



**RFQ #22-002**

## **Sunset Celebration/ Mallory Square Master Plan**

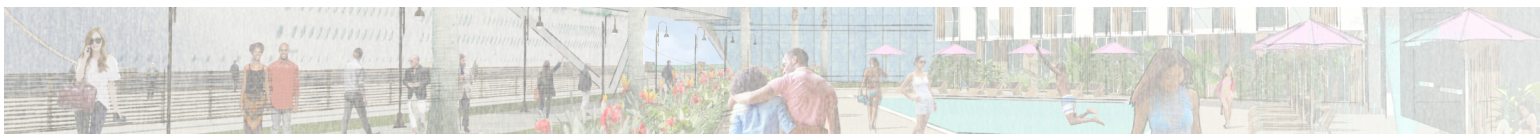
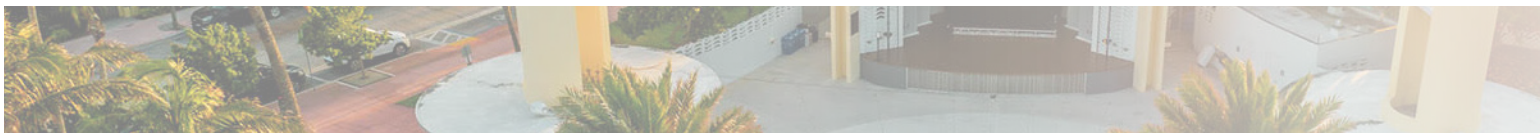
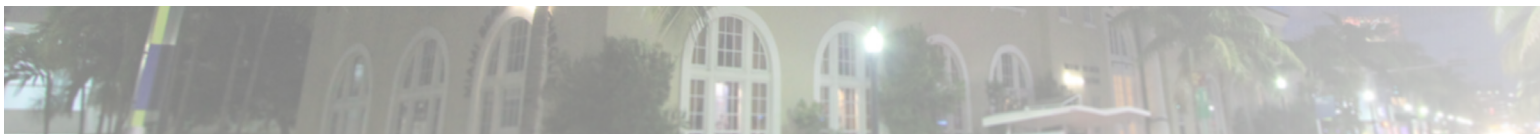
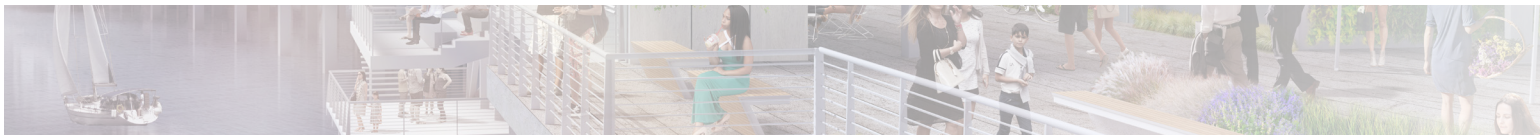


**City of Key West**  
1300 White Street  
Key West, Florida 33040

February 02, 2022  
**BEA Architects, Inc.**  
Bruno-Elias Ramos, Principal-in-Charge  
3075 NW South River Drive, Miami, FL 33142  
E-mail: [beamarketing@beai.com](mailto:beamarketing@beai.com); T: 305.461.2053



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*Galataport Master Plan, Mixed-Use Development with Cruise Terminal, Istanbul, Turkey*





**TAB 1**

Cover Letter





# Cover Letter

Dear Evaluation Committee,

It is with great pleasure that we submit our professional qualifications for **Sunset Celebration/ Mallory Square Master Plan with the City of Key West**. Headquartered in Miami, FL, BEA Architects provides local, national, and international clients with an experienced and innovative team of architects, engineers, planners, and designers that provide a myriad of services that include but are not limited to: master planning, feasibility studies, comprehensive architectural design, engineering, permitting, bidding, construction administration, construction documents, and post-design services that will be tailored to meet and exceed the needs of this project. Our firm understands and commits to performing the Scope of Services outlined in the solicitation, and will maintain quality, budget, scheduling needs, and sensitivity to the City's natural and historical environment from commencement to completion of the project.

**Founded by Mr. Bruno-Elias Ramos, AIA, GC, LEED AP, in 2000, BEA Architects has over 20 years of experience in the field and has worked closely with municipal, governmental, and public works facilities, on numerous Master Plans, Architectural and Engineering Projects from conception to completion for waterfront projects, historical facilities, recreational centers, theaters, community centers, resiliency hubs, cruise terminals, retail, restaurants, office buildings, such as:**

- Galataport Master Plan, Mixed-Use Development with Cruise Terminal, **Istanbul, Turkey**
- St. John's Antigua Master Plan, Traffic Studies, and Cruise Pier Extension, **St. John's, Antigua**
- Destination 305 Master Plan, Seaport Cruise Terminal & Mixed-Use Development, **Miami, FL**
- Destination Puerto Rico Master Plan with Intermodal Center, **Port of San Juan, Puerto Rico**
- Disney Cruise Terminal No. 8 Wayfinding & Signage, **Port Canaveral, FL**
- Port of Nassau, Cruise & Waterfront Master Plan, **Nassau, Bahamas**
- Puerto La Cruz Waterfront Master Plan, **Puerto La Cruz, Venezuela**
- Puerto Vallarta Master Plan Cruise Terminal & Waterfront, **Puerto Vallarta, Mexico**
- Magical Belize Master Plan, **Belize City, Belize**
- RCI Port of Nishikomi Master Plan, **Nishikomi, Japan**
- Marina South Waterfront Master Plan, **Singapore**
- Port of Krabi Master Plan, **Krabi, Thailand**
- Dubai Harbour Design Services & Master Plan, **Dubai, United Arab Emirates**
- Treasure Island Elementary School Community Park, **North Bay Village, FL**
- Miami Beach Bandshell Park Facilities Renovations, **Miami Beach, FL**; among others.

**Our team, each excelling in their discipline, will provide support in:**

- Landscape Architecture & Land Surveying by **Miller, Legg & Associates, Inc.**;
- Historic Preservation by **Heritage Architectural Associates**;
- Civil Engineering & Sea Level Rise Consulting Services by **Coastal Systems International, Inc.**;
- Structural Engineering by **Bliss & Nyitray, Inc.**;
- Mechanical, Electrical, and Plumbing Engineering by **Gartek Engineering Corporation**;
- Theater and Acoustics Consulting Services by **TSG Design Solutions, Inc.**
- Community Public Outreach by **Wragg & Casas Public Relations, Inc.**; and
- Lighting Consultant by **HLB Lighting Design, Inc.**

This team has many years of combined experience working together on waterfront and historical projects for numerous municipalities throughout the South of Florida. Our dedicated team will serve to guarantee a successful completion of each phase under this contract. The BEA team takes into consideration the City's program schedule to design and build without interfering with the agenda, flow of staff, and residents. We will create a design and construction schedule, as well as a timeline that will not interrupt current staff, community, and City programs, which will allow the staff to continuously work without interruptions, and adjacent facilities to be open for current operations. Our team will also plan accordingly to not interrupt any Cruise and Port activities, especially during high demand seasons.

The BEA team is also a **Minority Business Enterprise Certified Firm** with the State of Florida and represents a diversified group of professionals with an impeccable reputation for service. We believe the talent, hard work and experience of our team will allow us to reach and exceed the requirements set forth in your solicitation. We express our sincerest interest in pursuing this contract and initiating a successful relationship with The City of Key West.

Respectfully submitted,

BEA Architects, Inc.



Bruno-Elias Ramos, AIA, GC, LEED AP  
Principal-in-Charge, Project Manager  
ber@beai.com, beamarketing@beai.com



*Destination 305 Master Plan, Seaport Cruise Terminal & Mixed-Use Development, Miami, FL*





## TAB 2

### Information Page







# Information Page

Solicitation Name	Sunset Celebration/ Mallory Square Master Plan
RFQ Number	22-002
Firm Name	BEA Architects, Inc.
Project Manager Contact Information	<b>Name:</b> Bruno-Elias Ramos, AIA, GC, NCARB, LEED AP <b>Title:</b> Principal-in-Charge   Project Manager <b>Address:</b> 3075 NW South River Drive, Miami, FL 33142 <b>Ph:</b> (305) 461-2053 <b>E-mail:</b> beamarketing@beai.com
Firm's Representative Contact Information	<b>Name:</b> Bruno-Elias Ramos, AIA, GC, NCARB, LEED AP <b>Title:</b> Principal-in-Charge   Project Manager <b>Address:</b> 3075 NW South River Drive, Miami, FL 33142 <b>Ph:</b> (305) 461-2053 <b>E-mail:</b> beamarketing@beai.com



*St. John's Antigua Master Plan, Traffic Studies, and Cruise Pier Extension, St. John's, Antigua*





## TAB 3

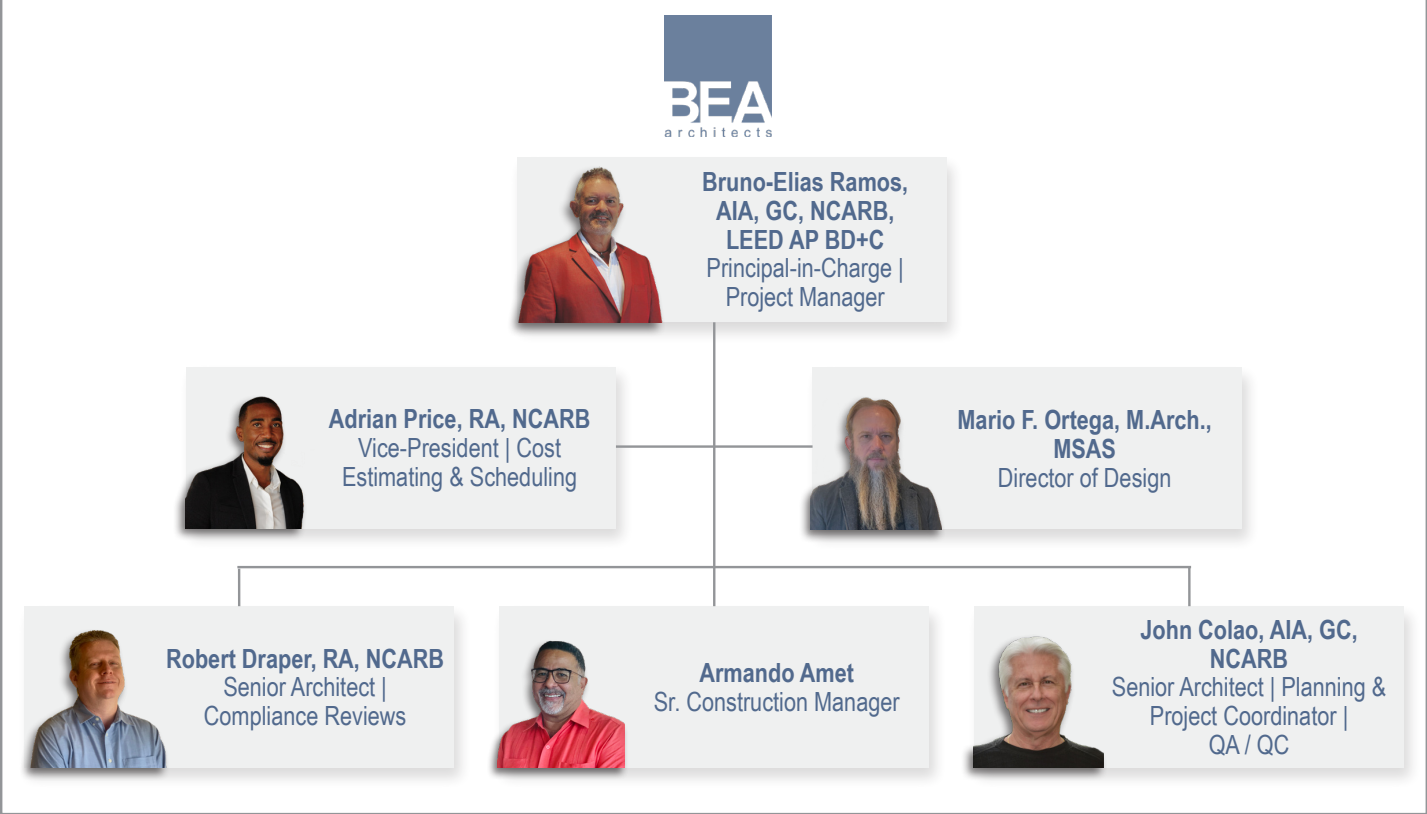
# Organization Chart



# Organization Chart



BEA ARCHITECTS, Inc.  
Master Planning, Architecture, Design, Signage & Wayfinding (MBE)  
Miami, FL



BEA ARCHITECTS, Inc.  
Technical Support Team | Miami, FL



# Organization Chart



**Bruno-Elias Ramos, AIA, GC, NCARB,  
LEED AP BD+C**  
Principal-in-Charge | Project Manager

**Adrian Price, RA, NCARB**  
Vice-President | Cost Estimating &  
Scheduling

**Miller, Legg & Associates, Inc.**  
Landscape Architecture & Land  
Surveying  
Miami, FL



**Michael Kroll, RLA, FASLA**  
Senior Landscape Architect

**Miguel Juncal, RLA, CA**  
Landscape Architect

**Liudmila Fuentes, MLA**  
Landscape Designer

**Martin Rossi, PSM**  
Senior Surveyor

**Sandro Elvir, CST I**  
Senior CAD Technician

**Heritage Architectural Associates**  
Historic Preservation  
Miami, FL



**Steven Avdakov, RA, NCARB**  
Principal, Historic Preservation  
Consultant

**Gordon B. Loader, RA**  
Senior Preservation Consultant

**Deborah A. Griffin**  
Senior Historic Preservation  
Specialist / Historian /  
Present Director of Operations

**Coastal Systems International, Inc.**  
Civil Engineering & Sea Level Rise  
Consultant  
Coral Gables, FL



**R. Harvey Sasso, PE**  
President

**Taylor Scheuermann**  
Manager - Environmental /  
Permitting & Resiliency

**Orestes Betancourt**  
Senior Civil Project Manager

**Daniel Birnholz**  
Environmental / Permitting  
& Resiliency Junior Project  
Manager

**Bliss & Nyitray, Inc.**  
Structural Engineering  
Miami, FL



**Paul A. Zilio, PE**  
Senior Principal/Partner

**Gabriel "Gabe" Leitz, PE, SE**  
Principal

**Gartek Engineering Corporation**  
Mechanical, Electrical, & Plumbing  
Engineering  
Miami, FL



**Robert L. Betancourt, PE,  
LEED AP**  
President/Principal, Mechanical  
Engineer

**Mel G. Garcia, PE, LEED AP**  
Vice President, Electrical  
Engineer

**Julian Puerta, CPD**  
Plumbing & Fire Protection

**TSG Design Solutions, Inc.**  
Theater and Acoustics Consultant  
West Palm Beach, FL



**Albert "Rusty" Cadaret III**  
President

**Stephen Placido, ASTC**  
Vice President

**Albert "Al" Mathers**  
Associate Consultant

**Wragg & Casas Public Relations Inc.**  
Community Public Outreach  
Consultant  
Miami, FL



**Ray Casas**  
President

**Jeanmarie Ferrara, Esq.**  
EVP

**HLB Lighting Design, Inc.**  
Lighting Consultant  
New York, NY



**Lee Brandt, IALD, MIES, LC**  
Principal | Lighting Consultant





*Dubai Harbour Design Services & Master Plan, Dubai, United Arab Emirates*



## TAB 4

### Company Information





# Company Information

## BEA Architects, Inc.

Architecture & Master Planning

**BEA Architects, Inc.**, a world-renowned architectural design firm headquartered in Miami, FL, has established a reputation as an innovative provider of leading-edge design solutions to corporations and institutions worldwide. The reputation of the firm rests on its most important asset: its people, whose energy, creativity and commitment point to even greater accomplishments in the decades to come.

Established in May 26, 2000, BEA Architects is an interdisciplinary firm providing planning, architectural, engineering and construction services. As design specialists, the firm is renowned worldwide for its state-of-the-art facilities, including educational, civic and municipal, community centers, sports facilities, cultural centers, passenger terminals, and more. The firm's proficiency results from years of experience working with different cities, counties, and public organizations, through which BEA has developed a keen understanding of the municipalities, communities and its operations.

BEA's expertise ranges from architectural services, master planning, schematic design, design development, construction documentation and permitting to construction management. Our philosophy is accomplished through the attention of direct senior personnel to design challenges and through the enthusiasm and passion the BEA team brings to detailing and crafting a finished product. The BEA design team, through its vast educational and city master planning, sports and education project experience, has a deep understanding of the important factors that must be accounted for in every project.

The firm has many years of successful experience in architectural and engineering continuing services contracts with different cities, organizations and municipalities throughout South Florida. The BEA Team consists of the international talents of 25 employees, representing a variety of nationalities. The firm counts with 5 Registered Architects in the State of Florida Board of Architecture and Interior Design, who have more than 140 years of combined experience in the Architectural field. BEA also counts with a Technical Support Staff who has all the qualifications, including Masters of Architecture and decades of combined experience, to provide Drafting Support Services. Our team is proficient in all current and recent releases of AutoCAD, BIM, Revit, and all of the Adobe Design products, including but not limited to, Photoshop, Illustrator, InDesign and Premiere. Through a collaborative design approach, they arrive at solutions that take into account many influences, resulting in designs that are not pre-established but rather evolve during the design process. Moving forward, everyone at BEA Architects looks forward to the promises of tomorrow and are eager to help develop strategies and new technologies to meet and exceed future challenges.

BEA Architects also provides sustainable designs for all of our projects. Our Principal-in-Charge, Bruno-Elias Ramos, is a LEED AP accredited professional. BEA Architects is a member of the United States Green Build Council (SGCB), and employs additional staff members holding LEED AP designation and maintains an upmost commitment to sustainability practices in all projects. The BEA team is always aspiring to improve and to employ LEED techniques to all projects and in all aspects when necessary.



**Miller, Legg & Associates, Inc.**  
Landscape Architecture & Land Surveying

**Miller, Legg & Associates, Inc.** is a statewide award-winning consulting firm that brings together the elements of landscape architecture, planning, engineering, surveying, environmental wetlands consulting, and GIS services. Miller Legg, established in 1965, employs a staff of 45 professionals and technicians. The firm has office locations in Miami, Fort Lauderdale, and Port St. Lucie.

Miller Legg works successfully to improve communities and create environments for a variety of clients. Client sectors include municipal and county government, transportation, healthcare, education, federal and international. This offers our clients a firm of seasoned professionals who are leaders in the Florida consulting industry.

The firm has completed numerous municipal, county, state and federal projects ranging from neighborhood parks, recreation and open space, parks master plans, neighborhood improvement and redevelopment projects, educational facilities site planning, and cemeteries to aviation facilities, regional water and sewer utilities, streetscapes, and streets and highways.



# Company Information

## Heritage Architectural Associates Historic Preservation

HERITAGE  
ARCHITECTURAL  
ASSOCIATES

**Heritage Architectural Associates** is an award-winning full-service architectural firm specializing in architectural restoration, downtown revitalization, condition assessments of historic structures, preservation master planning, and architectural survey and documentation. Established in 1998, the firm is led by Steven Avdakov, a registered architect with over thirty years of architectural and historic preservation experience. His experience meets the U.S. Department of the Interior's Professional Qualifications Standards (36 CFR 61) for Architecture, Historic Architecture, and Architectural History, and he is included on the qualified historic preservation consultant lists of several states. Mr. Avdakov has been a registered architect in Florida since 1996. The firm has extensive experience and expertise in documenting, analyzing and rehabilitating South Florida architecture. Additionally, Heritage has prepared designation reports, historic resource reports and National Register nominations for multiple properties in South Florida.



## Coastal Systems International, Inc. Civil Engineering & Sea Level Rise Consultant

**Coastal Systems International, Inc.** (Coastal Systems) has an established reputation for planning effective strategies and delivering complex projects in coastal communities. For over 25 years, Coastal Systems has helped clients realize their vision by engineering cost-effective solutions in the design of civil works, stormwater management design, environmental and habitat enhancements, public space improvements, marine works and other specialized projects. Our experience includes performing site investigations, applying coastal engineering numerical models, conducting municipality vulnerability assessments, and leading in the planning, environmental permitting, engineering design and construction management of civil and coastal projects. Our team is also proficient in securing financing opportunities for public projects. Coastal Systems began as a small coastal engineering and regulatory-permitting firm in South Florida in the mid 1980's. Over the years, we have expanded our professional services to include: Coastal Engineering, Site Investigations, Marine Environmental, Coastal Resilience, Regulatory Permitting, Construction Management, Civil Engineering, Waterfront & Marinas, and Destination Development.

## Bliss & Nyitray, Inc. Structural Engineering



**Bliss & Nyitray, Inc.** (BNI) is headquartered in Miami, Florida. Founded in 1955, we have provided a full range of Structural Engineering, Value Engineering and Inspection Services of recognized high quality to a variety of private and governmental clients throughout the Eastern United States and the Caribbean. We are not complacent about the future; we continually upgrade staff skills, utilize the latest in technological advances and remain current on building codes by actively participating in their formation. Our highly skilled staff of 50 has a production staff of 15 registered engineers, 20 graduate engineers, most with Masters Degrees, and REVIT/CAD technicians. Our staff has the expertise to exceed your expectations by producing a logical, economical, coordinated, and aesthetically-pleasing structural design that is issued on schedule. Our vast experience with various building types, and all major building materials likely to be considered for projects, allows us to create novel but simple solutions to complex problems. We pride ourselves on making the complex simple, not vice-versa.



## Gartek Engineering Corporation Mechanical, Electrical, & Plumbing Engineering

**Gartek Engineering Corporation** designs mechanical, electrical, plumbing, and fire protection engineering since 1980. We are certified as an SBE (Small Business Enterprise), MWBE (Minority, Women / Disabled Veterans Business Enterprise and DBE (Disadvantaged Business Entity) firm. Our clients in the corporate, municipal, governmental, private, and utility sectors receive quality design services provided by our multidisciplinary team. Our staff has over thirty years of combined experience and is keenly aware of the latest engineering developments and code requirements. Our capabilities include Mechanical Engineering, Electrical Engineering, Electronic System Design, Energy Management, and Plumbing Engineering.



# Company Information

## TSG Design Solutions, Inc.

Theater and Acoustics Consultant



Established in 1995, **TSG Design Solutions, Inc.** is a professional theatre consulting and design firm based in West Palm Beach, Florida that provides realistic and thoughtful consulting services to a broad client base in the US and internationally. Principals Albert J. "Rusty" Cadaret III, President, and Stephen Placido, ASTC, Vice President, have over 35 years of experience in theatre design – lighting, rigging and audio/video consulting services. Providing consulting for both new constructions and renovations, we are able to take your project from programming and planning all the way through construction administration and project completion. Our services include Theatre Design Consulting, Acoustic Consulting, Theatre System Design, and Theatre Feasibility Studies.



## Wragg & Casas Public Relations Inc.

Community Public Outreach Consultant

With deep statewide knowledge and expertise, **Wragg & Casas Public Relations, Inc.** offers a comprehensive suite of marketing communications services to professional service firms, corporations, institutional and non-profit organizations, and often function as an extension of their in-house marketing departments. Your audiences will receive the right message at the right time. We excel at communicating complex community initiatives, corporate, banking, healthcare, legal, real estate, regulatory, transportation, and other B2B and B2C issues clearly and compellingly.

For more than 30 years, Wragg & Casas has worked with corporations, institutions, and government agencies to achieve their communications objectives using a variety of communications and multi-cultural marketing strategies. With offices in Miami and Orlando, we provide thorough coverage of Florida and strategic gateways to Latin America and Europe.

## HLB Lighting Design, Inc.

Lighting Consultant



Founded in 1968, **HLB Lighting Design, Inc.** is the largest women-owned (WBE), independent architectural lighting design firm in North America. We specialize in creating compelling holistic lighting experiences that transform the way people interact with the built environment. Our team delivers an unparalleled depth of lighting expertise cultivated from a variety of professional backgrounds and organized to achieve extraordinary design impact. With 90+ employees across the United States and streamlined virtual capabilities, HLB is uniquely positioned to collaborate with clients of every scale worldwide. We operate on the cutting edge of lighting technology, constantly expanding and refining our services to meet the evolving needs of our industry. Integrated Services and Lighting Expertise include Interior & Exterior Architectural Lighting Design, Daylighting Design, Sustainable Design Solutions, 3-D Visualization and Calculations, Custom Fixture Design, Light Art & Digital Media, Control System Integration.





*Miami Beach Historic City Hall Facade & Interior Renovations, Miami Beach, FL*



## **TAB 5**

### Methodology & Approach



# Project Approach

**The upcoming solicitation for Sunset Celebration/ Mallory Square Master Plan will allow BEA Architects the opportunity to provide complete Master Planning, Architectural, Design, and Engineering Services for the successful renovations and rehabilitations of Mallory Square and its adjacent historical facilities.** BEA's prime focus is to tailor our modern design approach to meet the needs of the City of Key West and create safe, modern, and a flexible Master Plan that will improve the physical environment to create a more sustainable and resilient surroundings, while also benefiting from the uses of the waterfront public spaces. This requires a team of creative professionals experienced in waterfronts, community parks, historical buildings, cruise terminals, governmental, civic and municipal facilities, as well as knowledgeable with creating contemporary and feasible designs that address the City's needs and challenges with state-of-the-art technology and strategies to fulfill the Scope of Services outlined in this solicitation.



Our expert team fully understands the scope of services and is firmly committed to meeting all: design, budget, scope of work, and schedule requirements associated with this solicitation. Led by BEA's **Principal-in-Charge Bruno-Elias Ramos, AIA, GC, LEED AP**, all of our highly qualified team members are committed to design excellence through innovation and the unequivocal drive to exceed our client's expectations and requirements. The BEA Team is familiar with the planning, design, and construction process of waterfronts and community parks, recreational facilities, cultural and community centers, retail stores, as well as other civic/public works buildings and infrastructures. The team will provide complete Master Planning, Architectural, and Engineering Services for the completion of the Master Plan for Sunset Celebration/ Mallory Square, including but not limited to: Preliminary Assessment, Preliminary Design, Conceptual Design, Master Planning, Design Development, Cost Estimating, Scheduling, Bidding, Permitting, Facility Programming, Construction Documents, Construction Administration, Environmental Assessments, Sea Level Rise Assessments, Facility Assessments and Evaluations, Code analysis, and Project Close-Out.

**Therefore, we are prepared to approach our tasks with the City of Key West in the following manner:**

At the onset of the contract, BEA will set up a project initiation meeting with the City staff to identify and discuss the City's requirements, goals, objectives, challenges, and opportunities, as well as to listen to the needs of end-users and the local community. To ensure the success of the project, the team must clearly understand, respect and account for all other on-going and upcoming operations and account for the same within their approach to the project, design, schedule, as well as project phases and construction operations throughout the duration of the project.

**Our dedicated team will serve to guarantee a successful completion of each phase. Under this contract, BEA and its professional team of subconsultants will provide the complete master planning services to include the following:**

- Multiple master plan concepts for the rehabilitation and renovation of Mallory Square, along with the eleven City-owned parcels adjacent to the square, including historical buildings
- Construction drawings following the selected Master Plan by the City that will include the creation of a park-like environment surrounding the historic Hospitality House and Cable Huts, and the expansion of the Waterfront Theater.
- Improvements of landscape, hardscape (including seating, ground surface, and finishes).
- Improvements for access and circulation within and beyond the square to Zero Duval and Truman Waterfront Park through waterfront promenades and walkways

**BEA's master plan will integrate landscape and hardscape improvements that will seamlessly match with the historic fabric of the City of Key West and Mallory Square, while also allowing for increased reuse of the square and Port facilities.**

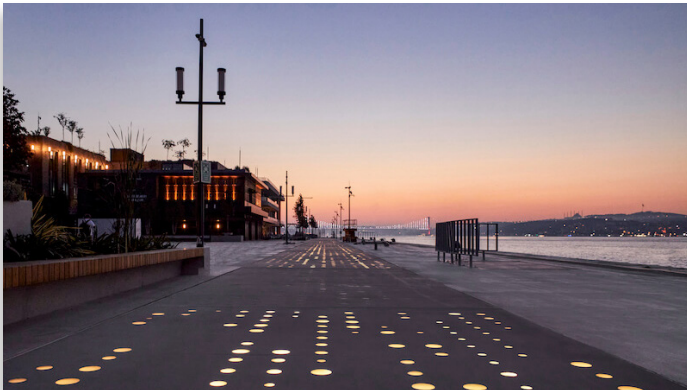
BEA is also licensed to provide Construction Management Services, having qualified and registered General Contractors in our staff to assist the City's Team with construction oversight, as well as with the administration and management of construction projects following with County's Procedures. Our team is knowledgeable of all current Federal, State, County and Local regulations, policies, and codes.

Additionally, BEA will take into account the impacts of the COVID-19 Pandemic and will take the necessary precautions to avoid health risks of our team and the City's residents and staff. BEA understands how this pandemic has affected current and future designs, planning and constructions. Therefore, we will continue to implement the new regulations made by the City to our work so that the community can safely move forward. **The team understands and is convinced that the success of the project will not only be measured by the successful,**



**on-budget and on-schedule completion of a quality project, but also the incorporation of awareness and solutions that address the current impacts of the COVID-19 Pandemic.**

Under this agreement with the City of Key West, BEA would be leading Master Planning, Architectural, Design, and Engineering Services Team with an experienced leadership group comprised of Senior Architects and Project Managers with over 200 years of combined experience. BEA's management of assigned projects, that ensures the availability of key personnel and the ability to meet deadlines without affecting the current workload, has continued to be one of our strengths. At the commencement of each project assigned, BEA will develop a preliminary project schedule and budget using the CPM framework. This schedule includes milestones for each discipline, client benchmarks and processing times for agencies having jurisdiction.



**Bruno-Elias Ramos, AIA, GC, NCARB, LEED AP**, who will be the Project Manager, will be tasked with ensuring that deadlines are met, along with updating the schedule with any project changes. BEA will staff this project with a team composed of a team leader. The team leader will lead a group of specialized architects and designers to complete the necessary design, permitting and construction administration related tasks to deliver a successful project to the City. BEA's internal project management is supported by bi-weekly team leaders and senior staff meetings, where project status is provided to the Principal-in-Charge. These meetings ensure that projects are adequately supported and provide the opportunity for the teams to collaborate with management.

BEA has established protocols for document collection, sharing, and protection between team members. Data collection for projects assigned under this agreement would require a structured approach, which BEA will implement to bring consistency to the team. BEA utilizes both state-of-the-art technology and traditional methods in its collection of field and online data with the use of drones by certified pilots, HD Cameras, GoPro cameras, HD video recording, traditional inspection logs, and field measurement. The

approach of gathering electronic data will be as customary in our office, where the team will have access to our in-house network library. Once data is collected, the Project Architect uploads the raw data to our file sharing site for distribution to senior members who interpret, distill and turn this data into information used to inform how the project will proceed in its development. The data is formatted so that this information can be understood by both the client and the technical staff who would be using this information to support the design decisions. Once the information has been processed, solutions will be proposed and vetted among the senior project staff, including our Senior Architects **John Colao, AIA, GC, NCARB**, and **Robert Draper, RA, NCARB**, and subconsultants, such as senior engineers and intern engineers, as well as other technical staff who are assigned to the project.

The final outcome of the project will result in the complete Master Plan of Sunset Celebration/Mallory Square improvements, which will address the City and Stakeholders' main concerns of improvement, including lighting, seating, shade and signage. BEA's master plan will also be designed to create active and passive recreational opportunities for the community and visitors. Our master plan will provide the City with open access to the waterfront, which can be utilized for the advantage of the community to create recreational activities, such as, museum ships, fishing, multi-purpose trails, and more. The BEA team will also focus on the adjacent areas to the Square and will plan to incorporate additional bars, restaurants, and retail stores, as well as an outdoor theater by expanding the rear wall of the Waterfront Playhouse Theater.

Moreover, we will design the Mallory Square's Master Plan to create a connectivity with the island while blending our design with the City's existing historical urban fabric. We will incorporate a walkway along the waterfront connecting Truman Waterfront Park with the Square and will improve the pedestrian experience from Duval Street to Mallory Square. **BEA will ensure to follow the Community Vision Plan to design the City's vision and ideas that will meet the needs of current and future residents. This park facility will also be designed to stand the test of time, by becoming a resiliency hub that will promote environmental wellness and meet the needs of the City's diverse community.**

## Coordination with City Staff

**The assigned Project Manager will be responsible for communication with all City's staff and agencies having jurisdiction, including permitting and regulating agencies.** The BEA Project Manager will also conduct pre-design meetings to brief the different City departments and agencies on the project scope and goals. The Project

Manager will also periodically provide progress updates throughout each phase of the project, including during the construction document phase, and will setup a meeting to review preliminary plans before submitting the final deliverables to reinforce the project goals and schedule.

BEA's approach to finding the right or optimum solution is to engage in discussion and critique of multiple solutions. This is accomplished with a series of charrettes, varying from multi-hour sessions to multiple day sessions. Once this process is complete, BEA prepares the pros and cons of the final draft recommendation and presents this recommendation or design comparative solutions to the City's staff for review.

**The dialogue between the City of Key West and BEA regarding the process and solution is exceptionally valuable. BEA will solicit feedback from the City on the final recommendations before fine-tuning for a final recommendation submittal.**



## Project Scope and Budget

**In discussing the project scope and budget of each work order, we shall:**

- Establish and identify project goals as we work with the City of Key West to offer suggestions based on the goals identified.
- Establish a comparative analysis document to evaluate each of the options for project development.
- Establish design parameters.
- Establish a timeline of deliverables for all phases including: Schematics, 30%, 60%, 90%, and final Construction Documents.
- Establish protocol for the permitting/bidding phase and Construction Administration.
- Establish protocol for invoicing and monitoring fees, and determining what services are part of the agreement.

**On the basis of the City's goals and expectations, along with BEA's overall understanding of the project, we will develop a comprehensive project schedule and**

**time-line delineating project management expectations to achieve optimum workflow and project completion in an expedited manner. Though it may seem simplistic, the smooth flow of the project depends on the mutual understanding and agreement on these matters.**



## Schematic Design – Design Development

**At the start of each project, BEA will conduct a program verification and a schedule/budget analysis. During the schematic design phase, we will envision the design concepts and visualize communications to the client via 3D images, sketches, plans, sections, elevations, and/or models to fully convey the main idea. When requested to do so, BEA will present illustrations of design alternatives in 2D and 3D to City's staff and project team.**

At this stage, the team identifies the major project components and systems. This will include those that have a direct impact on LEED certification among others. We work collaboratively with comparative studies, present design alternatives in 2D and 3D for the client's evaluation. We conduct several presentation meetings and the final submittal review meeting.

Essential to the successful delivery of the project is the team's ability to timely design, engineer and submit for permits, a civil/site development and building foundation package that is well coordinated with the architectural and engineering requirements set forth by the City of Key West. The team has an extensive record of successful experience with both horizontal and vertical projects to ensure that a civil/site development and foundation package can be successfully designed and permitted in an expedited manner. Parallel with the design of the civil/site and foundation package, team members will be ready to proceed and further develop the design and additional meetings will be scheduled with City staff and others involved for design validation, and sign-off for the various



stages of the project. Upon completion of each review and approval workshops, a list of pending items will be issued showing responsibilities for each task identified. The Project Manager will follow up with their respective task list to assure listed items are timely and efficiently resolved and incorporated into the documents.

**The project's technical submittals and material sample review will be coordinated by the team and presented at project review or workshop sessions. This will allow the City the opportunity to review and ask questions to the team, as well as provide them with the opportunity to incorporate their suggestions and comments.**

## Maintain Time Schedules

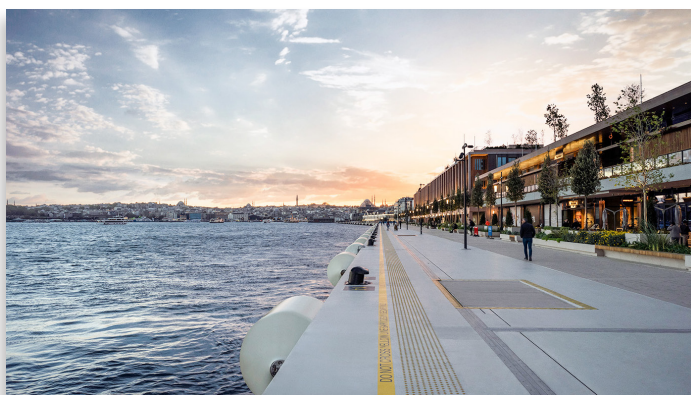
Due to multiple teams set within BEA, we are equipped to handle multiple jobs without affecting the flow or the ability to meet deadlines. Based on an assessment of our current workload, BEA has sufficient personnel and capacity available to immediately assign the designated team to undertake and proceed with the project tasks. BEA will assign a project team headed by the Principal-In-Charge as Project Manager. The team consists of CAD/BIM production staff, specification writers, schedulers, estimators and a host of illustrators. Visual exhibits are key to the project approval phase as well as to City's outreach process. BEA works with the latest digital programs, such as, AutoCAD, BIM, REVIT, 3D, Max, Rhino, Adobe Suites Design, including Photoshop, Illustrator, InDesign, Premier, and other digital platforms. In addition, we have an in-house Graphic Design Department with full printing and binding capabilities that perform the preparation of brochures and any other media related to the project.

**BEA will take into consideration the City's program schedule to design and build without interfering with the agenda, flow of staff, and residents. We will create a design and construction schedule, as well as a timeline that will not interrupt current staff, community, and City programs, which will allow the staff to continuously work without interruptions, and adjacent facilities to be open for current operations. Our team will also plan accordingly to not interrupt any Cruise and Port activities, especially during high demand seasons.**

## Cost Control and Value Engineering

**Our approach to value engineering and cost control is tied to our design philosophy – we work collaboratively to present a creative, organized effort to achieve all the essential functions at the lowest total cost without jeopardizing the design quality.**

The team presents various options during the early stages of design, as we develop the project in close collaboration with the City Key West. These options are analyzed for cost impact as well as design operational, implementation and schedule implications. The Value Engineering process is most technologically efficient when is the result of the collaboration between the owner, the architect, the engineer, the general contractor and/or the construction manager so that choices are made together and implications are weighted from all sides. We see value engineering as a response to ever-shifting project conditions, such as, the market environment, labor forces, and availability of products. Therefore, is part of our business landscape so that our team can be prepared to accommodate change within reason. BEA Team includes two licensed general contractors whom assist in the constructability reviews and estimating processes of every project.



## Community Outreach

**BEA takes into account the needs of the residents and stakeholders of the City of Key West. Any improvements projects at a public and historical place will undoubtedly impact a broad spectrum of the community the park serves, its many users, and stakeholders.** It is important that an effective public outreach exercise be conducted prior to and concurrent with the Design process in order to articulate the project's Vision and Program, and to gain consensus among the many stakeholders. Our team will work closely with the City from the initiation of the project to firstly establish a vision and gain consensus for that vision with participants and end-users. This will get done by articulating the project Goals and Program, and establishing the criteria which the project design must ultimately fulfill. By a series of meetings – including community meetings, community outreach programs, and workshops – a clear Vision and Program will be established which will be supported by state-of-the-art graphic exhibits and decision-making visual tools.



When necessary, BEA, along with our subconsultant Wragg & Casas, will conduct these public meetings, following the guidelines established by the CDC to prevent any risk, with the residents and stakeholders to design an iconic Master Plan for Sunset Celebration/ Mallory Square according to their needs. The Design Team will develop vivid, well informed project imagery and visual aids which will support and enhance stakeholders and residents' input. Based on BEA Architects' experience, input is best solicited via a series of small group listening/visioning discussions with users and stake holders, including community members, neighborhood residents, City staff, City leadership, park users of all ages; this input and discussion will guide the Programming and Conceptual Design efforts.

Our team will be readily available to visit the site as many times is required or requested by the City, as we are well familiarized to working with Monroe County. Having a strong and shared consensus and Vision, as well as local knowledge, the Program itself will be the Road Map for continuing with the Conceptual and Schematic Design Phases of the Master Plan. As the Design is developed, it is important to continue the outreach effort in order to maintain Public interest and consensus, and to continuously refresh and revalidates the Design.

**Some project examples where BEA was involved with the community and held community outreach programs are: Pinecrest Library, Ransom Everglades Aquatic Center, Temple Beth Am Campus, Pinecrest Community Center, among others.**

## Quality Control

BEA employs a three-step Quality Control Review System that extends to coordination of sub-consultants drawing and calculations, whereby John Colao, AIA, GC, NCARB, Senior Architects, QA/QC, is the first reviewer of the work product. His mark-ups are incorporated and sent to the Senior Architect assigned to each project. Said partner's comments are incorporated and sent to the Principal-In-Charge, Bruno-Elias Ramos, AIA, GC, NCARB, LEED AP, for a final review. Each individual's mark-ups are recorded in their own color, and the entire check set is maintained on file.

**In addition, Mr. Ramos, as peer reviewer and Principal-In-Charge of BEA, will conduct specific analysis of project documentation. The three-step process is used at 50% and 100% construction documents and as necessary at other phase intervals. Of course, the client is the fourth step of the review process. Though it may appear at first cumbersome, we have found controlling documents in this manner helps projects of all sizes to run smoothly.**



## Software Expertise

In addition to on-site, face-to-face meetings, the team has an extremely successful record of experience hosting on-line working/collaboration meetings using Google Meet, Zoom, Microsoft Teams, as well as any other virtual meeting technology, which is also beneficial during this Pandemic. At these online collaboration and work sessions, BEA is capable of presenting in real time via shared screen protocol; BIM models, CADD drawings, renderings, shop drawings and specifications, as well as job site/construction photographs and images for discussion and review by all remote meeting participants. In the course of a Google Meet Meeting collaboration and work session, BEA has the ability to quickly make and assess changes to a design, as well as review and coordinate design work between the various disciplines, and discuss coordination issues with all remote meeting participants. Thus, in many cases, design and construction issues that may typically require two or three days to coordinate and resolve may be solved expeditiously at one sitting without the need to travel or experience long waits between reviews.

BEA uses 3D animation software and BIM (Building Information Management technology) to aid the client and the design and construction team to design successful and meaningful spaces that are fully coordinated across all disciplines. Animation provides a visualization of the concept and allows the client to encounter, visualize and "walk-through" a three-dimensional image of a building in real time. The design project is built in a digital/virtual environment, which allows immediate assessment of design decisions. Extractions from the BIM model are used to generate 2D CADD drawings and construction documents. The CADD drawings extracted from the BIM model accurately reflect the coordination of myriad building systems that have been undertaken on the model. This tool therefore allows the coordination of varying levels of building system details, to result in a thorough analysis and planning before the building construction process commences – an which can be amended with new design input to assess impact of design alternative during the phases of both design and construction to achieve high

levels of project coordination, as well as assess potential impacts to the Project Schedule.

## Construction Documents

Once the Design Development Package is approved by the City of Key West, we proceed with the preparation of construction documents and specifications. Normally, this phase is broken in 50% and 100% submittals, although per the client's request it can also be broken down further. At each one of the milestones, we submit complete sets of plans, specifications, and estimate of probable cost, and schedule and conduct a review meeting with City's project team to convey and explain the project details. Any comments resulting from this and other review sessions are incorporated immediately into the final work product for construction. A key element of this phase is to achieve thorough coordination between all disciplines. BEA performs regular coordination meetings with the sub-engineers and requires follow-up meetings to ensure that the revisions have been incorporated. Based on the project delivery method employed, BEA is experienced in reviewing CDs with the construction manager under a CM-at-Risk project delivery.

## Sustainability and Wellness

**As a member of the United States Green Building Council (USGBC), BEA Architects maintains an upmost commitment to sustainability practices in all projects. BEA's Principal-In-Charge, Bruno-Elias Ramos, is a LEED accredited professional and BEA will employ additional staff members holding LEED AP designation for this agreement.**

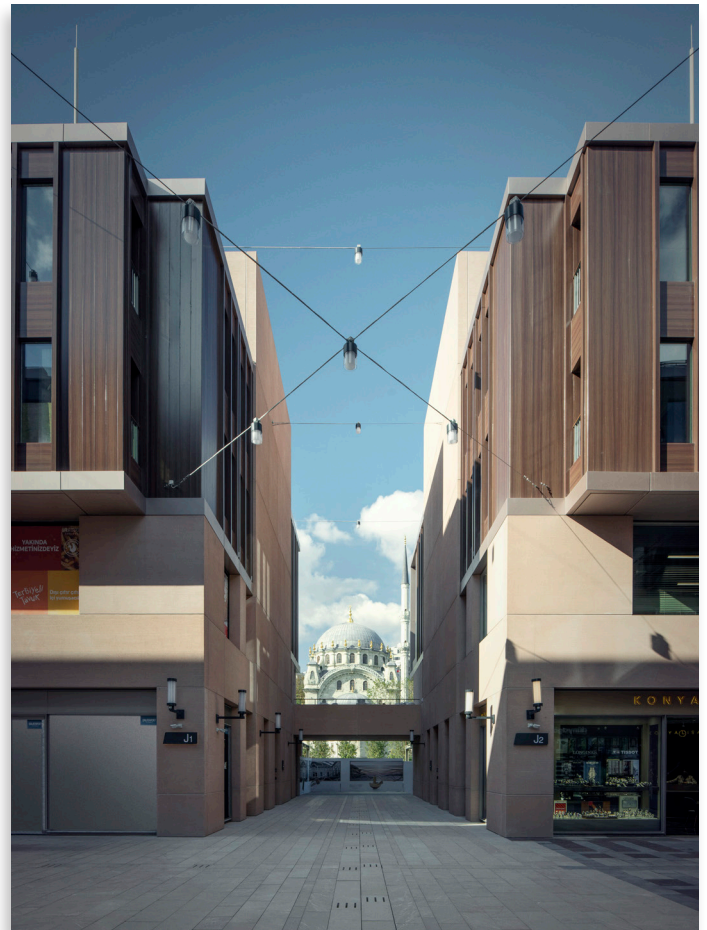
BEA Architects integrates sustainable practices from project inception and continues to build these practices in as the project is developed. This is done so as to ensure that these initiatives become part of the natural on-going project development process. Throughout project phases, BEA utilizes comparative analysis techniques that develop sustainability through the provision of various design and material alternatives. These alternatives are presented to the client with potential cost and design implications in mind so as to allow the client to decide which initiatives are best for the overall project goal. In this way, BEA is able to make sure that the client is fully informed and is able to evaluate sustainability options from every angle, keeping budget and time constraints in mind.

**BEA Architects also brings their in-depth knowledge of the Florida Green Building Coalition (FGBC) to all of their projects. In doing so, BEA provides first-hand knowledge of the latest techniques and materials to promote Green Building Standards**

**and environmentally sustainable projects, while maintaining the highest possible level of operational efficiency.**

BEA Architects is aware of the multitude of components of the WELL Building Standard and is passionate about integrating design components that advance human health and well-being initiatives via lighting, air and water, and additional occupant-pleasing design initiatives. BEA enjoys implementing Wellness Architecture into its designs to promote an earth-friendly environment, which brings the opportunity for staff and citizens to be surrounded by a safe, clean, and eco-friendly environment.

**Moreover, BEA is highly knowledgeable on building automation, designing buildings that are smart to occupants' needs and responsive to internal and external changes, being climatic or programmatic. Along with LEED certification, BEA will attempt to employ techniques for these advancements as well, when appropriate, to obtain a Gold LEED Certification for this project.**







*Galataport Master Plan, Mixed-Use Development with Cruise Terminal, Istanbul, Turkey*





**TAB 6**

Personnel

# Personnel

## Resumes



### REGISTRATIONS

Registered Architect: Florida  
AR 0012160

Registered Architect: Georgia  
RA015956

Registered Architect: Massachusetts  
30955

Registered Architect: Virginia  
0401013334

Registered Architect: Texas  
24346

Registered Architect: Louisiana  
8414

General Contractor: Florida  
CG-C033989

NCARB Certification: No. 53,136

SAVE International 40456

### EDUCATION

Master of Architecture  
University of Florida

### PROFESSIONAL AFFILIATIONS

American Institute  
of Architects  
#30061351

LEED Accredited  
Professional

### AWARDS

Gator 100 Top 10

AIA Merit Award of Excellence  
American Institute of Architects

FEFPA Award of Merit  
Florida Educational Facility Planners  
Assoc.



## Bruno-Elias Ramos, AIA, GC, NCARB, LEED AP

Principal-in-Charge | Project Manager

With a Master of Architecture from the University of Florida and over 30 years of experience as an industry leader in innovative state-of-the-art facilities in planning and design, Bruno-Elias Ramos, AIA, has set a high bar for industry standards. As BEA Architects Principal-in-Charge and Project Manager, he has successfully been part of and completed over more than 20 Master Planning projects for waterfronts, parks, recreational facilities, and cruise terminals, for both national and international clients. Mr. Ramos has also served as an architect and consultant to a variety of projects ranging from parks, community centers, sports facilities, mixed-use facilities, cruise lines and has participated in planning international seaports and mixed-use waterfront developments.

As a Registered Architect in the State of Florida, Georgia, Massachusetts, Virginia, Texas and Louisiana, his talent and industry knowledge have been repeatedly solicited to add value to every world-renowned cruise and cargo port in the US, as well as maritime and planning projects worldwide.

### MASTER PLANNING PROJECTS

- Galataport Master Plan, Mixed-Use Development with Cruise Terminal, **Istanbul, Turkey**
- St. John's Antigua Master Plan, Traffic Studies, and Cruise Pier Extension, **St. John's, Antigua**
- Destination 305 Master Plan, Seaport Cruise Terminal & Mixed-Use Development, **Miami, FL**
- Puerto La Cruz Waterfront Master Plan, **Puerto La Cruz, Venezuela**
- Port Planning & Conceptual Design, **Puerto Plata, Dominican Republic**
- Panama City Cruise Port Master Plan, **Panama City, FL**
- Port of Krabi Pier Master Plan, **Krabi, Thailand**
- Port of Nassau Cruise and Waterfront Master Plan, **Nassau, Bahamas**
- Port of Nishikomi Master Plan, **Nishikomi, Japan**
- Magical Belize Master Plan, **Belize City, Belize**
- Puerto Vallarta Master Plan Cruise Terminal & Waterfront, **Puerto Vallarta, Mexico**
- Dubai Harbour Design Services & Master Plan, **Dubai, United Arab Emirates**

### MUNICIPAL & CIVIC FACILITIES PROJECTS

- Miami Beach Historic City Hall Facade & Interior Renovations, **Miami Beach, FL**
- Miami Beach City Hall Facade Renovation, **Miami Beach, FL**
- Miami Beach Bandshell Park Facilities Renovations, **Miami Beach, FL**
- Pelican Harbor Marina Dockmaster Facility with Parking, **Miami-Dade County, FL**

### PARKS & RECREATIONAL PROJECTS

- Treasure Island Elementary School Community Park, **North Bay Village, FL**
- 72nd Street Community Complex, **Miami Beach, FL**
- Crandon Park Cabanas Rehabilitation, **Key Biscayne, FL**
- Miami Beach Botanical Gardens, **Miami Beach, FL**
- City of Miami Gardens Parks Master Plan, **Miami Gardens, FL**
- Spring Garden Point Park Master Plan, **Miami, FL**
- Coleman Park Recreation Center, **West Palm Beach, FL**
- South Olive Park & Recreational Facility, **West Palm Beach, FL**

# Personnel

## Resumes



### REGISTRATIONS

Registered Architect: Florida  
AR 97981

NCARB Certification No. 83552

### EDUCATION

Master of Architecture  
Florida International University

Bachelor of Arts of  
Architectural Studies [Honors]  
University of Technology (Jamaica)  
Caribbean School of Architecture

### AWARDS

Academic Excellence Award

Florida International University  
Tau Sigma Delta  
Bronze Medal

Tau Sigma Delta  
Honor Society of  
Architecture & Allied Arts

## Adrian Price, RA, NCARB

### Vice-President | Cost Estimates & Scheduling

Vice President Adrian Price holds a Master of Architecture from Florida International University. As a Registered Architect in the State of Florida and with over 10 years of experience in Municipal and Master Planning Projects, Mr. Price plays a vital leadership role in BEA ventures. His ability to analyze and solve project specific problems has proven to be an asset in providing our clients with thoughtful insight and the critical thinking approach BEA is known for. Mr. Price has been repeatedly recognized and awarded during both his academic and professional tenure.

Mr. Price is an exemplary team leader who also manages the Scheduling and Cost Estimating of all kinds of projects. Mr. Price will initiate on-time, under-budget project management to optimize performance. He has successfully managed and led teams through various complex Architectural and Engineering, Planning and Consulting project types using different delivery methods.

### MASTER PLANNING PROJECTS

- Galataport Master Plan, Mixed-Use Development with Cruise Terminal, **Istanbul, Turkey**
- St. John's Antigua Master Plan, Traffic Studies, and Cruise Pier Extension, **St. John's, Antigua**
- Destination 305 Master Plan, Seaport Cruise Terminal & Mixed-Use Development, **Miami, FL**
- Port of Krabi Pier Master Plan, **Krabi, Thailand**
- Port of Nassau Cruise and Waterfront Master Plan, **Nassau, Bahamas**
- Port of Nishikomi Master Plan, **Nishikomi, Japan**
- Magical Belize Master Plan, **Belize City, Belize**
- Dubai Harbour Design Services & Master Plan, **Dubai, United Arab Emirates**
- Port Roadway Master Plan & Gatehouse for PortMiami, **Miami, FL**

### PARKS & RECREATIONAL PROJECTS

- Treasure Island Elementary School Community Park, **North Bay Village, FL**
- 72nd Street Community Complex,

### Miami Beach, FL

- City of Miami Gardens Parks Master Plan, **Miami Gardens, FL**
- Miami Beach Botanical Gardens, **Miami Beach, FL**

### MUNICIPAL & CIVIC FACILITIES PROJECTS

- Bandshell Park Facilities Renovations, **Miami Beach, FL**
- Pelican Harbor Marina Dockmaster Facility with Parking, **Miami-Dade County, FL**
- Florida International Terminal Office Building, **Port Everglades, FL**
- Miami Beach Historic City Hall Renovations, **Miami Beach, FL**
- Historic City Hall Fire Station Building Restoration, **Opa-Locka, FL**
- Miami Beach City Hall Facade Renovation, **Miami Beach, FL**
- Historic City Hall Human Resources Building Restoration, **Opa-Locka, FL**



# Personnel

## Resumes



### EDUCATION

Master of Architecture  
University of Florida

Bachelor of Architecture  
University of Florida

Master of Science in Architecture  
Pedagogy (MSAS)  
University of Florida

### AWARDS

AIA Excellence in Design Award  
American Institute of Architects  
Miami Chapter

MDC Col. Mitchell Wolfson  
Endowed Teaching Chair Award  
Miami Dade College

AIA Education Leadership Award  
American Institute of Architects  
Miami Chapter

AIA Writing About  
Architecture Award  
American Institute of Architects  
Miami Chapter

## Mario F. Ortega, M.Arch., MSAS

### Director of Design

Mario F. Ortega is the Director of Design at BEA Architects with over 20 years of experience. During his professional practice, Mr. Ortega has been the project designer on international and domestic award-winning projects all over the world. He is an Endowed Teaching Chair Recipient and Tenured Professor at the Miami Dade College (MDC) School of Architecture.

As BEA's Director of Design, Mr. Ortega is responsible for leading the Design Team. He will be responsible for communicating to discuss, design, and craft the vision of the project, to provide a sustainable and resilient state-of-the-art master plan that meets and exceeds the expectations of the City. Mr. Ortega has provided Schematic Design and Design Development services to a variety of clients in South Florida to design state-of-the-art facilities, including waterfronts, community parks, mixed-use facilities, sporting and educational buildings, multicultural centers, amphitheaters, and community centers, just to name a few.

Mr. Ortega's accomplishments as an architectural professional and as a professor of architecture continue to be recognized by the American Institute of Architects Miami Chapter. He is the first and only MDC School of Architecture professor to be honored with the AIA Miami Chapter Education Leadership Award. Mr. Ortega has also published over seven books, of which he has received two awards from the AIA Miami Chapter, on the subject of architecture. Mr. Ortega is also the recipient of the Col. Mitchell Wolfson, Sr. Endowed Teaching Chair.

### MASTER PLANNING PROJECTS

- Galataport Master Plan, Mixed-Use Development with Cruise Terminal, **Istanbul, Turkey**
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- Miami Beach Botanical Gardens, **Miami Beach, FL**
- City of Miami Gardens Parks Master Plan, **Miami Gardens, FL**
- Spring Garden Point Park Master Plan, **Miami, FL**

# Personnel

## Resumes



### REGISTRATIONS

Registered Landscape Architect, FL

Registered Landscape Architect, TX

Fellow American Society of  
Landscape Architects

### EDUCATION

Bachelor of Landscape Architecture  
University of Florida

Graduate Studies, Urban and  
Regional Planning Florida State  
University

### PROFESSIONAL AFFILIATIONS

Fellow, American Society of  
Landscape Architects

Past Member, American Society  
of Landscape Architects, Florida  
Executive Committee

Vice Chair, Broward County Bicycle &  
Pedestrian Advisory Committee

Member, Broward Section, American  
Planning Association

Past Chair, Broward Section,  
American Society of Landscape  
Architects

Member, Florida Board of Landscape  
Architecture

Member, Florida Earth Foundation,  
Engineering Advisory Committee

Member, Florida Recreation and Park  
Association

Member, Florida Redevelopment  
Association

Member, Urban Land Institute

### YEARS OF EXPERIENCE

34 Years

## Michael Kroll, RLA, FASLA

### Senior Landscape Architecture



Mr. Kroll has been actively involved in projects ranging from large scale habitat restoration to international urban redevelopment projects. His 30+/-year career has concentrated on planning, infrastructure, open space, transportation and redevelopment, principally in South Florida. Mr. Kroll's diverse professional experience has led to projects that successfully integrate environmental, planning and landscape architectural services.

### PROJECT EXPERIENCE

#### City of Fort Lauderdale Las Olas Streetscape Design

As a subconsultant, Miller Legg designed each of the four areas to retain its individual identity, while simultaneously being part of a cohesive thoroughfare design between Downtown Fort Lauderdale and The Beach. Miller Legg was responsible for the planting design, placemaking and programming services, overhead shade structures, programming the pedestrian areas along the corridor which integrated hardscape design, seating design, and open space utilization, as well as team public outreach efforts.

#### Florida Department of Transportation (FDOT) District 4 SR 5/US 1/Henry Kinney Tunnel/Las Olas Tunnel Plaza Rehabilitation #C9U96

Miller Legg, as a subconsultant, is responsible for providing landscape architecture, irrigation, hardscape and construction observation services for the highly urbanized US 1 corridor from I-595 to north of Broward Boulevard through the famous Henry Kinney Tunnel. Miller Legg's involvement in the high-profile project centers around the proposed Henry Kinney Tunnel Top Plaza, a 115' terraced pedestrian plaza that extends over US 1, and its connection across Las Olas Blvd. to three existing plazas and the New River Waterway. The project transformed these four areas into one cohesive plaza that created a unique, iconic, destination along Las Olas Blvd. With the project being FDOT led, but funded through the City of Fort Lauderdale, Miller Legg played a large role in the collaborative efforts to meet both parties needs. Unique features included multi-colored, fluid, hardscape pattern of decorative concrete that weaves between the plazas and roadway, an iconic fountain centerpiece that doubles as an opportunity for public art, custom seatwalls throughout, and a vibrant plant palette that stands out from the rest of the US 1 and Las Olas Blvd. Corridors. Due to the pedestrian usage, most of the project is covered in hardscape. Therefore, Miller Legg utilized a system of tree cells to allow for proper plant growth and hardscape support.

#### Las Olas Boulevard Improvements CM at Risk

Miller Legg provided civil engineering, landscape architecture, survey and constructability preconstruction phase services and document review to Skanska USA Building Inc. for the \$50 million Las Olas Boulevard Improvements project in Fort Lauderdale. To create a more pedestrian oriented open space and corridor, the project included roadway improvements, a 1,200 space parking garage, a 1-acre oceanfront park and a ½-mile Intracoastal waterfront pedestrian promenade.

#### City of Miami Museum Park Baywalk Phase 3

Miller Legg is providing landscape architecture, civil engineering, lighting/electrical engineering, surveying, SUE, permitting and limited construction administration services for the Miami Baywalk Phase 3 Project. Permitting of the project improvements was provided through the City of Miami, Miami-Dade County and South Florida Water Management District. Funding for this project was acquired through the Florida Inland Navigational District (FIND) Grants Program.

# Personnel

## Resumes



### REGISTRATIONS

Registered Landscape Architect, FL

Certified Arborist, FL

FDOT Intermediate  
Maintenance of Traffic, FL

### EDUCATION

Bachelor of Landscape Architecture,  
Minor in Environmental Sciences  
University of Florida

### CONTINUING EDUCATION

FDOT LAP Training Certificate

FDOT Specifications Package  
Preparation Training Certificate

RainBird Landscape Irrigation Design  
Process Certificate

### PROFESSIONAL AFFILIATIONS

Member, International Society of  
Arboriculture

### YEARS OF EXPERIENCE

17 Years

## Miguel Juncal, RLA, CA

### Landscape Architecture



Mr. Juncal is a Landscape Architect and Certified Arborist focused on a variety of public and private landscape architecture projects including roadway landscaping and irrigation, active and passive park landscape design, higher educational facilities as well as residential and commercial projects. Certified Arborist services include: tree species identification and inventories, tree surveys and canopy mapping, destroyed/damaged tree assessments, tree value estimates, tree grading, tree species selection for planting, mangrove trimming oversight and tree permitting.

### PROJECT EXPERIENCE

#### Florida Department of Transportation (FDOT) District 6 Florida Keys Post Hurricane Irma Landscape & Tree Assessments

For this task under the firm's Districtwide Landscape Design contract, landscape staff performed data collection, field assessments and office support for post Hurricane Irma landscape impacts along 100 miles of US 1/Overseas Highway throughout the Florida Keys from Key West to Key Largo. An assessment and inventory were carried out by certified arborist staff for tree and palm species including location, condition and disposition recommendation (remain, stake up or remove) according to FDOT regulations. Over 1,500 trees and palms were assessed. The scope included meetings with DOT staff and on-site field staff during the course of the project.

#### City of Miami Museum Park Baywalk Phase 3

Miller Legg is providing landscape architecture, civil engineering, lighting/electrical engineering, surveying, permitting and limited construction administration services for the Miami Baywalk Phase 3 Project. Permitting for project improvements was provided through the City of Miami, Miami-Dade County and South Florida Water Management District. Underground utility designation for electric and drainage utilities was performed. The project is a 1/4 mile pedestrian-oriented urban waterfront park and promenade on Biscayne Bay, located adjacent to the east coast greenway. It provides a unique open space that links the American Airlines Arena, Biscayne Boulevard, and Museum Park. The Baywalk design includes custom native stone benches, extensive paver pedestrian spaces, salt-tolerant tropical plantings, as well as themed lighting and site amenities. Due to historic maritime activities in the project area, soil conditions were addressed through the design of unique drainage facilities that minimized potential groundwater impacts. The Baywalk design solution also improved visibility and lighting in the area to discourage vagrancy issues that existed. The planting design not only enhanced aesthetics, but also buffered unsightly adjacent parking and utility areas and minimized exposed surfaces that had been subject to graffiti. Funding for this project was acquired through the Florida Inland Navigational District (FIND) Grants Program. The Grant Program financially cooperates with local governments to alleviate problems associated with the Atlantic Intracoastal Waterway and associated waterways within the District. This project is being performed under our Miscellaneous Landscape Architectural Services contract.

#### Vizcaya Museum & Gardens Master Plan Refinement

Located on Biscayne Bay in Miami, Florida, Vizcaya is the 50-acre historical Villa and gardens of industrialist James Deering and is designated as a National Historic Landmark. Miller Legg was the landscape architect and traffic/transportation consultant for the Vizcaya Museum and Gardens Master Plan refinement. The Master Plan refinement focused on the entire Vizcaya property, especially the integration of Vizcaya village into the educational and historical guest experience, incorporating historical agrarian and horticultural aspects of the Vizcaya village into the guest experience at the Vizcaya Museum and Gardens. Miller Legg collaborated with Quinn Evans Architects and MC Harry Architects on this historical restoration project for Miami-Dade County and the Vizcaya Museum and Gardens Trust.






# Personnel

Staff Member	Qualifications
<b>Miller, Legg &amp; Associates, Inc. - Landscape Architecture &amp; Land Surveying</b>	
 <p><b>Martin Rossi, PSM,</b> Senior Surveyor</p> <p>Registered Professional Surveyor &amp; Mapper, FL</p>	<p>Mr. Rossi is a Senior Project Surveyor with more than four decades of surveying and subsurface utility engineering (SUE) experience. His principal areas of experience include surveys such as boundary, topographic, ALTA/ACSM land title surveys, quantity, environmental and wetland, condominium, construction layout, as-built, right-of-way, specific purpose and subdivisions and platting, as well as subsurface utility engineering (SUE). He currently manages the South Florida survey department and field crews and is an Associate with the firm.</p>
<b>Heritage Architectural Associates - Historic Preservation</b>	
 <p><b>Steven Avdakov, RA, NCARB</b> Principal, Historic Preservation Consultant</p> <p>Master of Science in Historic Preservation Registered Architect, FL</p>	<p>Steven Avdakov has over 28 years of experience as a historical preservation consultant. Mr. Avdakov has a Bachelor of Architecture from the University of Miami, and a Master of Science in Historic Preservation from the Columbia University. He is also a Registered Architect in the State of Florida, Ohio, West Virginia, Michigan, and Pennsylvania. Mr. Avdakov has served as the Historic Preservation Consultant for the multiple award-winning adaptive re-use of the Civil Rights-era landmark Hampton House Motel and for the award-winning rehabilitation of the National Register listed Villa Providence, just to name a few.</p>
 <p><b>Gordon B. Loader, RA</b> Senior Preservation Consultant</p> <p>Master of Science in Historic Preservation Registered Architect, FL</p>	<p>Mr. Loader has over 39 years of experience. As Heritage's Senior Preservation Consultant, Mr. Loader provides Architectural Services including conceptual façade design for both institutional and religious facilities, Preservation Services include existing conditions surveys, tax credit applications, material conservation, preservation regulatory review, code investigation, and preservation master planning, and more.</p>
 <p><b>Deborah A. Griffin</b> Senior Historic Preservation Specialist / Historian</p> <p>Associate in Applied Science, Building Preservation/ Restoration</p>	<p>Ms. Griffin has over 25 years of experience as a Historic Preservation Specialist. On a daily basis, Ms. Griffin provides field investigation, historic research, survey of historic resources, photographic documentation, architectural description, report preparation, historic tax credit applications, historic product investigation, materials analysis and construction administration. Mr. Griffin is also the Director of Operations and her responsibilities include project scheduling and budgeting, database design and administration, marketing presentations, accounting and general office administration.</p>
<b>Coastal Systems International, Inc. - Civil Engineering &amp; Sea Level Rise Consultant</b>	
 <p><b>R. Harvey Sasso, PE,</b> President</p> <p>M.S., Civil Engineering Professional Engineer</p>	<p>Founding Partner Harvey Sasso brings over 35 years of demonstrated commitment to the engineering of beach-front projects throughout Florida and the Caribbean. Harvey has led design teams for a number of complex projects, including Miami Beach's first Beachwalk extending from Lummus Park to 21st St., as well as the Bal Harbour Jogging Path. His background in coastal engineering and experience with the permitting of over 50 projects seaward of the coastal construction control line enables him to effectively manage the implementation of major horizontal and vertical development projects along Florida's beaches.</p>
 <p><b>Taylor Scheuermann,</b> Manager - Environmental / Permitting &amp; Resiliency</p> <p>Master of Professional Science, Marine Affairs and Policy</p>	<p>Taylor Scheuermann, with over 5 years of experience, provides various environmental services to public and private clients in her role as Manager for the Environmental/Permitting and Resiliency departments. Her responsibilities include project strategy coordination among project teams, stakeholders, and regulatory agencies for securing environmental permits. She specifically manages projects involving coastal and environmental permit applications, among other specialized regulatory requirements at the local, county, state, and federal levels.</p>

# Personnel

Staff Member		Qualifications
Bliss & Nyitray, Inc. - Structural Engineering		
	<p><b>Paul A. Zilio, PE</b> Senior Principal/Partner</p> <p>B.S. in Civil Engineering Professional Engineer</p>	<p>Paul worked in a variety of roles for a major general contractor and became a Certified General Contractor prior to joining BNI. Since joining BNI, Paul has worked on a number of design-build projects and often served as Threshold Inspector. These experiences have given Paul a unique insight into partnering and the value of good and timely communication and have helped lead BNI to recommendations by a number of contractors. Paul has designed a variety of structural systems, including cast-in-place concrete, composite pre-cast concrete, tilt-up concrete, and structural steel.</p>
Gartek Engineering Corporation - Mechanical, Electrical, & Plumbing Engineering		
	<p><b>Robert L. Betancourt, PE, LEED AP</b> Mechanical Engineer</p> <p>B.S. in Mechanical Engineering Professional Engineer LEED Accredited Professional</p>	<p>Mr. Robert Betancourt has over 35 years of engineering experience in Heating, Ventilating, Air Conditioning, Smoke Control, Plumbing and Fire Protection Systems. As President of Gartek Engineering Corporation, Mr. Betancourt is responsible for the day-to-day operations and management of mechanical, plumbing and fire protection operations while overseeing quality assurance on existing building projects. His experience includes design of central chilled water plants, pre-conditioned air systems with thermal storage for parked aircraft, packaged air cooled and water cooled systems, split direct expansion and unitary systems; high velocity, high pressure duct systems; steam heating; energy conservation studies, life cycle analysis, automatic wet pipe fire protection systems, pre-action systems and foam deluge systems. Mr. Betancourt is also certified as Mold Inspector in the areas of indoor molds and fungi problems.</p>
	<p><b>Mel F. Garcia, PE, LEED AP</b> Electrical Engineer</p> <p>B.S. in Electrical Engineering Professional Engineer LEED Accredited Professional</p>	<p>Mr. Garcia has over 40 years of design experience in electrical design, including power and lighting. His experience also encompasses lightning protection design, distribution design in low, medium and high voltages, design of signal systems including telephone, central clock, P.A. security, and fire alarm systems. Mr. Garcia has also been involved in code compliance issues and peer review to ensure quality control. Mr. Garcia participates in electrical construction administration and inspection services on a regular basis and is the Electrical Engineer of Record.</p>
TSG Design Solutions, Inc. - Theater and Acoustics Consultant		
	<p><b>Albert "Rusty" Cadaret III, President</b></p> <p>B.S.E. Electrical Engineering American Society of Theatre Consultants (ASTC)</p>	<p>In addition to his years of acoustic design and theatre consulting experience, Rusty also possesses a valuable foundation in actual hands-on audio systems engineering and on-site installations. His experience includes component level analysis and repair of digital and analog circuits, programming, and computer-aided design and drafting. His participation in sophisticated multi-million-dollar projects to smaller installations allows him to bring together quality "budget conscious" design and practical application.</p>
	<p><b>Stephen Placido, ASTC,</b> Vice-President</p> <p>American Society of Theatre Consultants (ASTC)</p>	<p>During Mr. Placido's more than 30 years as a theatre design consultant he has successfully completed more than 125 performing arts projects throughout the U.S and abroad. He has been vice president of TSG Design Solutions since 1995 and prior to that, president of Placido Mara, Inc. Mr. Placido has facilitated the successful execution of high-quality projects by developing performing arts venue programming narratives, theatre design, stage lighting systems, stage rigging systems, and motorized stage rigging and pit lift systems.</p>

# Personnel

Staff Member	Qualifications
<b>Wragg &amp; Casas Public Relations Inc. - <i>Community Public Outreach Consultant</i></b>	
 <p><b>Ray Casas, President</b></p> <p>M.S. in Journalism B.S. in Journalism</p>	<p>Ray Casas is president of Wragg &amp; Casas Public Relations, Inc. During his career, Casas has managed communications campaigns for municipalities, community redevelopment agencies, health care agencies, taxing authorities as well as for major real estate developers, numerous law firms, multi-national companies, banks, food companies, and hospitals. Casas' areas of expertise include strategic planning, public outreach, issues management and crisis counseling.</p>
 <p><b>Jeanmarie Ferrara, Esq., EVP</b></p> <p>Bachelor's degree in Communication J.D.</p>	<p>Jeanmarie Ferrara, a member of the Florida Bar, joined Wragg &amp; Casas in 1996. Currently, Ferrara works with a number of professional services clients as well as concentration on digital marketing, public affairs and community outreach. Ferrara has been involved in creating communications strategies for local ballot initiatives involving land use and zoning, as well as event planning, multi-media presentations, media relations and legislative monitoring.</p>
<b>HLB Lighting Consultant, Inc. - <i>Lighting Consultant</i></b>	
 <p><b>Lee Brandt, IALD, MIES, LC</b> Principal   Lighting Consultant</p> <p>Bachelor's Engineering Master's of Architectural</p>	<p>Lee Brandt is a disciplined thinker who is both practical and resourceful. Lee's background in engineering and architecture has reinforced her ability to create solutions that enhance project aesthetics while being grounded in well-thought-through analysis. Like her favorite light fixture—a clean cove light—Lee brings a simplicity, efficiency, and versatility to the design process that is invaluable to her clients and team.</p> <p>Lee leads HLB's Energy Standards/LEED Team within the Daylighting &amp; Sustainable Design Studio. She is a leader on sustainable issues and green building and has worked on several prominent LEED projects. She serves on IALD committees related to light pollution, sustainable design, and energy codes. She is a practice leader in the design of hospitality projects, working on large- and small-scale hotels from national brands to boutique hotels. Her portfolio includes challenging projects such as athletic centers, streetscapes, courthouses, and retail spaces, among others.</p>





*Museum of Contemporary Art (MoCA) Courtyard Improvements, North Miami, FL*



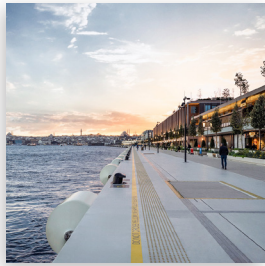
## TAB 7

### Qualifications

# Qualifications

## Project Description

### BEA Architects, Inc. - Master Planning, Architecture, Design, Signage & Wayfinding



#### **Galataport Mixed-Use Waterfront Development with Cruise Terminal, Istanbul, Turkey**

In collaboration with Gensler, Dror and Norm Architects, BEA Architects was selected to perform waterside, marine, cruise terminal and overall logistics master planning as the design architect for the cutting edge multi-phased Seaport Cruise Terminal & Mixed-Use Development in Istanbul, Turkey. The BEA Team worked in collaboration with the NY based and international team to come up with this first ever facility which allowed public access to the water, design focused open spaces while complying with international ISPS security requirements. The team was awarded for the fast-track implementation of a mixed-use venture as part of a 30-year concession project, developed jointly by Doğuş Holding and Bilgili Holding. Located in one of the most popular cruise destinations in the Mediterranean, across from the Old City, the 110,000-square-meter area showcases the Karaköy and Salıpazarı Quays, historical landmarks and contemporary cultural icons. The revolutionary Galataport Seaport Cruise Terminal challenges the traditional limits of cruise terminal design while respecting the cultural texture of Istanbul.

Its mindful aesthetic makes it the world's first underground cruise operation that introduces a design that keeps the local and foreign community in mind by featuring a unique hydraulic boardwalk and gangway system. The Marine infrastructure will be updated by the incorporation of a new bulkhead structure which will allow the excavation of a multi-story underground area behind the new bulkhead. When a ship docks, the boardwalk hatch opens and transforms into a perimeter wall that secures the area. This design accommodates up to four ships in a synchronized fashion with innovative technology that allows the gangway to retract under custom-designed hatch doors to provide an unobstructed view of the international waterway, Bosphorus. This innovative state-of-the-art design reduces the cruise operation's ground-level footprint to a 3.5-meter-wide strip of land that is only in use when and where ships are docked, freeing over 60,000 square meters of accessible waterfront.

The winning master plan also includes a vibrant mix of shops, restaurants, cultural attractions, offices, hotels including a Peninsula Flag Hotel and a convention center that is thoughtfully situated over 21 acres, blending with the city's existing urban fabric. The design also incorporates open plazas that respect standing monuments and unifies the history and modernism of the city. The master plan dedicated to the "Jewel of Istanbul" is currently under construction and will welcome its first cruise ship in April 2020, transforming the area into a world-class urban waterfront destination.



#### **St. John's Antigua Master Plan, Pier Extension & Traffic Studies, St. John's, Antigua**

St. John's Antigua is undergoing a once-in-a-lifetime redesign and reconstruction. BEA Architects was chosen to provide full architectural and engineering services and complete Construction Documents for an extension of the St. John's Pier, berthing, and mooring structures. BEA completed Berthing Analysis, Mooring Line Load Analysis, Preliminary Dredging Analysis, 100% Construction Documents, probable estimate of Construction Cost, and outline of Technical Specifications. The master planning scope of work includes developing a Master Plan for St. John's Antigua Heritage Quay Waterfront District. This involved programming and best-use assessments of existing land parcels and new land reclamation.

As part of the St. John's Master Plan Initiative the St. John's pedestrian experience is being redeveloped and will include a promenade with a trolley car, wider avenues, three dedicated town squares, green space, and the use of water and tropical landscaping for visual relief in the dense urban core. A Dedicated Pedestrian Zone will run from the waterside, where the cruise ship docks are located, to Thames Street — in effect creating a rectangle along the waterfront where vehicular access is prohibited. At each end of the pedestrian zone, transportation centers are being constructed where buses, taxis, and other vehicles will queue for guests or other pedestrians moving in and out of the area.

The St. John's Master Plan initiative artfully combines the baseline attributes that contribute to Antigua's attractiveness today — the capital city's history, architecture, and culture — with the addition of modern infrastructure, new building facades, and improved transportation flows into and out of downtown. As part of this initiative the St. John's pedestrian experience is also being redeveloped. The St. John's Master Plan will allow Antigua to continue its success in the tourism industry while also creating a much more pleasant downtown experience for locals and businesspeople.



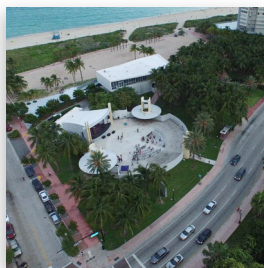
#### **Destination 305 Master Plan, Seaport Cruise Terminal & Mixed-Use Development, Miami, FL**

BEA Architects created Schematic Designs and a Master Plan for the future site of Destination 305 in Miami, FL. BEA's scope of work includes Architectural Design & Engineering, Master Plan for Waterfront, and Marine Engineering Services. Destination 305 integrates a variety of programs and becomes a connection point for amenities — cultural features, transportation elements, exclusive hospitality offerings, entertainment, cuisine, and shopping — to create an experience unique to South Florida's International culture. Destination 305 incorporates cruise line offices, three unique entertainment areas, original high-line attraction bridge use, hotel buildings, a conference center and meeting rooms, retail shops, a logistics center, a mega yacht marina, botanical gardens, provision space for future expansion, parking structure with 877 parking spaces, an excursions (land, sea, air) terminal, among many other amenities. The project surpasses an area of 13 acres of waterfront Master Planning.



# Qualifications

## Project Description



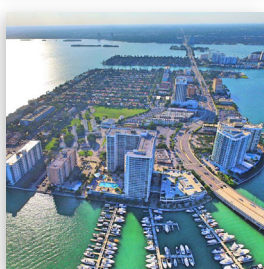
### **Miami Beach Bandshell Park Facilities Renovations, Miami Beach, FL**

BEA Architects was contracted to provide sensitive restoration and rehabilitation services to the City of Miami Beach's 1961 Norman M. Giller Bandshell Theater in Miami Beach, FL. Restoration and facility upgrades were required for this outdoor performance venue's historic Miami-Modern Architecture to handle a larger variety of musical genres and performances. BEA's scope of work included Design, Permitting, Conceptual Drawings, Planning, Cost Estimate, Construction Documents, and Construction Administration. The improvements included structural repairs to the façade, by adding new coats of paint to protect the structure from the saline of the ocean, electrical systems upgrades, ADA (Americans with Disabilities Act) improvements to backstage areas and restrooms, the increasing of acoustical performances, new enhanced sound and lighting systems. The demolition of a bus shelter, reconfiguration and addition of walkways, and an addition of a service driveway were also part of the improvements.



### **MoCA Courtyard Improvements, North Miami, FL**

BEA Architects is currently performing courtyard renovations to the Museum of Contemporary Art in North Miami, FL. The design includes a seamless composition of white modular seating within a newly designed exterior courtyard space that will adapt to different events and gallery exhibits. Some of the improvements include the select demolition, the removal and replacement of the existing canopy fabric to install a removable turnbuckle canopy system, which will compliment the overall alchemy of the space and exterior flow, by allowing natural light to enter while still protecting visitors and art installations. This movable shading structure is mold resistant, self-cleaning, and reduces the heat while letting the breeze circulate through. It also helps to uplift the design of the museum because it can be modified to compliment the forever changing aspect of the exhibitions.



### **Treasure Island Elementary School Community Park, North Bay Village, FL**

BEA Architects was selected by North Bay Village to provide complete Architectural and Engineering Services for the design and construction of a multi-purpose park next to Treasure Island Elementary School (TIES). The scope of work includes the refurbishing of approximately 60,000 SF of a multi-purpose field to be designed with turf surface and flexible multi-sport striping that will be sustainable and resilient. The field will be accessible to the community, the students, and the staff of the Treasure Island Elementary School. BEA will also refurbish the existing tennis and basketball courts by replacing the damaged fixtures while providing ADA accessible walkways and ramps. The Village's main priority is to secure the area around the Elementary School. BEA will design a new perimeter fence around TIES that will follow the requirements for visibility, height, and level of security set forth by the Village. This will allow the community to use the park without disturbing the daily activities of the students, as well as to keep students safe from outside threats. BEA is currently working on this project along with our subconsultants Coastal Systems International, Inc. and Bliss & Nyitray, Inc.

## **Miller, Legg & Associates, Inc. - Landscape Architecture & Land Surveying**



### **City of Fort Lauderdale Las Olas Streetscape Design, Fort Lauderdale, FL**

As a subconsultant, Miller Legg has provided various landscape architecture services for the Las Olas Streetscape Project. The project spans eastward from Andrews Ave. and cuts through four (4) distinct districts along Las Olas Boulevard including Downtown Las Olas, The Historic Shops, Colee Hammock, and The Isles. Each area has been designed to retain its individual identity, while simultaneously being part of a cohesive thoroughfare design between Downtown Fort Lauderdale and The Beach. Miller Legg was responsible for the planting design along the corridor which was entirely composed of native and Florida Friendly species to create a pedestrian friendly environment accenting each area along Las Olas Boulevard. Miller Legg also provided placemaking and programming services, for which the designers created parklets, plazas, and iconic hardscape elements with water features and public art installations that work as resting places and wayfinding spots.



### **City of Miami Museum Park Baywalk Phase 3, Miami, FL**

Miller Legg is providing landscape architecture, civil engineering, lighting/electrical engineering, surveying, SUE, permitting and limited construction administration services for the Miami Baywalk Phase 3 Project. The Project runs approximately 1200 feet along the southern bulkhead of the turning basin and is 30 – 50 feet in width. Permitting for project improvements was provided through the City of Miami, Miami-Dade County and South Florida Water Management District. Underground utility designation for electric and drainage utilities was performed. The project is a 1/4 mile pedestrian-oriented urban waterfront park and promenade on Biscayne Bay, located adjacent to the east coast greenway. It provides a unique open space that links the American Airlines Arena, Biscayne Boulevard, and Museum Park. The Baywalk design includes custom native stone benches, extensive paver pedestrian spaces, salt tolerant tropical plantings, as well as themed lighting and site amenities. Due to historic maritime activities in the project area, soil conditions were addressed through the design of unique drainage facilities that minimized potential groundwater impacts.

# Qualifications

## Project Description



### **Vizcaya Museum & Gardens Master Plan Refinement**, *Coral Gables, FL*

Located on Biscayne Bay in Miami, Florida, Vizcaya is the 50-acre historical Villa and gardens of industrialist James Deering and is designated as a National Historic Landmark. Miller Legg was the landscape architect and traffic/transportation consultant for the Vizcaya Museum and Gardens Master Plan refinement. The Master Plan refinement focused on the entire Vizcaya property, especially the integration of Vizcaya village into the educational and historical guest experience, incorporating historical agrarian and horticultural aspects of the Vizcaya village into the guest experience at the Vizcaya Museum and Gardens. Miller Legg collaborated with Quinn Evans Architects and MC Harry Architects on this historical restoration project for Miami-Dade County and the Vizcaya Museum and Gardens Trust.

## Heritage Architectural Associates - *Historic Preservation*



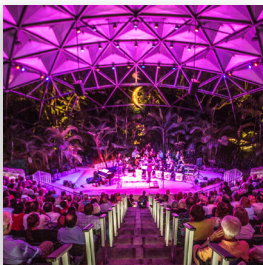
### **Villa Providence Restoration**, *Hallandale Beach, FL*

The firm is the Architect of Record/Preservation Architect for the rehabilitation of the National Register eligible Villa Providence (c. 1924) that is owned by the City of Hallandale Beach, FL. It is the intent of the City to utilize the rehabilitated property as a public community facility within a newly created park that will accommodate historic exhibits, meeting space, and revenue generating events. The project was delivered as a Design-Build. Work on the exterior rehabilitation was completed in Autumn 2007, and issues included stucco and concrete restoration, a new roofing system and replica windows and doors. The exterior building envelope was rehabilitated in a manner which maintained historic character yet complied with stringent current Florida Building Code requirements. The interior was completed in Summer 2010, and issues included the restoration of historic tile mosaic and tile elements, the installation of new mechanical, electrical and plumbing systems, and the provision of an ADA accessible ramp and toilet room.



### **Historic Hampton House Restoration**, *Miami, FL*

Heritage served as the Historic Preservation Consultant for the National Register-eligible Hampton House Motel (c. 1955, 1961) located in the Brownsville community of Miami-Dade County. This Civil Rights-era landmark was adaptively re-used as a community cultural center that includes a multi-purpose room, space for an historic interpretive museum, offices, and space for future recording studios and classroom. The project was extremely challenging, as the long-vacant building was in severely deteriorated condition at the outset of the project. Specific preservation issues included restoration of original materials including ornamental metal railings, and the installation of replica items including windows, doors, fixtures, hardware, and signage. Additionally, the original entrance courtyard, lobby, café, and two motel rooms were restored to their 1961 era of significance. The team also conducted field investigation to catalog historic artifacts that remained in the building. The firm teamed with the National Trust for Historic Preservation to develop an interpretive prospectus for the facility. The firm worked closely with the Historic Hampton House Community Trust to develop a program for the building. Funding sources included the Florida Department of State – Division of Historic Resources, and the General Obligation Fund of Miami-Dade County. The project has received numerous awards, including the Dade Heritage Trust Preservation Award, Merit Award of Excellence for Historic Preservation/Restoration from both the Miami and Florida Chapters of the AIA, and Outstanding Achievement Award, Adaptive Use from the Florida Trust for Historic Preservation.



### **Parrot Jungle Historic District**, *Pinecrest, FL*

The firm prepared a National Register nomination for the Parrot Jungle Historic District in Pinecrest, Florida. For over 60 years, the site was the home of the famous Parrot Jungle, a family-owned attraction which opened in 1937. The Parrot Jungle was a representative example of a roadside tourist attraction which thrived along the byways of the Sunshine State in the mid-20th century. The attraction was located in a lush tropical garden with meandering paths, rock formations and water features. The site contains several acres of native forested wetland, including a tropical hardwood hammock and a native cypress slough. Buildings and structures were integrated into the landscape by the use of natural materials from the site. The park also features Mid-Century Modern architectural elements, including an entrance building and a geodesic domed arena where trained parrots and other exotic birds were featured in daily performances. The property is representative of Florida's mid-20th century tourism industry, which was a significant component of Florida's development. In 2002, the site was purchased by the Village of Pinecrest when the Parrot Jungle relocated. The property has been renamed Pinecrest Gardens and currently functions as a park for the Village. The Parrot Jungle Historic District was added to the National Register of Historic in October, 2011.



# Qualifications

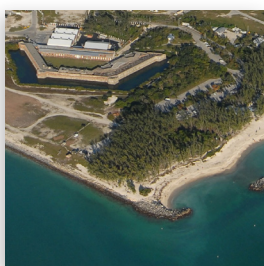
## Project Description

### Coastal Systems International, Inc. - Civil Engineering & Sea Level Rise Consultant



#### **Maurice A. Ferré Park, Miami, FL**

Coastal Systems led a multi-disciplinary team in the design of 24 acres of Maurice A. Ferré Park. Maurice A. Ferré Park was planned by the City of Miami as a waterfront revitalization in the heart of downtown on Biscayne Bay. The \$11.5M park incorporates a waterfront promenade, Baywalk and plaza. Coastal Systems provided civil engineering and environmental permitting services. The stormwater management system consists of a combination of exfiltration trenches, retention area within the park, and outfalls to the bay. The stormwater system was designed to meet the stringent guidelines for treating stormwater runoff on-site for this waterfront park that is adjacent to the environmentally sensitive Biscayne Bay. An Environmental Resource Permit (ERP) was processed through Miami-Dade County Regulatory and Economic Resources (RER) for the stormwater management system. Coastal Systems also prepared and processed the NPDES and FDOT permits for the project. Due to the site's historical use as the original Port of Miami, contaminated soils were present in the form of petroleum and arsenic. Coastal Systems led the environmental team in preparing a soil management plan to bring the site into compliance and provide a clean and safe environment for the public's use.



#### **Fort Zachary Taylor State Park, Key West, FL**

Coastal Systems originally completed the field studies, numerical modeling and coastal engineering design of the terminal groin and offshore detached breakwaters in the mid-1990's, along with a beach nourishment and breakwater maintenance project in 2001, for the beach at Fort Zachary Taylor State Park in Key West. A truck haul beach nourishment project for the Park was designed and permit processing began in early 2005 after the hurricanes of 2004 to restore the recreational beach for Park patrons. Coastal Systems completed an upland sand source study as part of this project that was referenced in the Florida Department of Environmental Protection (FDEP) Beaches 2008 Strategic Management Plan for the Florida Keys. Coastal Systems worked closely with the FDEP and the U.S. Army Corps of Engineers (USACE) to design a project that would enhance the beach but also minimize impacts to upland vegetation. Environmental permits were processed and construction commenced in 2007.

### Bliss & Nyitray, Inc. - Structural Engineering



#### **Deerfield Beach Fishing Pier, Deerfield Beach, FL**

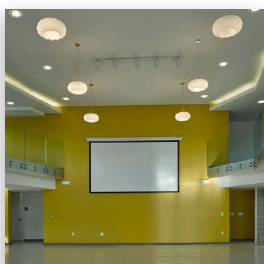
The Deerfield Beach Fishing Pier attracts thousands of residents, tourists, and fishermen daily. This 976-foot-long pier houses an underwater camera 20 feet below the surface to let fishermen and interested parties alike see what's swimming beneath the shore in real time. The pier also houses a restaurant, retail space, rental facilities, and restrooms.



#### **City of Miami Dinner Key Marina Dockmaster Building, Miami, FL**

Coconut Grove and its bustling marina has been a staple throughout the community for many years. The original Dockmaster Building was more than 100 years old. In order to meet the needs of today's marine traffic, the City of Miami built an administration building with an outdoor plaza seaward of the CCCL. This new three story, 11,296 SF building will serve as the new Dockmaster Building for the 582-slip Dinner Key Marina.

### Gartek Engineering Corporation - Mechanical, Electrical, & Plumbing Engineering



#### **Historic Hampton House Restoration and Adaptive Reuse, Miami, FL**

Matute7862658655Renovation of a two-story, 30,000 SF MiMo style historical hotel restored as a mixed-used building for commercial and cultural use including classroom areas. We conducted assessments of the facility to identify the necessary renovations, upgrades, and expansion required to bring this iconic building's Mechanical, Electrical, Plumbing and Fire Protection systems up to current standards. The scope of work for this historical renovation included motel suites, shell design for future music recording studios, swimming pool and a cafe area. Project Construction Cost: \$ 6,400,000.00.



# Qualifications

## Project Description



### **Little Haiti Cultural Center, Miami, FL**

Gartek provided full Mechanical, Electrical, Plumbing and Fire Protection engineering services for a new cultural center which included a community building of approx. 12,000 SF and a black box theater of approx. 18,300 SF, and renovation of existing structure for conversion to a new market place type facility. Service included calculations and drawings for permitting and all other submittals, specifications, construction administration, meetings, field visits and reports, shop drawings review coordination with utilities. Design of a new fire alarm system per requirements. Construction costs: \$14 Million.

## TSG Design Solutions, Inc. - Theater and Acoustics Consultant



### **Old School Square Amphitheater, Delray Beach, FL**

This beautiful outdoor venue is integral to a vibrant, downtown Cultural Arts Center. It is equipped with state-of-the-art lighting and sound, it shares the 4-acre site with the Crest Theatre (converted from a former high school auditorium), and the Cornell Museum of Art and American Culture. Known for its historic preservation value, the venues which combine Old Town Square feature state-of-the-art exhibits, concerts, movie nights, educational programs, and festivals to members of the community and visitors to Florida's southeast coast.



### **Sunset Cove Amphitheater, Boca Raton, FL**

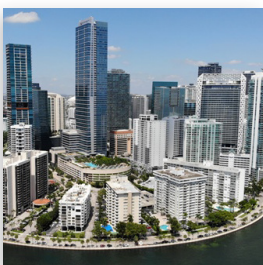
Located in the 847,000 acre South County Regional Park, this 5,000-seat outdoor performance space forms part of a lush tropical landscape. At over 9,000 sq/ft. with a 1,700 sq/ft. stage, the facility boasts an excellent sound and lighting design system, backstage support spaces and production office.



### **Parker Playhouse, Ft. Lauderdale, FL**

Renovations are nearing completion for The Parker Playhouse in Ft. Lauderdale, FL. As part of the Broward Center for the Performing Arts, this \$27 million upgrade will include advanced acoustics, and state-of-the-art production equipment. TSG is pleased to consult with Wilson-Butler Architects on the vital theatre and entertainment venue.

## Wragg & Casas Public Relations Inc. - Community Public Outreach Consultant



### **Brickell Bay Drive Improvements Project: Public Engagement Strategy, Miami, FL**

The City of Miami is planning to raise the seawall along Brickell Bay Drive, an area prone to flooding during King Tides. The public engagement campaign was designed to inform stakeholders of the project and its benefits and to facilitate their acceptance through a communications campaign that solicits and incorporates meaningful feedback from all stakeholders. It encompasses a multi-faceted communication plan that will inform, educate and help persuade local residents, businesses, neighboring stakeholders and government agencies as to the necessity and benefits of the program.

Wragg & Casas worked with the City of Miami Office of Capital Improvements and engineering firm TetraTech in outreach strategy and meeting with stakeholders. We designed a scope of work that includes: Produce written materials, Public meetings, Proactive briefings, News media campaign, Social Media, Website Content, and Constituent Service Program.

# Qualifications

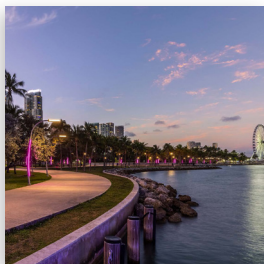
## Project Description



### **Agave Ponce LLC, Coral Gables, FL**

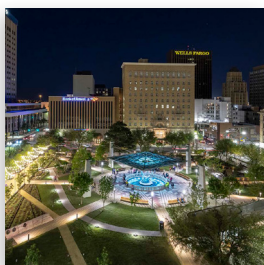
Agave Ponce LLC, a real estate development arm of the Jose Cuervo companies, hired Wragg & Casas to help win approval of a seven-acre redevelopment site in the heart of downtown Coral Gables. The engagement followed our successful work for Agave in helping receive approval for a Class-A commercial office building also in Coral Gables. Our scope of work was to gain the support of neighboring residents and businesses for the project, which consists of a 5-star hotel, luxury condominiums, Class-A office space and retail. Wragg & Casas designed a two-phase strategy – public outreach/community relations and external communications, including the news media and social media.

## HLB Lighting Consultant, Inc. - *Lighting Consultant*



### **Miami Baywalk Riverwalk, Miami, FL**

The Miami Baywalk Riverwalk creates a dynamic waterfront presence for the bustling downtown neighborhood. Bluetooth controlled color-changing luminaires utilize the existing infrastructure to create a lighting design that engages and enlivens the landscape, creating a destination landmark along the water's edge. The inclusion of the color-changing unifying design element provides branding opportunities while allowing for community engagement and visual connectivity for the length of the urban waterfront.



### **San Jacinto Plaza, El Paso, TX**

Once known for its live alligator enclosure, the re-imagined urban gathering space now offers amenities such as a botanical garden, outdoor reading room, produce market, children's splash pad, café, and an area for washoes (a game similar to horseshoes but with water). The new design also integrates historic elements such as Luis Jimenez's "Los Lagartos" statue which pays homage to the park's former reptilian inhabitants. A shade structure protects the monument and serves as a central axis point for the park. HLB's scope included pathways, plazas, historical monuments, gardens, shade canopies, courtyards, and general lighting for water elements. Festoon lights over gathering spaces and perimeter LED tree uplights allow for a nighttime stroll with ambiance. Bollards integrate primary and secondary pathways into a cohesive lighting scheme, and strategically placed pole lights provide security, wayfinding, and aesthetically enhance the nighttime scene.





*Miami Beach North Bandshell Park Amphitheater, Miami Beach, FL*





## **TAB 8**

Representative Landscape  
Architecture/Architectural  
Experience & Client  
References

# Representative Architectural Experience & Client References



## REGISTRATIONS

Registered Architect: Florida  
AR 0012160

Registered Architect: Georgia  
RA015956

Registered Architect: Massachusetts  
30955

Registered Architect: Virginia  
0401013334

Registered Architect: Texas  
24346

Registered Architect: Louisiana  
8414

General Contractor: Florida  
CG-C033989

NCARB Certification: No. 53,136

SAVE International 40456

## EDUCATION

Master of Architecture  
University of Florida

## PROFESSIONAL AFFILIATIONS

American Institute  
of Architects  
#30061351

LEED Accredited  
Professional

## AWARDS

Gator 100 Top 10

AIA Merit Award of Excellence  
American Institute of Architects

FEFPA Award of Merit  
Florida Educational Facility Planners  
Assoc.

## Bruno-Elias Ramos, AIA, GC, NCARB, LEED AP

Principal-in-Charge | Project Manager



### Galataport Mixed-Use Waterfront Development with Cruise Terminal, Istanbul, Turkey

BEA Architects is the Architect-of-Record for the cutting edge multi-phased design awarded for the fast-track implementation of a mixed-use venture as part of a 30-year concession project developed by Doğuş Holding. The state of the art feature allows for pedestrians to have full access to the waterfront boardwalk. The monumental 170,000 SF terminal sits 3 levels underground at the forefront of the new Civic Center over 21 acres and includes a convention center, a retail mall, and an open-air Turkish market. The winning masterplan also includes a vibrant mix of shops, restaurants, cultural attractions, offices, hotels including a Peninsula Flag Hotel and a convention center that is thoughtfully situated over 21 acres, blending with the city's existing urban fabric. The design also incorporates open plazas that respect standing monuments and unifies the history and modernism of the city. The masterplan dedicated to the "Jewel of Istanbul" is currently under construction and will welcome its first cruise ship in April 2020, transforming the area into a world-class urban waterfront destination. Mr. Ramos and his team diligently studied the urban fabric, quickly gaining a deeper understanding of historic places like the Hagia Sophia or Basilica Cistern. Mr. Ramos was the Project Manager of this project, leading the BEA team throughout all phases, from Master Planning, Design Development, Construction Documents, and Construction Administration. He participated in weekly online meetings with the client and also went on several site visits while the project was under construction.

**Reference:** Efe Gonenc, Project Manager | **Email:** egonenc@galataportistanbul.com | **Phone:** +90 212 2934246

### Destination 305 Master Plan, Seaport Cruise Terminal & Mixed-Use Development, Miami, FL

BEA Architects created Schematic Designs and a Master Plan for the future site of Destination 305 in Miami, FL. BEA's scope of work includes Architectural Design & Engineering, Master Plan for Waterfront, and Marine Engineering Services. Destination 305 integrates a variety of programs and becomes a connection point for amenities — cultural features, transportation elements, exclusive hospitality offerings, entertainment, cuisine, and shopping — to create an experience unique to South Florida's International culture. Destination 305 incorporates cruise line offices, three unique entertainment areas, original high-line attraction bridge use, hotel buildings, a conference center and meeting rooms, retail shops, a logistics center, a mega yacht marina, botanical gardens, provision space for future expansion, parking structure with 877 parking spaces, an excursions (land, sea, air) terminal, among many other amenities. The project surpasses an area of 13 acres of waterfront Master Planning. Mr. Ramos was the Project Manager and was responsible for leading the Design Team. **Reference:** Stevan J. Pardo | **Email:** spardo@pardojackson.com | **Phone:** (305) 358-1001

### Treasure Island Elementary School Community Park, North Bay Village, FL

BEA Architects was selected by North Bay Village to provide complete Architectural and Engineering Services for the design and construction of a multi-purpose park next to Treasure Island Elementary School (TIES). The scope of work includes the refurbishing of approximately 60,000 SF of a multi-purpose field to be designed with turf surface and flexible multi-sport striping that will be sustainable and resilient. The field will be accessible to the community, the students, and the staff of the Treasure Island Elementary School. BEA will also refurbish the existing tennis and basketball courts by replacing the damaged fixtures while providing ADA accessible walkways and ramps. Mr. Ramos is currently leading the Design Development phase as the Project Manager. He is responsible for coordinating with the client, stakeholders, and community, to portray their vision into the design. He will also be responsible for coordinating with all the required agencies to submit permitting documents, assist during the bidding phase, and will provide weekly site visits when the project gets to the Construction Administration phase. **Reference:** Mr. Ralph Rosado, PhD, AICP | **Email:** RRosado@nbvillage.com | **Phone:** (305) 756-7171 ext. 24

# Representative Landscape Architecture Experience & Client References



## REGISTRATIONS

Registered Landscape Architect, FL

Registered Landscape Architect, TX

Fellow American Society of  
Landscape Architects

## EDUCATION

Bachelor of Landscape Architecture  
University of Florida

Graduate Studies, Urban and  
Regional Planning Florida State  
University

## PROFESSIONAL AFFILIATIONS

Fellow, American Society of  
Landscape Architects

Past Member, American Society  
of Landscape Architects, Florida  
Executive Committee

Vice Chair, Broward County Bicycle &  
Pedestrian Advisory Committee

Member, Broward Section, American  
Planning Association

Past Chair, Broward Section,  
American Society of Landscape  
Architects

Member, Florida Board of Landscape  
Architecture

Member, Florida Earth Foundation,  
Engineering Advisory Committee

Member, Florida Recreation and Park  
Association

Member, Florida Redevelopment  
Association

## Michael Kroll, RLA, FASLA

### Senior Landscape Architecture



### City of Fort Lauderdale Las Olas Streetscape Design, Fort Lauderdale, FL

As a subconsultant, Miller Legg designed each of the four areas to retain its individual identity, while simultaneously being part of a cohesive thoroughfare design between Downtown Fort Lauderdale and The Beach. Miller Legg was responsible for the planting design, placemaking and programming services, overhead shade structures, programming the pedestrian areas along the corridor which integrated hardscape design, seating design, and open space utilization, as well as team public outreach efforts. **Reference:** Edward Ng, Technical VP Planning, | **Phone:** (305) 594-0735 x 1022 | **Email:** eng@corrado.com

### Florida Department of Transportation (FDOT) District 4 SR 5/US 1/Henry Kinney Tunnel/Las Olas Tunnel Plaza Rehabilitation #C9U96, Fort Lauderdale, FL

Miller Legg, as a subconsultant, is responsible for providing landscape architecture, irrigation, hardscape and construction observation services for the highly urbanized US 1 corridor from I-595 to north of Broward Boulevard through the famous Henry Kinney Tunnel. Miller Legg's involvement in the high-profile project centers around the proposed Henry Kinney Tunnel Top Plaza, a 115' terraced pedestrian plaza that extends over US 1, and its connection across Las Olas Blvd. to three existing plazas and the New River Waterway. The project transformed these four areas into one cohesive plaza that created a unique, iconic, destination along Las Olas Blvd. With the project being FDOT led, but funded through the City of Fort Lauderdale, Miller Legg played a large role in the collaborative efforts to meet both parties needs. Unique features included multi-colored, fluid, hardscape pattern of decorative concrete that weaves between the plazas and roadway, an iconic fountain centerpiece that doubles as an opportunity for public art, custom seatwalls throughout, and a vibrant plant palette that stands out from the rest of the US 1 and Las Olas Blvd. Corridors. Due to the pedestrian usage, most of the project is covered in hardscape. Therefore, Miller Legg utilized a system of tree cells to allow for proper plant growth and hardscape support. **Reference:** Gannett Fleming, Inc. | Naldo Gonzalez, VP | **Phone:** 786.845.9540 | **Email:** ngonzaez@gfnet.com

### City of Miami Museum Park Baywalk Phase 3, Miami, FL

Miller Legg is providing landscape architecture, civil engineering, lighting/electrical engineering, surveying, SUE, permitting and limited construction administration services for the Miami Baywalk Phase 3 Project. Permitting of the project improvements was provided through the City of Miami, Miami-Dade County and South Florida Water Management District. Funding for this project was acquired through the Florida Inland Navigational District (FIND) Grants Program. **Reference:** Nelson Cuadras, Senior Construction Manager | **Phone:** (305) 416-1254 | **Email:** ncuadras@miamigov.com





*St. John's Antigua Master Plan, Traffic Studies, and Cruise Pier Extension, St. John's, Antigua*



## TAB 9

### Sworn Statements & Affidavits



# Anti-Kickback Affidavit

## ANTI-KICKBACK AFFIDAVIT

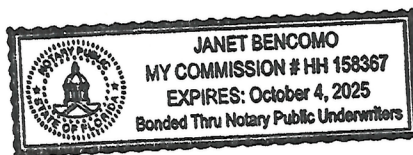
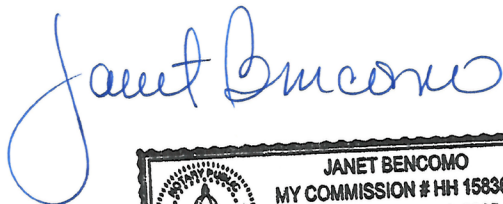
STATE OF FloridaCOUNTY OF Miami-Dade

I the undersigned hereby duly sworn, depose and say that no portion of the sum herein response will be paid to any employee 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: Bruno-Elias Ramossworn and prescribed before me this 17 day of Jan, 2021 2022

NOTARY PUBLIC, State of Florida

My commission expires:





# Non-Collusion Affidavit

## NON-COLLUSION AFFIDAVIT

STATE OF Florida


COUNTY OF Miami-Dade

I, the undersigned hereby declares that the only persons or parties interested in this Proposal are those named herein, that this Proposal is, in all respects, fair and without fraud, that it is made without collusion with any official of the Owner, and that the Proposal is made without any connection or collusion with any person submitting another Proposal on this Contract.

  
By: Bruno-Elias Ramos

Sworn and subscribed before me this

17 day of January, 2021: 2022

  
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: \_\_\_\_\_



# Sworn Statement Pursuant To Section 287.133(3)(A) Florida Statutes, On Public Entity Crimes

## **SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(A)** **FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS,

1. This sworn statement is submitted for Bruno-Elias Ramos, Principal-in-Charge  
(print individual's name and title)  
  
by BEA Architects, Inc.  
(print name of entity submitting sworn statement)  
  
whose business address is 3075 NW South River Drive, Miami, FL 33142  
  
and (if applicable) its Federal Employer Identification Number (FEIN) is  
65-1020158  
(if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement): \_\_\_\_\_
2. 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 of 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, or material misrepresentation.
3. I understand that "conviction" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 01, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
  - a. A predecessor or successor of a person convicted of a public entity crime: or
  - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members and agent who are active in the management of an

# Sworn Statement Pursuant To Section 287.133(3)(A) Florida Statutes, On Public Entity Crimes

affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment of 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.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statute 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.
6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement (indicate which statement applies).

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

☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989.

☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH ONE (1) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM



# Sworn Statement Pursuant To Section 287.133(3)(A) Florida Statutes, On Public Entity Crimes

REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR THE CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

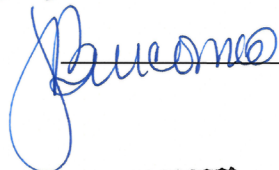
  
\_\_\_\_\_  
(SIGNATURE)

01/14/2022  
\_\_\_\_\_  
(DATE)

STATE OF Florida

COUNTY OF Miami-Dade

Bruno E. Ramos PERSONALLY APPEARED BEFORE ME, the undersigned authority  
(name of individual) who, after first being sworn by me,  
affixed his/her signature in the space provided above on this  
17 day of Jan, 2021 2022

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:



# Equal Benefits for Domestic Partners Affidavit

## EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, the undersigned hereby duly sworn, depose and say that the firm of BEA Architects, Inc.

provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses, per City of Key West Code of Ordinances Sec. 2-799.

By: 

Sworn and subscribed before me this 17 day of January 2022  
21.

NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

Janet Bencomo



# Cone of Silence Affidavit

## CONE OF SILENCE AFFIDAVIT

Pursuant to City of Key West Code of Ordinances Section 2-773 (attached below)

STATE OF Florida

COUNTY OF Miami-Dade

I the undersigned hereby duly sworn depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of BEA Architects, Inc. have read and understand the limitations and procedures regarding communications concerning City of Key West issued competitive solicitations pursuant to City of Key West Ordinance Section 2-773 Cone of Silence (attached). Sworn and subscribed before me this

31 day of January, 2021.

Janet Bencomo  
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: \_\_\_\_\_





# Cone of Silence Affidavit

## Sec. 2-773. Cone of Silence.

- (a) *Definitions.* For purposes of this section, reference to one gender shall include the other, use of the plural shall include the singular, and use of the singular shall include the plural. The following definitions apply unless the context in which the word or phrase is used requires a different definition:
- (1) *Competitive solicitation* means a formal process by the City of Key West relating to the acquisition of goods or services, which process is intended to provide an equal and open opportunity to qualified persons and entities to be selected to provide the goods or services. Competitive solicitation shall include request for proposals ("RFP"), request for qualifications ("RFQ"), request for letters of interest ("RFLI"), invitation to bid ("ITB") or any other advertised solicitation.
  - (2) *Cone of silence* means a period of time during which there is a prohibition on communication regarding a particular competitive solicitation.
  - (3) *Evaluation or selection committee* means a group of persons appointed or designated by the city to evaluate, rank, select, or make a recommendation regarding a vendor or the vendor's response to the competitive solicitation. A member of such a committee shall be deemed a city official for the purposes of subsection (c) below.
  - (4) *Vendor* means a person or entity that has entered into or that desires to enter into a contract with the City of Key West or that seeks an award from the city to provide goods, perform a service, render an opinion or advice, or make a recommendation related to a competitive solicitation for compensation or other consideration.
  - (5) *Vendor's representative* means an owner, individual, employee, partner, officer, or member of the board of directors of a vendor, or a consultant, lobbyist, or actual or potential subcontractor or sub-consultant who acts at the behest of a vendor in communicating regarding a competitive solicitation.
- (b) *Prohibited communications.* A cone of silence shall be in effect during the course of a competitive solicitation and prohibit:
- (1) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and the city's administrative staff including, but not limited to, the city manager and his or her staff;
  - (2) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and the mayor, city commissioners, or their respective staff;
  - (3) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and any member of a city evaluation and/or selection committee therefore; and
  - (4) Any communication regarding a particular competitive solicitation between the mayor, city commissioners, or their respective staff, and a member of a city evaluation and/or selection committee therefore.
- (c) *Permitted communications.* Notwithstanding the foregoing, nothing contained herein shall

# Cone of Silence Affidavit

prohibit:

- (1) Communication between members of the public who are not vendors or a vendor's representative and any city employee, official or member of the city commission;
  - (2) Communications in writing at any time with any city employee, official or member of the city commission, unless specifically prohibited by the applicable competitive solicitation.
    - (A) However, any written communication must be filed with the city clerk.  
Any city employee, official or member of the city commission receiving or making any written communication must immediately file it with the city clerk.
    - (B) The city clerk shall include all written communication as part of the agenda item when publishing information related to a particular competitive solicitation;
  - (3) Oral communications at duly noticed pre-bid conferences;
  - (4) Oral presentations before publicly noticed evaluation and/or selection committees;
  - (5) Contract discussions during any duly noticed public meeting;
  - (6) Public presentations made to the city commission or advisory body thereof during any duly noticed public meeting;
  - (7) Contract negotiations with city staff following the award of a competitive solicitation by the city commission; or
  - (8) Purchases exempt from the competitive process pursuant to [section 2-797](#) of these Code of Ordinances;
- (d) *Procedure.*
- (1) The cone of silence shall be imposed upon each competitive solicitation at the time of public notice of such solicitation as provided by [section 2-826](#) of this Code. Public notice of the cone of silence shall be included in the notice of the competitive solicitation. The city manager shall issue a written notice of the release of each competitive solicitation to the affected departments, with a copy thereof to each commission member, and shall include in any public solicitation for goods and services a statement disclosing the requirements of this ordinance.
  - (2) The cone of silence shall terminate at the time the city commission or other authorized body makes final award or gives final approval of a contract, rejects all bids or responses to the competitive solicitation or takes other action which ends the competitive solicitation.
  - (3) Any city employee, official or member of the city commission that is approached concerning a competitive solicitation while the cone of silence is in effect shall notify such individual of the prohibitions contained in this section. While the cone of silence is in effect, any city employee, official or member of the city commission who is the recipient of any oral communication by a potential vendor or vendor's representative in violation of this section shall create a written record of the event. The record shall indicate the date of such communication, the persons with whom such communication occurred, and a general summation of the communication.

# Cone of Silence Affidavit

(e) *Violations/penalties and procedures.*

- (1) A sworn complaint alleging a violation of this ordinance may be filed with the city attorney's office. In each such instance, an initial investigation shall be performed to determine the existence of a violation. If a violation is found to exist, the penalties and process shall be as provided in section 1-15 of this Code.
- (2) In addition to the penalties described herein and otherwise provided by law, a violation of this ordinance shall render the competitive solicitation void at the discretion of the city commission.
- (3) Any person who violates a provision of this section shall be prohibited from serving on a City of Key West advisory board, evaluation and/or selection committee.
- (4) In addition to any other penalty provided by law, violation of any provision of this ordinance by a City of Key West employee shall subject said employee to disciplinary action up to and including dismissal.
- (5) If a vendor is determined to have violated the provisions of this section on two more occasions it shall constitute evidence under City Code section 2-834 that the vendor is not properly qualified to carry out the obligations or to complete the work contemplated by any new competitive solicitation. The city's purchasing agent shall also commence any available debarment from city work proceeding that may be available upon a finding of two or more violations by a vendor of this section. (*Ord. No. 13-11, § 1, 6-18-2013*)



# City of Key West Indemnification Form

## CITY OF KEY WEST INDEMNIFICATION FORM

PROPOSER agrees to protect, defend, indemnify, save and hold harmless The City of Key West, all its Departments, Agencies, Boards, Commissions, officers, City's Consultant, agents, servants and employees, including volunteers, from and against any and all claims, debts, demands, expense and liability arising out of injury or death to any person or the damage, loss or destruction of any property which may occur or in any way grow out of any act or omission of the PROPOSER, its agents, servants, and employees, or any and all costs, expense and/or attorney fees incurred by the City as a result of any claim, demands, and/or causes of action except of those claims, demands, and/or causes of action arising out of the negligence of The City of Key West, all its Departments, Agencies, Boards, Commissions, officers, agents, servants and employees. The PROPOSER agrees to investigate, handle, respond to, provide defense for and defend any such claims, demand, or suit at its sole expense and agrees to bear all other costs and expenses related thereto, even if it (claims, etc.) is groundless, false or fraudulent. The City of Key West does not waive any of its sovereign immunity rights, including but not limited to, those expressed in Section 768.28, Florida Statutes.

These indemnifications shall survive the term of this agreement. In the event that any action or proceeding is brought against the City of Key West by reason of such claim or demand, PROPOSER shall, upon written notice from the City of Key West, resist and defend such action or proceeding by counsel satisfactory to the City of Key West.

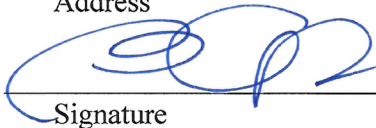
The indemnification provided above shall obligate PROPOSER to defend at its own expense to and through appellate, supplemental or bankruptcy proceeding, or to provide for such defense, at the City of Key West's option, any and all claims of liability and all suits and actions of every name and description covered above which may be brought against the City of Key West whether performed by PROPOSER, or persons employed or utilized by PROPOSER.

The PROPOSER's obligation under this provision shall not be limited in any way by the agreed upon Contract Price as shown in this agreement, or the PROPOSER's limit of or lack of sufficient insurance protection.

PROPOSER: BEA Architects, Inc.

3075 NW South River Drive, Miami, FL 33142

Address



Signature

Bruno-Elias Ramos

Print Name

Principal-in-Charge

Title

COMPANY SEAL



01/14/2022

Date

# City of Key West Indemnification Form

NOTARY FOR THE PROPOSER

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 17 day of Jan, 2022. By Bruno E. Ramos  
 of \_\_\_\_\_ (Name of officer or agent, title of officer or agent)  
 \_\_\_\_\_ (Name of corporation acknowledging)

or has produced \_\_\_\_\_ as identification.

Janet Bencomo  
 Signature of Notary



Return Completed form with

\_\_\_\_\_  
 Print, Type or Stamp Name of Notary

Supporting documents to: City of Key West Purchasing

\_\_\_\_\_  
 Title or Rank

# Vendor Certification Regarding Scrutinized Companies Lists

## VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS

Respondent Vendor Name: BEA Architects, Inc.  
 Vendor FEIN: 65-1020158  
 Vendor's Authorized Representative Name and Title: Bruno-Elias Ramos, Principal-in-Charge  
 Address: 3075 NW South River Drive  
 City: Miami State: Florida Zip: 33142  
 Phone Number: (305) 461-2053  
 Email Address: beamarketing@beai.com

SECTION 287.135(2)(A), FLORIDA STATUTES, PROHIBITS A COMPANY FROM BIDDING ON, SUBMITTING A PROPOSAL FOR, OR ENTERING INTO OR RENEWING A CONTRACT FOR GOODS OR SERVICES OF ANY AMOUNT IF, AT THE TIME OF CONTRACTING OR RENEWAL, THE COMPANY IS ON THE SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST, CREATED PURSUANT TO SECTION 215.4725, FLORIDA STATUTES, OR IS ENGAGED IN A BOYCOTT OF ISRAEL. SECTION 287.135(2)(B), FLORIDA STATUTES, FURTHER PROHIBITS A COMPANY FROM BIDDING ON, SUBMITTING A PROPOSAL FOR, OR ENTERING INTO OR RENEWING A CONTRACT FOR GOODS OR SERVICES OVER ONE MILLION DOLLARS (\$1,000,000) IF, AT THE TIME OF CONTRACTING OR RENEWAL, THE COMPANY IS ON EITHER THE SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR THE SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST, BOTH CREATED PURSUANT TO SECTION 215.473, FLORIDA STATUTES, OR THE COMPANY IS ENGAGED IN BUSINESS OPERATIONS IN CUBA OR SYRIA.

AS THE PERSON AUTHORIZED TO SIGN ON BEHALF OF RESPONDENT, I HEREBY CERTIFY THAT THE COMPANY IDENTIFIED ABOVE IN THE SECTION ENTITLED "RESPONDENT VENDOR NAME" IS NOT LISTED ON EITHER THE SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST, SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR THE SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST I UNDERSTAND THAT PURSUANT TO SECTION 287.135, FLORIDA STATUTES, THE SUBMISSION OF A FALSE CERTIFICATION MAY SUBJECT SUCH COMPANY TO CIVIL PENALTIES, ATTORNEY'S FEES, AND/OR COSTS AND TERMINATION OF THE CONTRACT AT THE OPTION OF THE AWARDING GOVERNMENTAL ENTITY.

CERTIFIED BY: Bruno-Elias Ramos Principal-in-Charge,  
*PRINT NAME* *PRINT TITLE*

WHO IS AUTHORIZED TO SIGN ON BEHALF OF THE ABOVE REFERENCED COMPANY.

Authorized Signature: 



# Acknowledge Receipt & Acceptance of Addenda



**City of Key West**  
1300 White Street  
Key West, FL  
33040

## **ADDENDUM NO. 1**

### **Sunset Celebration/Mallory Square Master Plan RFQ # 22-002**

This addendum is issued as supplemental information to the bid package for clarification of certain matters of both a general and a technical nature.

#### **QUESTIONS/ CLARIFICATIONS:**

1. Can an Architectural Firm prime this project? Or can both Landscape Architectural firms and Architectural Firms prime this?

Response - Both architectural firms and landscape architectural firms can serve as prime contractor. An architectural firm with a strong landscape architect on the team would likely score higher than an architectural firm that does not identify a landscape architect on their team.

2. Do we have to submit an application for the City of Key West Business Tax Receipt before submitting a proposal? Or is this something that the selected firm will obtain after being awarded?

Response -The City of Key West Business Tax Receipt may be obtained after a firm is selected.

3. Was there an Architectural firm involved in creating the Community Vision Plan? If so, can you please let us know who was that firm and will they be precluded from pursuing this project?

Response - No, there was not an Architectural firm involved in creating the Community Vision Plan. It was facilitated by City of Key West Planning Department staff and input was made by City of Key West residents.

4. Also, we would like to attend the mandatory pre-bid meeting via Zoom. Could you please send us the invite?

Response - Join Zoom Meeting

<https://cityofkeywest-fl-gov.zoom.us/j/84465958507?pwd=V0Jzd3c3RG9LNndScVB5QnNla1BZZz09>

Meeting ID: 844 6595 8507

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Passcode: 326516

One tap mobile

+16465588656,,84465958507#,,,,\*326516# US (New York)

+13017158592,,84465958507#,,,,\*326516# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 844 6595 8507

Passcode: 326516

5. Will tabs and table of content count towards the page limit?  
Response - Tabs and table of contents will not count towards the total.
6. Can the proposal be in 11 x 17 landscape format?  
Response - Proposed site plans can be presented in 11 x 17 landscape format.

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



Signature

BEA Architects, Inc.

Name of Business

# Acknowledge Receipt & Acceptance of Addenda



**City of Key West**  
1300 White Street  
Key West, FL  
33040

## **ADDENDUM NO. 2**

**Sunset Celebration/Mallory Square  
Master Plan  
RFQ # 22-002**

This addendum is issued as supplemental information to the bid package for clarification of certain matters of both a general and a technical nature.

### **QUESTIONS/ CLARIFICATIONS:**

1. How Many firms will be selected?

Response - The final selection will be for a single consultant team.

2. Can you please provide the overall budget for this project?

Response - The City does not yet have a budget for this project.

3. In addition to my previous questions and considering addendum #1 item #6, please clarify if we can present our proposal book in 11x17 landscape format or only for the proposed site plans? Please clarify.

Response - Only proposed site plans should be submitted in 11x17.

4. We are confused by Answer #6, as it states that "*Proposed site plans can be presented in 11 x 17 landscape format*". However, the RFQ does not require for proposals to submit proposed site plans. Please confirm if the City will like the Qualifications Proposal to include a site plan.

Response - Proposals do NOT require a site plan; responses will be evaluated per Exhibit B: Submitter Ranking Form.

5. RK&K is researching RFQ #22-002 Sunset Celebration/Mallory Square Master Plan. Page 5 (Section B.2) references the Duval Revitalization and Resiliency Plan. Can you provide a link to this plan?

Response - The Duval Revitalization and Resiliency Plan has not yet been drafted; the City will release an RFQ to identify a consultant to assist the City to initiate this project in early 2022.



# Acknowledge Receipt & Acceptance of Addenda

All Bidders shall acknowledge receipt and acceptance of this **Addendum No. 2** by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.



Signature

BEA Architects, Inc.

Name of Business

# Acknowledge Receipt & Acceptance of Addenda



**City of Key West**  
1300 White Street  
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33040

## **ADDENDUM NO. 3**

**Sunset Celebration/Mallory Square  
Master Plan  
RFQ # 22-002**

This addendum is issued as supplemental information to the bid package for clarification of certain matters of both a general and a technical nature.

### **QUESTIONS/ CLARIFICATIONS:**

1. Would you mind confirming if the cover, back covers, table of contents, and dividers pages between sections are outside the proposal page limitation (15 double-sided pages (30 single)?)

Response - The cover, back covers, table of contents, and dividers pages between sections are not counted against the proposal page limitation; pages that include substantive copy only would count toward the limitation.

2. Answer 1 from Addendum No. 1 says "Both architectural firms and landscape architectural firms can serve as prime contractor. An architectural firm with a strong landscape architect on the team would likely score higher than an architectural firm that does not identify a landscape architect on their team."

However, the Selection Criteria from Exhibit B says that teams will be evaluated based on "Landscape architecture design experience specific to South Florida and the Florida Keys region" and "Landscape architecture design experience specific to oceanfront sites". As an Architectural firm, we do not provide Landscape services in-house, so we will have to get a subconsultant to cover the landscape scope. So for the previous mentioned criteria, will we be evaluated based on the Landscape Sub's experience? OR based on the Prime experience even though we are not a Landscape Architectural firm? Does these two criteria have to be met by the Prime?

Response - Yes, you will be ranked based on the landscape architect subconsultant's experience for those criteria that deal directly with landscape architecture. It is advisable to also include your architectural experience associated with the scoring criteria as both of these types of professional services are needed, as outlined in the RFQ.

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All Bidders shall acknowledge receipt and acceptance of this **Addendum No. 3** by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.



Signature

BEA Architects, Inc.

Name of Business



# Acknowledge Receipt & Acceptance of Addenda



**City of Key West**  
1300 White Street  
Key West, FL  
33040

## **ADDENDUM NO. 4**

### **Sunset Celebration/Mallory Square Master Plan RFQ # 22-002**

This addendum is issued as supplemental information to the bid package for clarification of certain matters of both a general and a technical nature.

#### **QUESTIONS/ CLARIFICATIONS:**

1. Page 11 of the RFQ, Section C.13 "Response Content" – are resumes included in the 15 double (30 single) sided page count?

Response - Yes

2. Please provide a list of the 11 city owned properties as mentioned in the RFQ

Response - There are eleven city owned parcels within the Mallory Square and surrounding area. Mallory Square is surrounded by eleven (11) historic buildings owned by the City as stated on page one (1) of Addendum A "Sunset Celebration at Mallory Square: A Community Vision Plan".

Sponge Market (ca. 1850)  
Old KW Chamber of Commerce (ca. 1850)  
Waterfront Playhouse (ca. 1850)  
Two stone cisterns (ca. 1870)  
Meson de Pepe (ca. 1879)  
Hospitality House (ca. 1886)  
Key West Art Center (ca. 1906)  
Two Cable Huts (ca. 1921 & 1932)  
Key West Aquarium (ca. 1933)

3. Please provide details of the TDC grant and any specific requirements of eligible elements e.g. must shade structures be sails?

Response - Please see the attached TDC Grant Award Agreement, and the TDC capital funding application for the sunshades. The sunshades pictured in Exhibit J are sample shade structures and placement of the shades shown in Exhibits C & J is what was

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originally submitted to TDC. Both may be modified upon consent and approval from TDC to reflect the overall design concepts for this public square, in accordance with the selected firm's approved vision and public input as captured in Addendum A, and through future public meetings.

The shade structures do not have to be sails; for specific requirements of eligible grant elements, please refer to Exhibit A, Segment #2, of the Grant Award Agreement. These are the elements the City must provide to comply with the grant.

4. Is there any information that can be forwarded regarding the Duval Street Renovation project?

Response - The Duval Street project is indirectly related to this project but is more complex. An RFP will be released for the Duval project in winter/spring 2022. The City expects the Sunset Celebration/Mallory Square project to progress more quickly than the Duval corridor work.

5. What is the maximum size of cruise ships that can dock at Mallory Square and max. passenger count?

Response – The maximum length of a cruise ship docking at Mallory Square is 664 feet. City of Key West Charter Section 1.09, "Limit on number of persons disembarking from cruise ships" states, "The number of persons disembarking from cruise ships shall be limited to a total of not more than 1,500 persons per day at any and all public and privately owned or leased property located within the municipal boundary of the City of Key West." However, subsequent state legislation (Section 311.25, Florida Statutes) caused this charter language to have no legal effect. The City of Key West is studying enactment of local ordinances to reflect environmental concerns of voters.

6. What is the status of the citywide Climate Change Plan? Can the City forward any information about what is or will be adopted?

Response - The City's Climate Action Plan was passed in 2009 and will be uploaded separately.

Climate Related projects we are working on today that may or may not be adopted include:

Fertilizer Reduction Ordinance

Water Supply Plan: Mandating Water Efficiency fixtures and Irrigation Schedules

Post Disaster Recovery and Reconstruction Plan:

Tree Canopy Plan along the Crosstown Greenway

Water Quality Protection Plan

Home Elevation Workshops

Transit on Demand

Ten Year Energy Plan

Ten Year Transportation Plan

Pilot Composting Program

The City's Adaptation Plan will begin this calendar year and will involve a 10 year budget of intended projects. Nothing is known at this time about what will or will not be adopted.

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7. What was the FEMA designation change in the flood zone for Mallory Square?

Response – Please see the attached FEMA Letter(s) of Map Revision; these only affect a small portion of the square. Please also see the attached map of FEMA special flood areas.

8. Pursuant to the pre-proposal meeting, please forward existing survey information

Response – The successful proposer will be responsible for obtaining a current survey.

9. Any consideration given to reducing or relocating the parking off of Mallory Square?

Response - The City is willing to consider creative opportunities associated with this property and will be rezoning these properties. Mobility and transportation solutions must be addressed to ensure access to this iconic historic square and surrounding amenities.

10. Please provide a list of attendees and firms at the Pre-proposal Meeting on January 6.

Response – The list of attendees is available on DemandStar.

11. Can a firm prime and be a subconsultant in other teams?

Response - With respect to this particular bid and based on the limited facts provided, this would be fine as long as there is no collusion.

12. All City-owned parcel IDs associated with Mallory Square:

Response: Parcel ID 00000170-000000 402 Wall Street





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Parcel ID 00072082-001100 Wall Street (Cable Hut West)

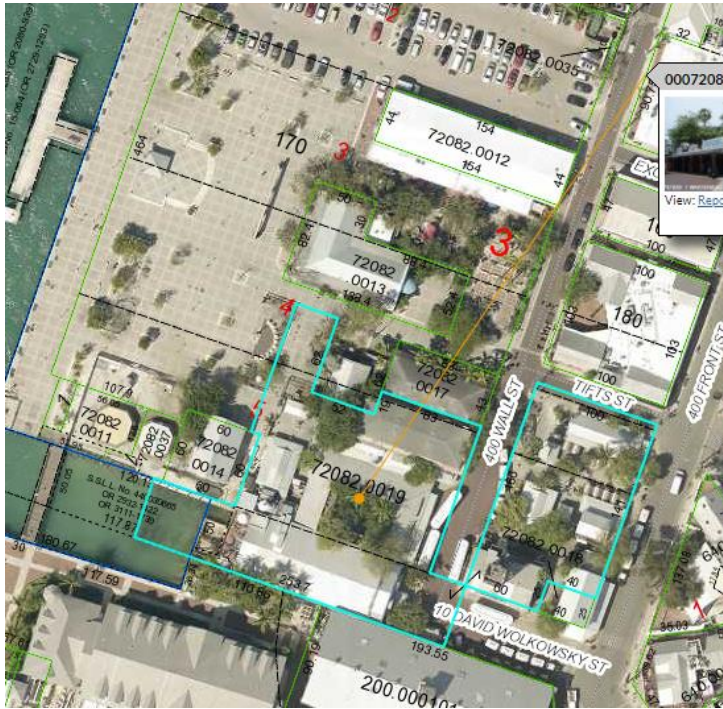


Parcel ID 00072082-001400 Wall Street (Hospitality House)

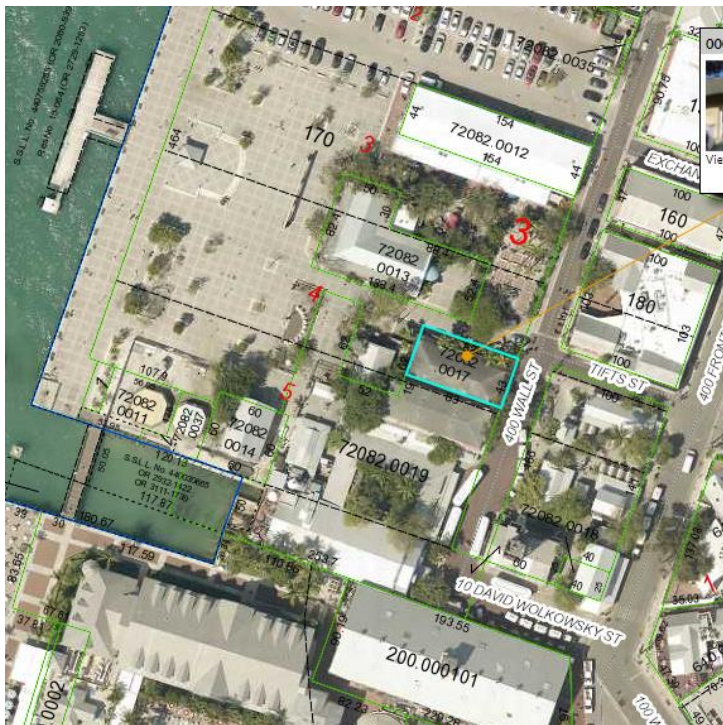


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Parcel ID 00072082-001900 1 Whitehead Street



Parcel ID 00072082-001700 402 Wall Street (Old Chamber of Commerce)





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Parcel ID 00072082-001200 420 Wall Street (Meson de Pepe)



Parcel ID 00072082-001800 301 Front Street (Key West Art Center)





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Parcel ID 0072082-003500 410 Wall Street (ramp to common refuse area)



13. All elevation certificates and surveys associated with these properties:

Response – The selected firm(s) should seek surveys and elevation certificates for these properties.

14. If we anticipate federal funding would it require Section 106 or NEPA input?

Response – The City has not submitted for federal grants for this specific project. If federal grants are involved and there is a requirement for Section 106 or NEPA review, this needs to be fulfilled. The City has a good standing as a CLG and staff will assist in any Section 106 and NEPA review, if needed.

15. Publish the TDC grant award letters:

Response - Please see the attached TDC Grant Award Agreement, and the TDC capital funding application for the sunshades. The sunshades pictured in Exhibit J are sample shade structures and placement of the shades shown in Exhibits C & J is what was originally submitted to TDC. Both may be modified upon consent and approval from TDC to reflect the overall design concepts for this public square, in accordance with the selected firm's approved vision and public input as captured in Addendum A, and through future public meetings.

The shade structures do not have to be sails; for specific requirements of eligible grant elements, please refer to Exhibit A, Segment #2, of the Grant Award Agreement. These are the elements the City must provide to comply with the grant.

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16. By when will the questions that were asked in the mandatory meeting be released?

Response – January 21, 2022

17. Can you please release the list of attendees from the mandatory pre-bid meeting?

Response - Yes please see previously released addendum.

Could you please answer the following question for the Sasaki team?

18. C. 13-9, Exhibit A:

On two of the required affidavits (Anti-kickback Affidavit and Non-collusion Affidavit), there is a line that specifies a notary in the state of Florida. Can these forms be completed with a notary from a different state?

Response – Yes

19. C 13-6

Additionally, could you please confirm if there is an M/W/DBE requirement for the team?

Response - Please reference Exhibit D: Procurement Requirements: 2 CFR 200

20. Please clarify: “respondent is required to obtain and maintain a City of Key West Business Tax Receipt for the duration of the project.” Does this mean we will all need to get a City business tax license? For all sub-consultants or just prime? What does the license cost per year?

Response - Yes, prime and sub firms need to obtain and maintain a City of Key West BTR, however, if you are a state licensed contractor, you would register with the City at no cost. Otherwise you would pay a business tax, for example, architecture licenses with the City cost \$341 per year. These fees increase by 5% in July 2022.

21. Page #23 of the RFQ; Proposer agrees to indemnify City, etc for acts or omissions by proposer for the duration of the agreement, And “shall service the term of this agreement “ Meaning what? For how long after the contract is completed? Is the City willing to pay for additional insured coverage on the policies for the following years after the completion of the job for prime, and/or for subs?

Response –

The selected firm(s) should have insurance that covers them while they are on the job. In general, if the City gets sued for an incident that occurred during that time frame in which the selected firm(s) were completing their work as set out in the RFQ but, for example, the City does not receive a claim for this incident until a year or two after the job/services have been completed, their insurance should still cover the incident since it occurred during the time in which they were completing their work. The selected firm(s) should consult with their insurance carrier if more specific information is needed. Also, the City does not pay for additional insured coverage in this instance.

# Acknowledge Receipt & Acceptance of Addenda

All Bidders shall acknowledge receipt and acceptance of this **Addendum No. 4** by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.



\_\_\_\_\_  
Signature

BEA Architects, Inc.

\_\_\_\_\_  
Name of Business





**RFQ #22-002**  
**Sunset Celebration/ Mallory Square Master Plan**



**City of Key West**  
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Key West, Florida 33040

