



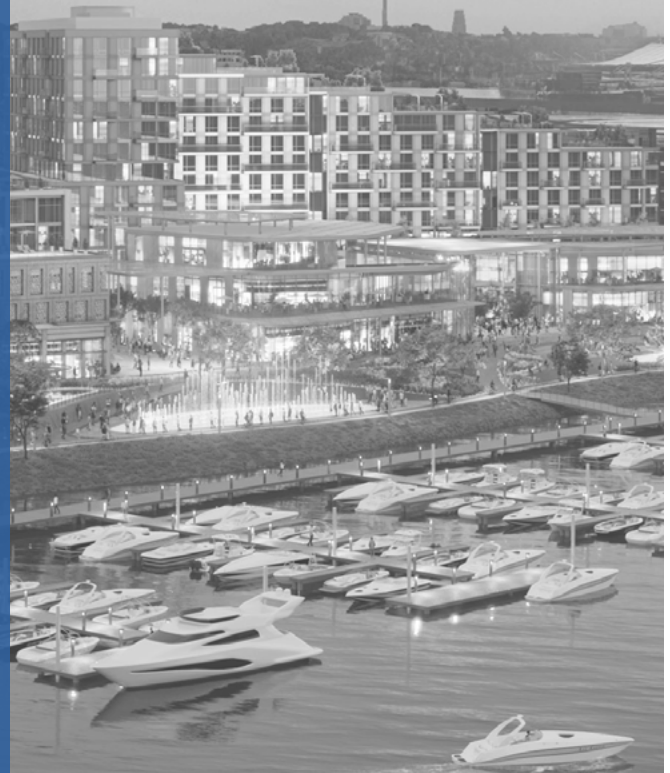
WWW.AE7.COM
10752 DEERWOOD PARK BOULEVARD, SUITE 100
JACKSONVILLE, FL 32256
TELEPHONE: +1 786.329.2829
E-MAIL: JEFF.WETZEL@AE7.COM

Proposal.

Qualifications for Sunset Celebration/Mallory Square
Master Plan, RFQ #22-002

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

02.02.2022



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



City of Key West Mallory Square Master Plan

Dear City of Key West team,

At AE7, we firmly believe that finding solutions that deliver a client's vision is the true measure of success, whether that client is an entity or a community. As a team, we have contributed significantly to shaping successful mixed-use/waterfront developments and now seek to apply our experience and knowledge to provide the City of Key West with a plan to bring new life to Mallory Square.

Our team understands the methodologies for transforming once-iconic historic locales into the very heart and soul of the community...and does so with an eye towards bettering the resident and visitor experience. Our strategies for reviving the area are simple yet inclusive: Program, Place, and People. They are discussed and further illustrated in our proposal. We hope to start the discussion on how we can exceed the City's aspirations in creating a vision for the redevelopment of Mallory Square.

I will serve as a Project Manager and primary point-of-contact for the City. Supported by Philip Wilkinson and John Kim, our team has experience in planning and designing destination developments that wow and attract, nationally and globally. Our consultant team has further been established to deliver a comprehensive planning solution to the City of Key West. They bring local experience as well as a unique perspective of their disciplines in the development of master plans.

Should you have any questions about our qualifications, please contact me via phone at 786.329.2829 or email at jeff.wetzel@ae7.com. I look forward to learning more about your vision and goals and discovering how our expertise can bring them to life.

A handwritten signature in black ink, appearing to read 'Jeff Wetzel'.

Jeff Wetzel, AIA, NCARB
Principal

b. TABLE OF CONTEXT

	Cover Letter	2
	<hr/>	
01	Information Page	4
	<hr/>	
02	Organization Chart	6
	<hr/>	
03	Company Information	8
	<hr/>	
04	Methodology and Approach	11
	<hr/>	
05	Personnel	16
	<hr/>	
06	Qualifications	26
	<hr/>	
07	Representative Experience and Client References	28
	<hr/>	
08	Sworn Statements and Affidavits	38

01

INFORMATION PAGE

2014

YEAR ESTABLISHED

#39

US LARGEST AE FIRMS

375+

EMPLOYEES
WORLDWIDE

35+

EMPLOYEES IN THE
U.S.

10

OFFICES

\$5.3B

UNDER
CONSTRUCTION

Contact:

Jeff Wetzel, AIA, NCARB
Principal
10752 Deerwood Park
Boulevard, Suite 100
Jacksonville, FL 32256
786.329.2829
jeff.wetzel@ae7.com

01.1 ABOUT AE7

AE7 will be the Prime Consultant leading the design of the Mallory Square Master Plan. At AE7, we create destination developments that draw people in, invite them to stay, and encourage them to return. Utilizing principles of placemaking, our designs are well-balanced and holistic. They foster socially and economically sustainable elements and create public spaces that promote health, happiness, and wellbeing.

**We believe in “The Experience.”
Visionary. Memorable. Resilient.**

AE7 is a multi-disciplinary firm that believes in a holistic approach to design and the transformational power of architecture to create thoughtful and meaningful solutions in the built environment. Our team thrives in developing focal points within communities, as well as planning communities that become destinations themselves.

As a studio, we are a collective group of architects, interior designers, planners, and project managers who seek integrated design solutions and creative problem-solving strategies that address the challenges and opportunities of each project.

AE7 service offerings range from the inception and planning stages of the project through construction completion. We help clients bring the entire project vision to life, as well

as achieve individual milestones crucial to the success of their project.

Over 70% of AE7’s portfolio consists of master-planned developments of all scales, sizes, complexities and locations from around the globe. We have a strong history of delivering comprehensive, well thought out visions for the future of these developments. Many of these master plans and developments utilize natural and man made bodies of water as a key focal point of the development and integrate these elements into the overall master plan design concept which would be similar to the opportunities available at Mallory Square. Our designated team will be able to assimilate all of the goals and objectives of the Mallory Square renovation and be able to provide the essential services and deliverables that Key West needs for this project.

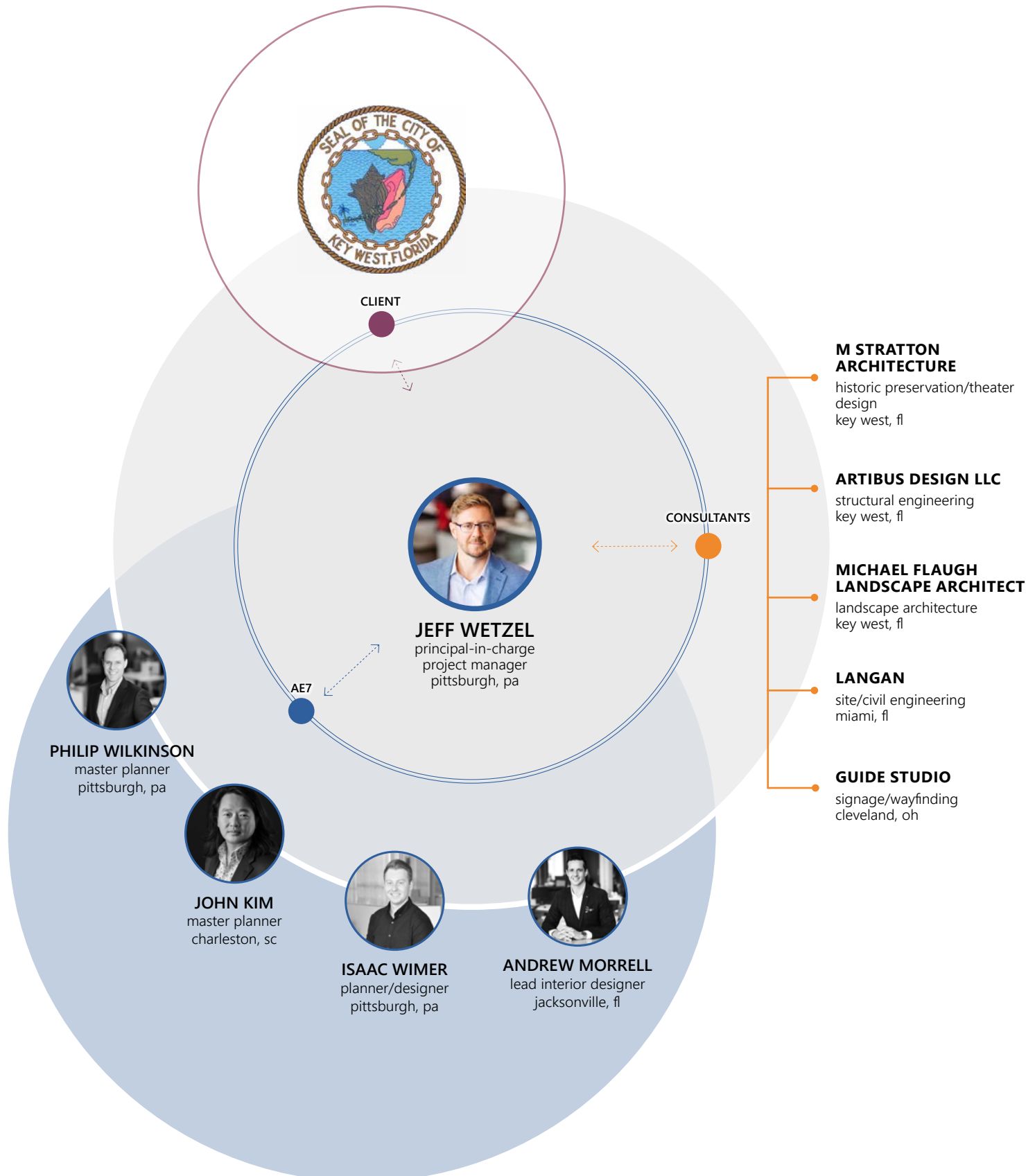


AE7 Pittsburgh team

02

ORGANIZATION CHART

02.1 TEAM ORGANIZATION CHART



03

COMPANY INFORMATION

03.1 AE7 OVERVIEW AND EXPERIENCE



Our knowledge and experience is the backbone of our commitment to design excellence on all of our projects. Strategic thinking and creative vision are the foundation and framework for our project realization.

Our team thrives at a wide range of scale and scope, from developing authentic gathering places in a local neighborhood to creating innovative visions for communities that become destinations themselves.

The Pittsburgh team, which will be the office responsible for this project, is heavily involved in the company's design of cities and mixed-use developments worldwide. Our culture emphasizes

responsiveness, innovative solutions and collaboration. AE7 service offerings range from the inception and planning stages of the project through construction completion.

We help clients bring the entire project vision to life, as well as achieve individual milestones crucial to the success of their project.

03.2 OUR TEAM PARTNERS

M STRATTON ARCHITECTURE



Historic Preservation & Theater Design

M. Stratton Architecture is a progressive architectural firm headquartered in Key West, Florida. Matthew Stratton has over 30 years of professional experience and an expansive portfolio that includes residential design, historic preservation, restoration and renovation, hospitality, theater renovation and interior design. Matthew creates innovative and distinctive solutions for living, working and being. He has had published works in Architectural Digest and Coastal Living magazines and has been the recipient of numerous design awards.

ARTIBUS DESIGN LLC



Structural Engineering

Artibus Design is a full service engineering and planning firm dedicated to delivering exceptional service. They are a one stop destination for all engineering needs. Their experience in high velocity hurricane zone (HVHZ) design and flood resistant construction ensure that their buildings are built to last.

MICHAEL FLAUGH LANDSCAPE ARCHITECT



Landscape Architecture

MFLA is a boutique landscape architecture firm that has enjoyed over 30 years of experience in South Florida. While small, they are agile, responsive, and passionate. They have developed great working relationships with local engineers, surveyors, architects, and contractors. Their ability to coordinate and collaborate allows them to handle any size project. They have offices in Stuart and Islamorada, allowing them to be responsive and effective with regard to site visits and meetings.

LANGAN



Site/Civil Engineering

Founded in 1970, Langan employs more than 1,300 professionals. They provide an integrated mix of engineering and environmental consulting services in support of land development projects, corporate real estate portfolios, and the energy industry. Their clients include developers, property owners, colleges & universities, public agencies, corporations, institutions, and energy companies around the world.

GUIDE STUDIO



Signage & Wayfinding

Guide Studio helps municipal governments and place-based organizations develop brand, wayfinding, and communication tools to engage people — helping these organizations strengthen pride and attract investment in their communities. When they approach any project, they consider the opportunities each person has to engage with their place. They help clients create the image they want and provide the tools that ensure their brand is positively and appropriately represented in each interaction — from the first visit to their website to the moment people walk through their streets and any communication that follows.

04

METHODOLOGY & APPROACH

04.1 Methodology & Approach

INTRODUCTION

AE7 can leverage our breadth of experience for the City of Key West.

Mallory Square is a one-of-a-kind Key West only experience, rooted in history but uniquely modern in the way it brings all types of people together. This shared experience of “feeling” and seeing the sun set is just as important as the cultural experience of meeting one another, enjoying entertainment, interacting with art and performers, and celebrating life by the sea.

The Sun, People and Culture are the underpinnings of what makes the square resonate as a destination and will make the square a better, more inclusive destination well into the future. To complement the underutilized square, we believe the fun, festive atmosphere can be expanded into a world class destination all throughout the day, one that feels intimate but at the same time can accommodate large events. Adding new and better organized programmatic uses such as open-air markets, educational venues, water sports or access points, food, drink, outdoor theater and music can celebrate Sun, People and Culture to create the new Mallory Square.

We believe this new version of Mallory Square will respect the past while adding new uses and experiences. It will connect Mallory Square to the rest of the island, all while treading lightly on the natural environment to create a low-carbon footprint destination.

With our holistic approach and our unique perspective towards crafting truly inviting mixed-use communities, we firmly believe that our leadership in the Mallory Square Master Plan will provide a transformative solution for the City of Key West. We believe in visionary solutions that inspire, but solutions that are also practical so the vision can become reality.

We look forward to collaborating with you on the future of Mallory Square.

METHODOLOGY & APPROACH

AE7 is an international planning and design firm that focuses on integrating best practices to ensure that communities are connected and thriving. By utilizing qualities of placemaking we evaluate each facet of the planning process and keep our vision towards the user experience. We create successful developments that are distinctive communities.

Our designs provide a well-balanced holistic approach to fostering socially and economically sustainable projects that cultivate outcomes beyond their initial aspirations.

Our team understands the methodologies for transforming underutilized assets into vibrant contributing amenities that become the heart and soul of the community. Our approach to reviving Mallory Square is simple yet inclusive: **Program, Place and People.** Our design and consensus building approach is implemented with an eye towards bettering the area for the Key West residents, the businesses surrounding the Square as well as the visitor experience whether by foot, vehicle, or boat.

TEAM

We have assembled a team of qualified consultants that can accomplish all of the deliverables that the City of Key West has outlined in the Request for Qualifications. The following outlines our team and the key roles each will bring to the project:

AE7

AE7 will be the lead master planning, architecture and interiors consultant. We will serve as the overall project



Mallory Square, Key West, FL

coordinator and point of contact for the City of Key West throughout the duration of the project. Projects such as this are multifaceted with stakeholders, goals, schedules and budgets. Our leadership will guide the project through a strategic 5 step process that organizes, manages and brings overall consensus to the project.

ANALYSIS STAGE

The Analysis Stage facilitates the project launch and kick-off sessions with key stakeholders, residential / business community and consultants to ensure the goals and direction of the project are established and adhered to. This stage will focus on data gathering, creation of a project workplan and highlighting strategic aspirations and expectations.

ASSESSMENT STAGE

This stage involves managing the facilitation of workshop sessions to review overall project data and build consensus with identified key stakeholders. SWOT Analysis will be utilized to identify project option Strengths, Weaknesses, Opportunities and Threats. Benchmarking, relevant precedents and case studies will be utilized to establish overall vision and strategy for the project.

Jeffrey Wetzel, Principal-in-Charge and Project Manager, will facilitate community outreach and consensus building. He has spent the past 12 years working with a variety of community groups, city authorities and non-profits to facilitate public hearings and charettes in order to build consensus among diverse groups of people and organizations.

VISIONING STAGE

Through the managing process and facilitating review sessions with Stakeholders, a framework for the redevelopment master plan will be formed. During this stage the team will prepare a variety of concept and design options to explore and evaluate. This will involve all aspects of the project scope to ensure that all of the components work harmoniously together. The team deliverables will use a variety of graphics and 3-dimensional studies to ensure that all aspects of the conceptual designs are understood.

PLANNING STAGE

Incorporating feedback from Stakeholder reviews, we will integrate responses into an overall project redevelopment master plan. The overall document will address the land use framework, circulation & mobility, public realm and amenities, wayfinding & signage, theater expansion, shade structures, landscaping of softscape / hardscape, etc. Cost estimates are determined so that the overall project development and scope can be synthesized.

SUBMITTAL STAGE

The submittal stage involves the final process and facilitating final presentations with the City of Key West officials for each authorities review and adoption / approval. This stage will also provide overall construction documents for projects such as the theater, shade structures and public restrooms. The community outreach process would finalize with overall final presentation to the public with overall final master plan and future project milestones as the project moves into permitting and construction phases.

The following offers some brief background information about each subconsultant on the team and the role that they will take in the master planning and construction documentation process.

M Stratton Architecture

Led by Matthew Stratton, M Stratton Architecture is a local architecture firm in Key West. Matthew will provide a strong skill set of historic preservation, restoration and renovation to the team. He has an intimate knowledge and understanding of the Waterfront Playhouse Theater as he has worked on this historic structure in the past as well. He is key in his knowledge and understanding of this important structure.

Artibus Design

Serge Mashtakov is President of Artibus Design and will act as the main point of contact. He is a local Engineer in Key West and provides full service engineering. Artibus will specifically focus on the structural engineering needs of the project which would include the built architecture and shade structures of the project scope.

Michael Flaugh Landscape Architect

Mike Flaugh, President of MFLA, is a local landscape architect in Key West. He will be providing the Landscape Architectural services for the project and has vast experience with the native species and local materials of South Florida and specifically the Keys.

Langan

Leonardo Rodriguez is a Site Engineer that will oversee his team for the civil engineering needs of the project from Langan's Miami office location. Langan's civil engineering scope will cover utility needs, stormwater, site lighting, site engineering, etc.

Guide Studio

Guide studio will be providing the wayfinding and signage scope of work. AE7 has worked with them on several projects, including open-ended contracts with the City of Pittsburgh and Housing Authority of the City of Pittsburgh, as well as East Liberty Centre, a 6-story retail/office facility. Their services also include Place Branding, implementation and engagement planning as a part of their overall wayfinding strategy.

05

PERSONNEL

05.1 AE7 TEAM RESUMES



Jeff Wetzel

AIA, NCARB

Firm Position: Principal

Project Position: Project Manager



Jeff is a Principal and on the Board of Directors of AE7. He is responsible for the day-to-day management of the Pittsburgh operations. Jeff has built his career on a variety of project types including mixed-use, destination developments, community planning & development, education, hi-tech, and healthcare. He has been strategic in the overall growth and development of AE7 with his ability to manage complex projects, make sound timely decisions and supervise a multitude of design professionals and building typologies.

RELEVANT PROJECTS:

Esplanade Mixed-Use Development, Pittsburgh, PA. Principal-in-Charge. Feasibility study and master plan for a 15 acre riverfront mixed-use development. The development will include a hotel, condos, apartments, retail and restaurants, office tower, and aquarium, making it a truly one of a kind waterfront development.

Bloom Riverfront Towers Mixed-Use Development Master Plan, Rochester, MN. Principal-in-Charge. Mixed-use master plan development in downtown Rochester that extends over 2 acres and includes condo and senior living, 5-Star Hotel, Retail, F&B, public parks, and structured parking.

Ninth & Penn Mixed-Use Development, Pittsburgh, PA. Principal-in-Charge. Multi-phase mixed-use destination development to include, residential units, restaurants, cafes, retail stores, boutique market, a 935 space parking garage, and potential culture venues.

Meydan One Mall, Meydan, Dubai, UAE. Pittsburgh Principal-in-Charge. 5 million square feet mall featuring luxury and premium brand retail, F&B, sports, adventure and entertainment as well as public plaza. The parking component includes over 12,000 parking spaces are housed throughout the project for retail-specific uses.

Canal Point Development Master Plan, Dubai, UAE. Project Director. The master plan for a 20-acre development that included a private hospital, wellness center, hotel complex and high-rise office and 2 residential towers.

Providence Cove Master Plan, Pittsburgh, PA. Principal-in-Charge. A master plan for 35 acre parcel to include residential, commercial, civic and landscaped components. There will be 48 town homes, 32 apartment homes, 16 new garden homes and renovations to 8 existing garden homes, as well as senior living facility.



AE7 TEAM RESUMES



Philip Wilkinson

AIA, NCARB, LEED AP

Firm Position: Principal

Project Position: Master Planner



Philip is a Principal focused on mixed-use and retail destinations domestically and around the world. His experience features complex master plans and large-scale retail centered developments. He thrives at leading multi-discipline teams across various offices while consistently delivering designs that address client's vision and goals. Philip has a strong understanding of consumer psychology and market trends. He views each destination as an exciting new challenge, carefully working with each client to add new features that add long-term value.

RELEVANT PROJECTS:

Esplanade Mixed-use Development, Pittsburgh, PA. Project Director. Feasibility study and master plan for a 15 acre riverfront mixed-use development. The development will include a hotel, condos, apartments, retail and restaurants, office tower, and aquarium, making it a truly one of a kind waterfront development.

Ninth and Penn Mixed-use Development, Pittsburgh, PA. Project Design Manager. This residential development balances experience-based design, sustainable development, and client's programming requirements. The project consists of 800,000 SF of residential towers with 185 residential units, restaurants, cafes, retail stores, market, cultural venues and a 935 space parking garage.

Somerset West Mixed-use Development, Troy, MI. Project Director. This master plan presents a unique opportunity to design a memorable destination. It creates a 24-hour, retail-centered community that balances a truly mixed-use program with experience-based design and sustainable development.

Meydan One Mall, Dubai, UAE. Project Design Manager. Philip was a key team leader on the design of a 5 million square feet mall that features luxury and premium brand retail, F&B, sports, adventure and entertainment as well as a public plaza.

Hudson Yard, Related, New York, NY. Project Manager. The Shops at Hudson Yards is part of the largest development in Manhattan, bringing together 12 million SF of residential, commercial and office space over the west rail yards. The retail plan, led by Philip, brings together multiple pedestrian entry points around the site, connecting to the High Line, 10th Avenue, a new public park, and subway station.

Northfield Stapleton Town Center, Forest City, Denver, CO. Lead designer for 120,000 SF retail and office within a 1.2 mil SF town center / retail destination.



AE7 TEAM RESUMES



John Kim



Firm Position: Principal / Design Director
Project Position: Master Planner

As a design principal and practice leader, with 30 years of experience, in mixed-use developments, master planning and hospitality projects, John delivers intensity and passion for the creative process. His ability to harness innovative and strategic thinking with the architectural design process transforms the built environment into an experiential masterpiece, a key for any destination developments. His ability to craft appropriate design solutions and architecturally create a story for each project has garnered him international accolades and awards.

RELEVANT PROJECTS:

Mohammad Bin Rashid City District One, Dubai, UAE. Principal-in-Charge/Design Director. The District One is a luxury lifestyle destination in the heart of Dubai, the bespoke mixed-use residential community spans over 1,100 acres (450 Ha) and features the world's largest Crystal Lagoon at over 100 acres (40 Ha) with almost 9 miles (14 Km) of private white sand beach. Social and community infrastructure of gardens, sports facilities and recreational areas spread throughout the development fosters a healthy lifestyle for the residents.

Dubai Water Canal, Dubai, UAE. Principal-in-Charge/Design Director. The Dubai Water Canal was envisioned to connect the Gulf to the Deira Creek through Business Bay, creating a unparalleled promenade experience. The canal is strategically located within the existing fabric of Dubai, complimenting the city network and weaving the social fabric through the introduction of retail and F&B outlets, alongside the boardwalk that stretches over 3 miles (5 kilometers). The masterplan is about placemaking in an old neighborhood with the canal as the seam that brings the community together for a unique convivial experience.

Meydan One Development, Dubai, UAE. Principal-in-Charge/Design Director. Meydan One is a premier mixed-use development spanning over 920 acres (375 Ha) adjacent to District One. The development will showcase over 55 million square feet (5 million square meters) of residential, retail and commercial buildings It is also home to the Meydan One Mall, a lifestyle destination that incorporates the future of retail, F&B, sports, adventure and entertainment, as well as the world's largest indoor sky slope.

Bloom Riverfront Towers Mixed-Use Development Master Plan, Rochester, MN. Design Director. Mixed-use master plan development in downtown Rochester that extends over 2 acres and includes condo and senior living, 5-Star Hotel, Retail, F&B, public parks, and structured parking.



AE7 TEAM RESUMES



Isaac Wimer



Firm Position: Architectural Designer

Project Position: Planner / Designer

Isaac is a graduate architect with a passion and expertise for urban design and development. His experience includes conceptual and graphic design for mater planning, science and technology, and residential projects. Isaac particularly enjoys master plan design because it offers the ability to shape an entire community through a unified, consistent approach. He is passionate about developing ecological urban solutions that encourage thoughtfulness and communal engagement.

RELEVANT PROJECTS:

Esplanade Mixed-Use Development, Pittsburgh, PA. Architectural Designer. Feasibility study and master plan for a 15 acre riverfront mixed-use development. The development will include a hotel, condos, apartments, retail and restaurants, office tower, and aquarium, making it a truly one of a kind waterfront development.

Carillon Mixed-Use Master Plan, Largo, MD. Architectural Designer. Carillon is a versatile community development for living, working, shopping, wellness and recreation. The master plan transforms the site into residential, town center and medical districts organized around a pedestrian focused promenade down the center of the master plan. The master plan is phased to create a flexible plan allowing the plan to address market forces shifting between retail uses, residential apartments, medical office, and medical research without compromised the planning principals.

Al Othaim Mixed-Use Development, Riyadh, KSA. Architectural Designer. Located in the urban residential fabric of Riyadh, The Square - City Complex is a new 6,135,428 sqft TOD Mixed-Use Development featuring business, residential, hospitality, retail and entertainment merging the old and new world into a bold hub of creativity and innovation. The project features a central grand promenade that creates a direct axis linking the residential neighborhoods throughout the site and uses organic forms, biophilic integration, and a constant blending of indoor and outdoor space in order to create a lively and natural oasis of activity that is a truly unique experience.

Sewing Flows, Lent, Portland, OR. Designer. An environmentally challenging junk yard transformed into a textile facility with farm space, residential buildings, performance spaces, and communal amenities. With the understanding that this site is located within a floodplain, intentional diversion, restoration, and recycling of water create the organizational life force of the site.



AE7 TEAM RESUMES



Andrew Morrell

PMP, LEED AP ID + C

Firm Position: Jacksonville Practice Leader
Project Position: Lead Interior Designer



Andrew is the practice leader for our Jacksonville office. Andrew's experience covers a variety of sectors including hospitality, healthcare, residential, retail, and commercial. His designs are inspired by his experience living and working in Europe, Middle East and the US. He is a certified project management professional (PMP) proficient in managing the design process and teams for projects of various scales, domestically and internationally.

RELEVANT PROJECTS:

Cherrywood Mixed-Use Development, Dublin, Ireland. Project Manager and Lead Interior Designer. Development of retail and F&B components of the Cherrywood mixed-use development including Tully's Food Hall, an Irish-pub style destination with 15 tenants and 2 bars (total of 750 seats); Market Square, an essential retail destination that features tenants such as Whole Foods, Aldi, and Amazon lockers; and a rooftop bar, with a terrace and operable roof and doors to take advantage of striking views.

Sofitel Palm Jumeirah Resort and Spa including 18 Food and Beverage Outlets, Dubai, UAE. Interior Designer. Design concept by hand sketch & 3d sketch modeling, selections of materials, furniture and construction coordination. Interiors project management for 5 Star 850 bed hotel project with 18 food and beverage outlets including award winning Night club "2Liv".

Meydan One Mall, Dubai, UAE. Senior Interior Designer. As a part of a design team, Andrew is leading an interior design team on a design of a 5 million square feet mall that features luxury and premium brand retail, F&B, sports, adventure and entertainment as well as public plaza.

Porto Arabia Yacht Club, Qatar. Senior Interior Designer. The new Corinthia Yacht Club project developed by UDC, will be managed by Corinthia Hotels and located in Porto Arabia at The Pearl-Qatar. It will span a built-up area of 2,232 sqm and will feature a state-of-the-art design, stunning views, and many facilities including fine dining restaurants, climatized outdoor seating, as well as a cigar lounge, several meeting rooms, and many more services that help create a leisurely feel.



CONSULTANT TEAM RESUMES



Matthew Stratton

Lead Architect - Historic Preservation & Theater Design



Matthew's mission is to promote collaboration throughout the design process in a genuine and joyful manner, with the goal of creating distinctive designs that are technically correct, functionally responsible, sophisticated and comfortable. As sole proprietor of M Stratton Architecture, Matthew guarantees that each and every project receives direct and personal attention. The past 22 years of professional practice in Key West has imparted Matthew with extensive knowledge and experience in dealing with local authorities and regulations.

Relevant Projects:

The Historic Waterfront Playhouse, Key West, FL. Dating back to 1850, this historic building located at Mallory Square was originally part of Tift and Company's warehouse storage. The Key West Players, a local theatre group, converted the building to a playhouse in 1960. This project is a continuation of improvement projects funded in part by annual TDC Grants, which started in 2007:

- 2007 - Extensive Lobby and Bathroom remodel.
- 2010 - The stage floor was replaced.
- 2011 - A new roof and insulation were installed.
- 2012 - The building's entire electrical system was replaced and upgraded.
- 2014 - The HVAC system was re-engineered and replaced.
- 2016 - The actor's dressing rooms were remodeled. Preliminary drawings for Theater Expansion began.



Leonardo Rodriguez, PE

Lead Civil Engineer

LANGAN

Mr. Rodriguez has over 29 years of civil engineering experience. He has been the primary point of contact for public and private sector clients for projects ranging from municipal utility improvements, roadway resurfacing and reconstruction as well as County local and area wide drainage improvements. Mr. Rodriguez has spearheaded the Environmental Resource Permit (ERP) and Corp of Engineer Dredge and Fill permitting efforts on numerous projects. He is intimately familiar with the Miami-Dade Water and Sewer Department (MDWASD) standards and specifications as well as with the permit process through the Miami-Dade County Department of Planning, Environmental and Regulatory Affairs (PERA), the City of Doral Works Department, the South Florida Water Management District, the Florida Department of Environmental Protection and USACE.

Relevant Projects:

- New River Drive Assisted Living Facility, Fort Lauderdale, FL
- City of Miami Beach 72nd Street Municipal Complex, Miami Beach, FL
- City of Lauderdalehill NW 47th Avenue Improvements, Lauderdalehill, FL
- Miami-Dade County Department of Permitting, Environment and Regulatory Affairs Colonial Drive Park CAP, Miami, FL
- Miami-Dade County Temporary Fire Station, Miami, FL

CONSULTANT TEAM RESUMES



Bryan Merritt, PSM, PLS
Lead Land Surveyor

LANGAN

Mr. Merritt has been with Langan for three years and has 30 years of experience. He is a licensed land surveyor in Florida whose extensive experience includes terrestrial and mobile LiDAR (laser scanning), GPS surveys, GIS Development, horizontal/vertical control, right-of-way survey and mapping projects, preliminary design surveys for engineering projects, and ALTA boundary surveys. His experience in ranges from traditional survey tasks to advanced mapping technologies. As Manager of Surveying in Florida, Mr. Merritt is very active in promoting land surveying and has been a guest speaker at numerous conferences. He is part of curriculum advisory board at FAU's Geomatics Engineering program and is a founding member of the United States Institute of Building Documentation, the only non-profit organization dedicated to the profession of building documentation

Relevant Projects:

- Gondola at Hard Rock Stadium, Miami Gardens, FL
- City of Fort Lauderdale Aquatic Center Renovation and Expansion, Fort Lauderdale, FL
- City of Fort Lauderdale North Fork Riverfront Park, Fort Lauderdale, FL
- Orlando Prine Training Facility Topo Survey, Kissimmee, FL
- LegoLand Roof Structure, Winter Park, FL
- City of Miami Beach 72nd Street Municipal Complex, Miami Beach, FL



Serge Mashtakov, PE
Lead Structural Engineer

ARTIBUS DESIGN
ENGINEERING AND PLANNING

Serge Mashtakov is a licensed Professional Engineer in the state of Florida with specialties in structural engineering, civil engineering, road engineering, and construction administration. He has been the President of Artibus Design LLC since it began in 2014. Serge is an experienced structural engineer with knowledge of high velocity hurricane one (HVHZ) design and flood resistant construction. His ability to be creative and to bring insightful ideas guarantees impressive final designs to each of his projects.

Relevant Projects:

- City of Key West, Mallory Square Pedestrian Bridge Improvement Details
- City of Key West, Garrison Bight Marina - Dock Master Building
- City of Key West, Martin Luther King Center - Roof Structure Improvements
- Seven Fish Restaurant, 921 Truman Ave, Key West, FL
- 3700 N Roosevelt Blvd, Key West, FL
- Las Salinas HOA, Community Center, 3930 S Roosevelt Blvd, Key West FL
- City of Key West, Waterfront Brewery (201 William St) Concrete Repairs,
- City of Key West, Rest Beach, 3 Pavilions
- Tranquility Bay Resort. Marathon FL, Resort Expansion

CONSULTANT TEAM RESUMES



Michael Flaugh

Lead Landscape Architect



As a Florida native and graduate of the University of Florida, Mike's design work is a reflection of his experience and passion. His influence comes from both local knowledge and extensive travel. The resulting designs have a sense of place that are creative, sustainable and inspired. His breadth of work includes residential projects in Orchid Island, Sailfish Point, Sewall's Point, and Jupiter Island. Mike has also completed substantial commercial projects such as a two mile stretch of boulevard design as well as major entry designs for a community of regional impact.

Over his 30+ year career, Mike has enjoyed participating in the entire scope of his profession including site analysis, planting plans, hardscape design, environmental mitigation and landscape sustainability consultation.

Relevant Projects:

- Oldest House and Museum, Key West, Florida Keys
- Ocean Breeze Master Plan, Marathon, Florida Keys
- Wreckers Cay, Stock Island, Florida Keys
- Quarry Apartments, Key West, Florida Keys
- Sea Breeze Park, Islamorada, Florida Keys



Anna Morgan

Lead Landscape Architecture Designer



Anna is a graduate of landscape design at the University of Tennessee. She is currently Design Director at MFLA, a position she has held for 6 years. Anna will bring experience and creativity to every project with exceptional design sensibilities. She is responsible for interviewing clients before the design begins and will present the drawings in phases as they are completed. She is a Certified Landscape Designer APLD, a Florida Certified Landscape Designer FCLD and a Florida Certified Horticulture Professional FCHP.

Relevant Projects:

- Oldest House and Museum, Key West, Florida Keys
- Ocean Breeze Master Plan, Marathon, Florida Keys
- Wreckers Cay, Stock Island, Florida Keys
- Quarry Apartments, Key West, Florida Keys
- Sea Breeze Park, Islamorada, Florida Keys

CONSULTANT TEAM RESUMES



Cathy Fromet

Lead Signage Strategist



Cathy's passion and drive for her work has made her a longtime champion for communities and place-based institutions. Over her 20+ years of experience, she has been a designer, strategic consultant, facilitator and wayfinding expert, giving her a 360-degree perspective on the challenges and opportunities faced by our clients, places with people-traffic. Her depth of expertise extends beyond design and strategy, and she frequently consults on fundraising for public projects, stakeholder engagement and cross-functional strategic planning. In her current role as Managing Partner, Cathy focuses on business development and helps set the course for the business, while overseeing day-to-day functioning of the company.

Relevant Projects:

- City of Lowell Pedestrian Signage & Wayfinding Master Plan, Lowell, MA
- City of Stamford Innovation District Signage and Wayfinding Master Plan, Stamford, CT
- Great Miami Riverway Brand Strategy, Naming & Brand Identity, Dayton, OH
- City of River Falls Signage & Wayfinding Master Plan, River Falls, WI
- City of Sandusky Signage & Wayfinding Master Plan, Sandusky, OH



Kevin Fromet

Lead Wayfinding Strategist



Kevin has always been fascinated with the creative process. Even as a kid, he would sketch logos for the next NFL team or tour construction sites to see how architectural drawings transformed into three-dimensional spaces. Once he realized that he wasn't going to be Cleveland's next professional sports hero, Kevin pursued a degree in architecture, before transitioning to visual communication design, where he fell in love with EGD (environmental graphic design). Prior to Guide Studio, he spent eleven years as a design consultant for an international architectural signage company, where he became well versed in the fabrication process, techniques and materials.

Relevant Projects:

- City of Lowell Pedestrian Wayfinding Master Plan, Lowell, MA
- City of Stamford Innovation District Signage and Wayfinding Master Plan, Stamford, CT
- Great Miami Riverway Signage & Wayfinding Master Plan, Dayton, OH
- City of Delaware Brand & Wayfinding Master Plan, Delaware, OH
- City of Worthington Signage & Wayfinding Master Plan, Worthington, OH

06

QUALIFICATIONS

o6.1 MASTER PLANNING OVERVIEW



Esplanade Mixed-Use Development, Pittsburgh, PA.

A mixed-use development to be situated on the Ohio riverfront of Pittsburgh's North Side.



Family Park, Abu Dhabi, UAE.

A park designed to be the vehicle for hosting the Emirates Vue, largest spokeless ferris wheel in the world, and the grand Capital Plaza.



Dubai Water Canal, Dubai, UAE.

A waterfront development that connects the Business Bay to the Arabian Gulf and constructs harmonious connectivity to diverse adjacent developments.

At AE7, we create successful developments that are distinctive communities. Our designs provide a well-balanced holistic approach to fostering socially and economically sustainable projects that cultivate outcomes beyond their initial aspirations.



We believe in the discovery of a "story" that defines the project vision.

Community master planning for AE7 is the process of crafting an experience that merges art and science to realize the vision and aspirations of our clients. The art is entrenched in the weaving of a social fabric that flows deftly with poetic environments that nurture self-sustaining communities. The science is about addressing the global and local strategic objectives, as well as market sector analysis and impact for the success of the development.

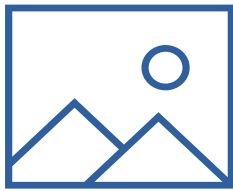
We believe in the nurturing of a "story" that defines the project vision and becomes the underlying archetype, the guiding principle with which we measure all inspirations for the development. The

market and business model will change and fluctuate with time, but a powerful vision will provide a robust blueprint for a project to grow and mature.

As part of the holistic approach AE7 champions, we incorporate realistic market and economic feasibility studies that represent the distinct programs in the master plan. It is also important to define the appropriate audience and development typology. This combination ensures both a commercially and economically viable development that is vibrant and sustainable.

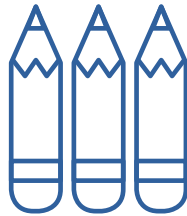
06.2 COMMUNITY ENGAGEMENT

AE7 and our consultants will look to collaborate with residents as equal partners to implement a new vision for the future of the neighborhood.



Envision the future desired state.

We will have to envision a future desired state and use available resources and technical capacity to create it.



Conduct comprehensive research.

We will rigorously interrogate the motivations and intended outcomes of the planning and development processes.



Ask the right questions.

We will ask the most important questions and answer them honestly. Who are we designing this for? Can we design a public realm that makes people happy? Ultimately, our process will be transparent and authentic.

For a community-oriented project, or a project that has a significant impact on the adjacent communities, it is crucial to involve community members and organizations to gather their input and harvest their local expertise to deliver the best design for all parties. Therefore, when applicable, we engage community organizations serving the areas in a proactive manner. By engaging and listening, we build important relationships and ensure relevance and future-proofing of the project. We believe in transparency from the planning stages of the projects through construction, maintaining ongoing open lines of communications throughout.



07

REPRESENTATIVE EXPERIENCE AND CLIENT
REFERENCES



ESPLANADE MIXED-USE DEVELOPMENT

Pittsburgh, PA

Esplanade is a mixed-use development to be situated on the Ohio riverfront of Pittsburgh's North Side. The development will be a destination for visitors and locals alike to enjoy lifestyle and amenities representative of a world-class locale.

AE7's design for Esplanade turns multiple industrial sites and brownfields on Pittsburgh's North Side into a mixed-use destination focusing on connections to the river for residents and the public. Offering year-round amenities that energize the site twenty-four hours a day, view corridors and welcoming buildings will draw people through the development and down to an activated riverfront. Along the river, they will enjoy several water-oriented amenities such as an urban beach, a full marina, a revamped section of the riverside trail, and a climate-controlled Ferris wheel perched over the river with dramatic views of Pittsburgh's skyline. To further activate the development and engage the public, the development will add a public Pavilion and a multitude of open spaces.

Relevance to Your Project:

- Reprogram of underutilized waterfront
- Community consensus building with the community to integrate their vision for the development
- Master planning, architecture, and landscape architecture services
- Development of a new public square, pavilion and other amenities
- Vehicular and pedestrian access and circulation to adjacent neighborhoods

Client: Millcraft Investment
Project Size: 15 acres
Completion: In Planning/Design

Contact:
Millcraft Investments
James Holcomb
Project Manager
724.229.8800
jholcomb@millcraftideas.com





FAMILY PARK WATERFRONT DEVELOPMENT

Abu Dhabi, UAE

The Family Park is the forecourt to the capital of the Emirates, a project that represents more than a destination park for Abu Dhabi or simply a national icon. Family Park is the physical manifestation and embodiment of the spirit, aspiration and legacy of the people of Abu Dhabi and the Emirates. It is a symbol and a beacon that confirms the ingenuity and progressive nature of the people that built the Emirates into a top tier destination city in the world. The primary objective of the current park design is to be the vehicle for hosting the Abu Dhabi View, the largest spokeless Ferris wheel, the grand Capital Plaza and the largest synchronized interactive fountain in the world. These elements are skillfully complemented with two hotels, a retail village and park amenities to enhance and revitalize the current park program. The park facilities will also include heritage zones that nurtures local small businesses for crafts and farmers market as well as respite and active park zones. This park also engages the current Abu Dhabi Corniche walk that bifurcates the circular fountain for a spectacular 360 degree experience. During the evening spectacular lighting and image projections on the fountain, with choreographed laser display will entertain and delight the crowds.

Relevance to Your Project:

- Waterfront destination development
- Development integrates historic context and needs of the community
- Similarities in design features and amenities such as lighting, shade features, seating areas, entertainment zones
- Development incorporates activations of public spaces and amenities
- Development addresses pedestrian access from city center

Client: Executive Council of
Abu Dhabi
Project Size: 2.6 mil sqft
Completion: Design Completed

Contact:
*Ithra Dubai
Raad Jarrah
Chief Development Officer
+971.4.707.1500
Raad.Jarrah@ithradubai.com

**Formerly with Executive Council of Abu Dhabi (Abu Dhabi Municipality). The client's point of contact has since switched employment. Current contact information is provided to facilitate the contract.*





WEST PALM BEACH WATERFRONT DEVELOPMENT

Dubai, UAE

Palm Jumeirah is the world's largest man-made island and is comprised of a two kilometer long trunk, a crown made up of 17 fronds, and a surrounding crescent, creating the easily recognized "palm" shape.

The Palm project was launched in 2001 by Nakheel with land reclamation starting in the same year. Since then the tourism, leisure and retail elements of the island have been developed, creating a spectacular, world-renowned residential and tourism destination.

After almost a decade after the master plan implementation the waterfront was largely underutilized and needed a new vision to bring it to life and become a destination for residents and visitors. To activate the area and bring it up-to-date, our design included simplification of overall pedestrian accessibility, creation of the mile-long main trunk boulevard, introducing new retail opportunities, increasing beach activities, new lighting and seating, and elevating brand visibility.

For more information regarding this project, scan the QR code for a detailed on-site walkthrough video.



Relevance to Your Project:

- Renovation of an underutilized beachfront area
- Activating the area with variety of all-day uses for the community and visitors
- Master planning, architecture, and landscape architecture services
- Program expanded adjacent business into promenade

Client: Nakheel
Project Size: 24.7 acres
Completion: 2020

Contact:
Nakheel Projects Construction
Ahmad Al Balooshi
Senior Project Manager
+971.55.171.4433
Ahmad.Albalooshi@nakheel.com





DUBAI WATER CANAL MIXED-USE DEVELOPMENT

Dubai, UAE

Designed by AE7, the newly created Dubai Water Canal is a 160-hectar mixed-use development. Stretching for almost 3.2 kilometers, at a width of 80-120 meters, the Canal runs from the existing Business Bay into the Arabian Gulf. Flanked by traditional communities, the canal created extensive waterfront development opportunities including new residential, commercial, and mixed-use developments, dedicated parks and green spaces, 140,000 SM of new F&B and retail destinations, and pedestrian network connected by 3 pedestrian bridges. The bridges stitch together the banks of the canal while promoting walkability and offering breathtaking views of the city of Dubai.

In response to a vehicular dominated urban landscape of Dubai, the pedestrian bridges, along with the Dubai Water Canal, are meant to provide an alternative path to urban living and connectivity. The bridges act as the connective threads through the Dubai Water Canal by bringing people together at the waterfront, linking new with old, and celebrating the diverse heritage and progressive future of Dubai. The bridges offer breathtaking views of the Dubai skyline, surrounding neighborhoods, parks and waterways.

Relevance to Your Project:

- Creation of actual canal and boardwalk seawall
- Extensive waterfront development
- Opportunities for extended land use and programming
- Development incorporated weaving adjacent park and tree canopies into boardwalk experience
- Wide array of amenities for the community
- Master planning, architecture, and landscape architecture services
- Created three pedestrian bridges for access over waterways

Client: Meydan/Meraas
Project Size: 16.5 mil sqft
Completion: Phase I completed
In Construction

Contact: Meydan
Mohammed Abdunnasser Al Khayat
Senior Director - Communities
+971.50.451.3434
mohammad.khayat@meydan.ae





GEWAN ISLAND MASTER PLAN

Doha, Qatar

The Pearl-Qatar is an urban mixed-use, man-made island development, located some 1100 feet offshore of Doha's prestigious West Bay District. One of the largest real estate developments in the Gulf, Al Murjan Island Project is situated on the northwest quadrant of the Island, designated for entertainment and mixed-use residential development. The current land area for the island is approximately 2.5 million sqft expandable to 3.2 million sqft with new reclaimed land.

Island program will include multi-family housing, 2 hotels with on-street retail and underground parking directly linked to 645,000 sqft of the indoor theme-park development. Northwest beach will be framed by beach restaurants and retail kiosks, while the northeast end of the island will have a much more private character. It will offer waterfront and beach villas, reaching deep into gulf waters with seven ultra-luxury island villas.

Relevance to Your Project:

- Waterfront development in a tropical setting
- Designed to enhance entertainment value to the visitors and community
- Master planning, architecture, and landscape architecture services

Client: United Development Company
Project Size: 2.8 mil sqft
Completion: Master Plan Complete; In Implementation

Contact: United Development Company
Mohamed Eid
Executive Director Development
Development Directorate
+974.4.040.3967
mohamed.eid@udcqatar.com





JUMEIRAH BEACH HOTEL RENOVATIONS

Dubai, UAE

AE7 developed a new Master Plan for the beach side experience at the iconic Jumeirah Beach Hotel, one of the oldest five star hotels in Dubai. The new Master Plan covered an area over 17 acres and enhanced the customer experience with additional walkways, better connections to the adjacent hotels along the beach, additional service stations along the beach to improve beverage and towel service, improved landscaping and lighting, branded signage and wayfinding, upgrades to the existing pools and beverage stations, a new Kid's Club, and renewed beach restaurants.

Relevance to Your Project:

- Renovation of a waterfront resort development
- Similarities in needed improvements and amenities: lighting, seating, public spaces, landscaping and hardscaping
- Improved circulation and access
- Architecture and landscape architecture services

Client: Jumeirah Group
Project Size: 791,150 sq.ft
Completion: Implemented 2019

Contact:
Faithful+Gould (Client's
Project Manager)
Chris Lucas
Regional Director
+971.55.380.7169





OCEAN BREEZE MANUFACTURED HOME COMMUNITY

Marathon, FL

This project was born out of the devastation caused by Hurricane Irma. Former trailers were destroyed and a new, code compliant, successful development was built. Located in what locals call the heart of the Florida Keys, the community consists of 2-story modular homes that are built around a lifestyle on the water. The community is inviting to everyone, whether they come to live year-round or choose to visit for a vacation getaway with friends and family.

MFLA provided site planning, wayfinding, branding graphics, hardscape details, furnishings, landscape and irrigation.



Client: Sun Communities
Completion: 2019

Contact: Sun Communities Inc.
Jose Manet
Vice President Construction Services
248.208.2500
jmanent@suncommunities.com





SUN OUTDOORS RV PARK

Islamorada, FL

Located in the middle of Miami and Key West, Sun Outdoors Islamorada is a new master-planned RV resort living community that sits on the shores of the ocean. The park offers RV sites and amenities such as a marina and boat dock, dog beach, tiki hut, swimming pool, and picnic area. Guests are often drawn in by the abundant fishing and bird watching opportunities and community events.

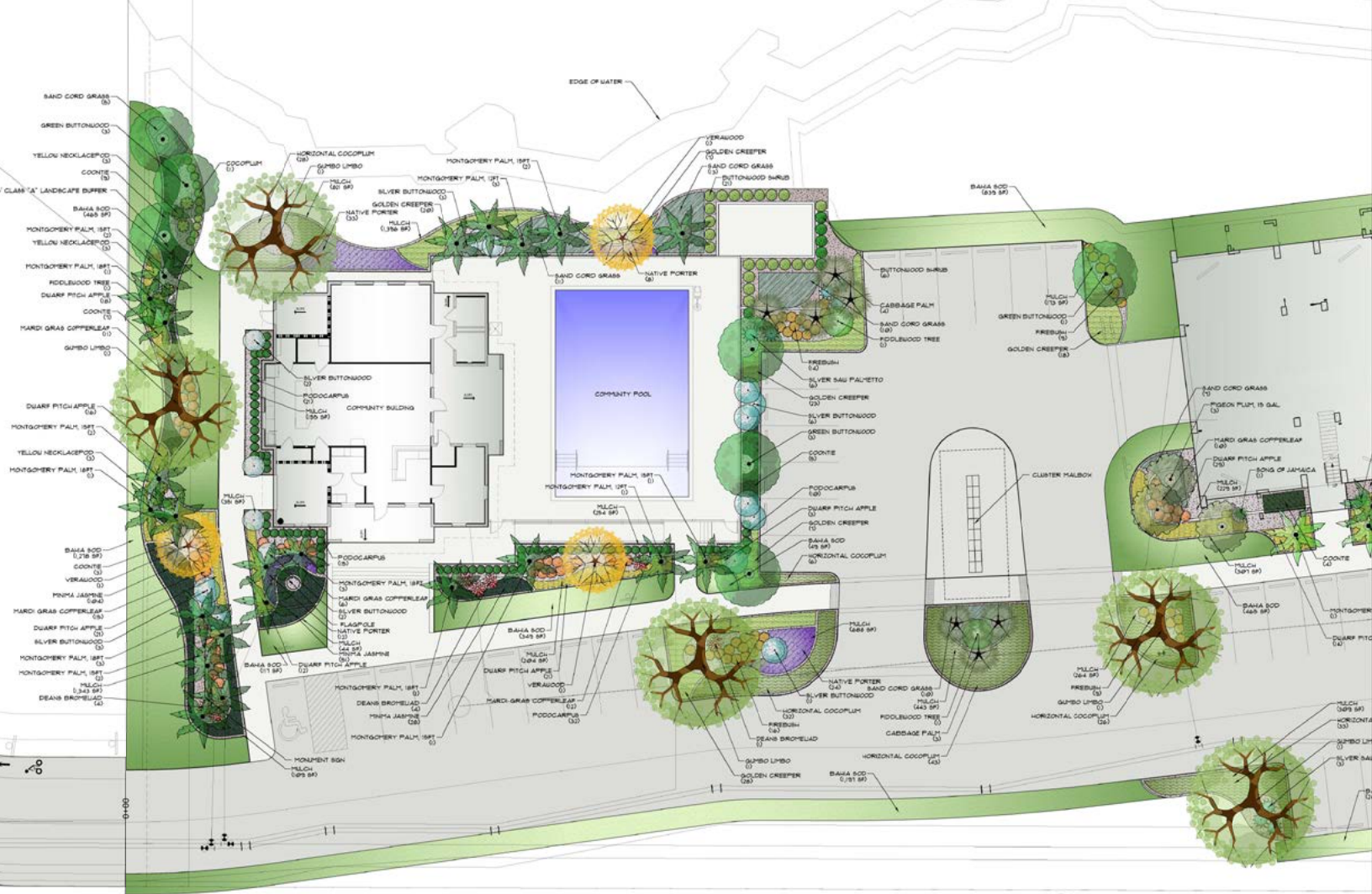
This project was also born out of the devastation caused by Hurricane Irma. Former trailers were destroyed and a new, code compliant, successful development was built. MFLA provided site planning, wayfinding, branding graphics, hardscape details, pool and pool deck, boardwalk furnishings, landscape and irrigation. They have been working on this project since the beginning. Going on 3 years, they continue to participate from dirt to opening day.



Client: Sun Communities
Completion: Ongoing

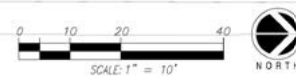
Contact:
Sun Communities Inc.
Jose Manet
Vice President Construction Services
248.208.2500
jmanent@suncommunities.com





QUARRY APARTMENTS

Rockland Key, FL



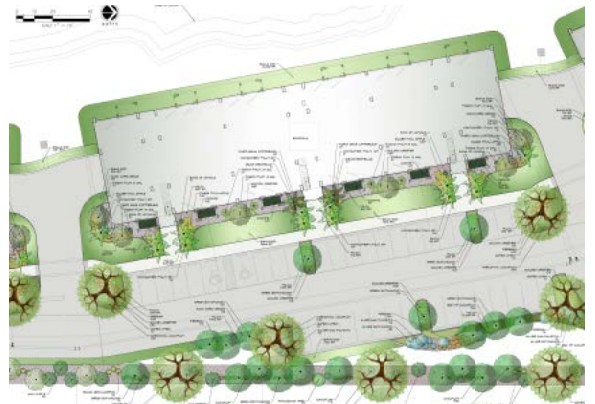
Quarry Apartments are a 265-unit affordable housing community located in Rockland Key. The project comprises one-, two- and three-bedroom apartments ranging from 750 to 1,200 square feet. Ninety-six of the units will be for very low and low annual median incomes, while 112 will be for the moderate category of AMI.

MFLA provided landscape architecture services for all 3 phases of this much-needed housing project. The apartments will offer new opportunities for the people of the Florida Keys.



Client: The Vestcor Companies
Completion: 2020

Contact:
The Vestcor Companies
Alex Hepler
Director of Construction
904.260.3030
ahepler@vestcor.com



08

SWORN STATEMENTS AND AFFIDAVITS

ANTI-KICKBACK AFFIDAVIT

STATE OF Pennsylvania

COUNTY OF Allegheny

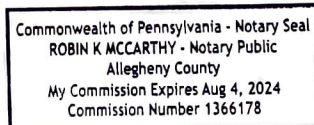
I the undersigned hereby duly sworn, depose and say that no portion of the sum herein response will be paid to any employee of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

BY: [Signature]

sworn and prescribed before me this 28th day of Jan., 2022

NOTARY PUBLIC, State of ~~Florida~~ PA

My commission expires: 08/04/2024



Robin K McCarthy

NON-COLLUSION AFFIDAVIT

STATE OF Pennsylvania
COUNTY OF Allegheny

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.

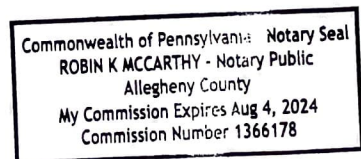
By: [Signature]

Sworn and subscribed before me this

28th day of January, 2022.

Robin K McCarthy
NOTARY PUBLIC, State of Pennsylvania at Large

My Commission Expires: 08/04/2024



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 Jeff Wetzel
(print individual's name and title)

by AE7
(print name of entity submitting sworn statement)

whose business address is 2840 Liberty Ave, Pittsburgh, PA 15222

and (if applicable) its Federal Employer Identification Number (FEIN) is

46-4511859

(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

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).

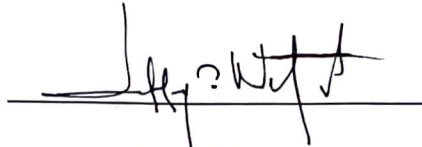
 X Neither the entity submitting this sworn statement, or any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent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

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)

01/28/2022

(DATE)

STATE OF Pennsylvania

COUNTY OF Allegheny

PERSONALLY APPEARED BEFORE ME, the undersigned authority
Jeffrey C. Witzel who, after first being sworn by me,
(name of individual)

affixed his/her signature in the space provided above on this

28th day of Jan, 2022

Robin K McCarthy NOTARY PUBLIC

My commission expires: 08/04/2024

Commonwealth of Pennsylvania - Notary Seal
ROBIN K MCCARTHY - Notary Public
Allegheny County
My Commission Expires Aug 4, 2024
Commission Number 1366178

EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF Pennsylvania

COUNTY OF Allegheny

I, the undersigned hereby duly sworn, depose and say that the firm of AE7

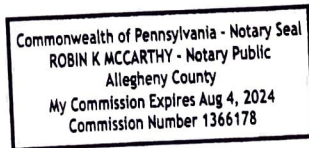
provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses, per City of Key West Code of Ordinances Sec. 2-799.

By: _____

Sworn and subscribed before me this 28th day of January 2022.

NOTARY PUBLIC, State of Pennsylvania at Large

My Commission Expires: 08/04/2024



Robin K McCarthy

CONE OF SILENCE AFFIDAVIT

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

STATE OF Pennsylvania

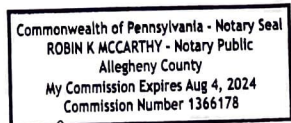
COUNTY OF Allegheny

I the undersigned hereby duly sworn depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of
AE7 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

28th day of January, 2022.

[Signature]
NOTARY PUBLIC, State of Pennsylvania at Large

My Commission Expires: 08/04/2024



Robin K McCarthy

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 of 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.

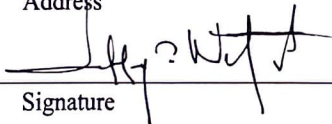
COMPANY SEAL

PROPOSER:

License number:
AR98801

2840 Liberty Ave, Pittsburgh, PA 15222

Address



Signature

Jeff Wetzel

Print Name

01/28/2022

Date

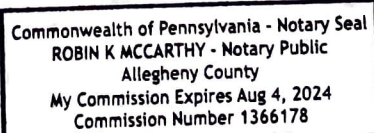
Principal-in-Charge

Title

NOTARY FOR THE PROPOSER
STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me this 28th day of Jan., 2022. By Jeffrey C. Wetzel
of Principal (Name of officer or agent, title of officer or agent)
AE7 Pittsburgh (Name of corporation acknowledging)
or has produced drivers license as identification.

Robin K McCarthy
Signature of Notary



Return Completed form with

Print, Type or Stamp Name of Notary

Supporting documents to: City of Key West Purchasing

Notary
Title or Rank

**VENDOR CERTIFICATION REGARDING
SCRUTINIZED COMPANIES LISTS**

Respondent Vendor Name: AE7
Vendor FEIN: 46-4511859
Vendor's Authorized Representative Name and Title: Jeff Wetzel, Principal in Charge
Address: 2840 Liberty Ave
City: Pittsburgh State: Pennsylvania Zip: 15222
Phone Number: (412) 932-2044 ext. 409
Email Address: jeff.wetzel@ae7.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: Jeff Wetzel,
PRINT NAME *PRINT TITLE*

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

Authorized Signature: 

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

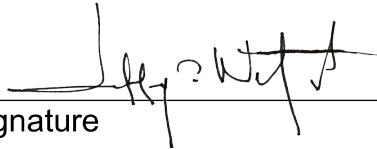
5. Will tabs and table of content count towards the page limit?

Response - Tabs and table of contents will not count towards the total.

6. Can the proposal be in 11 x 17 landscape format?

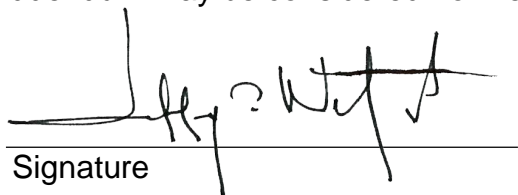
Response - Proposed site plans can be presented in 11 x 17 landscape format.

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

AE7
Name of Business

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.

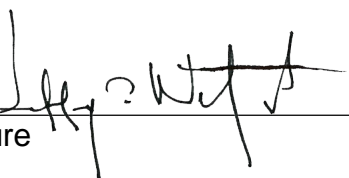


Signature

AE7

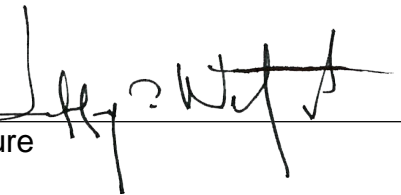
Name of Business

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

AE7
Name of Business

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

AE7
Name of Business

Thank you.



WWW.AE7.COM

2840 LIBERTY AVENUE, STE 403, PITTSBURGH, PA 15222

TELEPHONE: +1 412 932 2044

E-MAIL: JEFF.WETZEL@AE7.COM