
- ***Regular Meetings***
- ***Meeting Agendas and Minutes***
- ***Document Management and Control***
- ***Decision Matrix***
- ***Strategies for RFI***

Key components of the program are discussed below.

- The Walker Project Manager will publish a project contact list with the names of principal contacts, backups, contracts, mailing addresses, telephone and fax numbers.

- The Project Manager will meet with the City and the project team members to clarify and expand on project requirements for each deliverable. All meetings will have an agenda and meeting minutes will be issued as soon as feasible.

- The Project Manager will then meet with Walker staff to discuss the Management Plan and Responsibilities Matrix. All meetings will have an agenda and meeting minutes will be issued as soon as feasible.

- The following is a representative Meeting Agenda explaining the items we anticipate will be covered:

  a. Outline the effort of each team member

  b. Require each team member to analyze the project as follows for each task:
     1) List basic information, design criteria, and applicable standards required to accomplish outlined tasks.
     2) List the main items of information that must be exchanged among the project team members to complete the entire project, and the initiating team member for each item.
     3) Identify other consultants who must furnish information to accomplish the outlined tasks.
     4) Identify and document the above and send it to Project Manager, Managing Principal and City for review and coordination.

  c. Agree upon procedures to ensure that all work will be performed in the planned and ordered sequence.

  d. Assign specific dates for each listed exchange of information in order to maintain the project schedule requirements.

  e. Clearly document the format and distribution of each exchange of information in the scheduling procedures.
     1) The project team members who must receive copies of all information exchanges.
     2) Format of all information exchanges i.e. drawings, sketches, memoranda of design criteria, manufacturer's specifications, etc.
     3) Information on any changes regardless of apparent magnitude shall be exchanged.

  f. Document coordination and checking.
     1) Define methods to ensure coordination of all elements for visual effect, constructability, function, and full compatibility.

2) Define integration of cost estimating into directing design efforts.
3) Define procedures for overall coordination among all drawings and specifications.
4) Define checking procedures for calculations, drawings, specifications, software and other study and design documents.
5) Document checking activities in sufficient detail to permit verification by the City and the project team members.

g. Document Control.
1) Agree on procedures so that documents, including changes, will be reviewed for adequacy, approved for release by authorized persons, and properly conveyed to the City and the project team members.
2) Identify those responsible for reviewing, approving and releasing documents and revision to those documents.
3) Note: cursory supervisory reviews will not satisfy the full intent of this requirement. Planned design verification may vary from spot-checking of calculations to full-scale review of design drawings and specifications as required by circumstances.

h. Corrective Action.
1) Clearly define responsibility and procedures for corrective action in the event those nonconformances in the service or resulting deliverables are found to exist.
2) Document and communicate corrective action to the City and the project team members.

- Schedule regular progress meetings and discussions. Agendas and minutes will be issued to the City and the project team members.

- Confirm communication methods for this project with the City and the project team to ensure we are meeting all their expectations. Communication methods will include:

1) Face to face meetings
2) Telephone and email communications
3) Appropriate technology for electronic document handling, for example a project website may be used as a repository of all current and evolving project data. This project website will allow the City and the project team members to monitor progress and give feedback in real time as the work is being produced.

5

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: Gary S. Rider

Gary S. Rider, P.E.
Managing Principal
WALKER PARKING CONSULTANTS

Sworn and subscribed before me this

8 day of January, 20 15.

Melinda Maxwell
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 04/08/2018

Notary Public State of Florida
Melinda Maxwell
My Commission FF 110695
Expires 04/08/2018

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

2. This sworn statement is submitted by Walker Parking Consultants, Inc.
(Name of entity submitting sworn statement)

whose business address is 4904 Eisenhower Boulevard, Suite 150, Tampa, FL 33634

and (if applicable) its Federal Employer Identification Number (FEIN) is 38-1782774 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement.)

3. My name is Gary S. Rider and my relationship to
(Please print name of individual signing)

the entity named above is Managing Principal.

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.)

Gary S. Rider
(Signature)

January 8, 2015
(Date)

STATE OF Florida

COUNTY OF Hillsborough

Gary S. Rider
PERSONALLY APPEARED BEFORE ME, the undersigned authority,

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

space provided above on this 8 day of January, 20 15

My commission expires: 04/08/2018 Melinda Maxwell
NOTARY PUBLIC

Notary Public State of Florida
Melinda Maxwell
My Commission FF 110695
Expires 04/08/2018

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: _____

Sworn and subscribed before me this

8th day of January, 2015.

STACY L. GIBSON
Commission # FF 170806
Expires October 22, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

_____
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: October 22, 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 Design-Build Criteria Documents for Parking Garages at Two Old Town Key West Locations

2. This sworn statement is submitted by K2M Design, Inc.
(Name of entity submitting sworn statement)

whose business address is 1001 Whitehead Street, Key West, FL 33040

and (if applicable) its Federal Employer Identification Number (FEIN) is 65-1246327 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement.)

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

the entity named above is Director.

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.

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   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.)

AD

(Signature)

1.9.15

(Date)

STATE OF FLORIDA

COUNTY OF MONROE

PERSONALLY APPEARED BEFORE ME, the undersigned authority,

ANTHONY J. SARNO who, after first being sworn by me, affixed his/her signature in the
(Name of individual signing)

space provided above on this 9th day of January, 20 15.

My commission expires:
NOTARY PUBLIC

Stacy L. Gibson

STACY L. GIBSON
Commission # FF 170806
Expires October 22, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

www.walkerparking.com