

ORIGINAL

# Qualifications Proposal for

## KEY WEST CITY HALL at Glynn Archer Phase 2 - New Construction & Major Renovations Request for Proposal No. RFP 001-15



October 22, 2014



Mr. Michael Vieux, Ms. Sue Smith & Selection Committee  
City Clerk  
City of Key West  
3126 Flagler Avenue  
Key West, Florida 33040

October 17, 2014

RE: RFP 001-15 Key West City Hall at Glynn Archer, Phase 2 – New Construction & Major Renovation

Dear Mr. Vieux, Ms. Smith and the Bid Opening Committee

Biltmore brings 60+ years of relevant experience, a long history of successfully working in the Florida Keys and a proven ability to provide Construction Management services to the City of Key West for the renovation of the historic Key West City Hall at Glynn Archer. We have performed all disciplines outlined in your Request for Proposal. Our services include:

- |   |   |
|---|---|
| ▪ <b>Historic Renovation and Remodel</b>    | ▪ <b>MEP System replacements</b>                      |
| ▪ <b>New Construction / Addition</b>        | ▪ <b>Chiller replacements</b>                         |
| ▪ <b>Alterations and Repairs</b>            | ▪ <b>Site improvements and drainage upgrades</b>      |
| ▪ <b>Re-roofing and window replacements</b> | ▪ <b>Building Hardening for Category V Wind Loads</b> |
| ▪ <b>Code compliance / ADA upgrades</b>     | ▪ <b>Emergency Response</b>                           |

Biltmore, with 7 LEED Accredited Professionals on our staff, offers a strong portfolio of completed and pending LEED projects including multiple LEED Platinum and LEED Gold buildings.

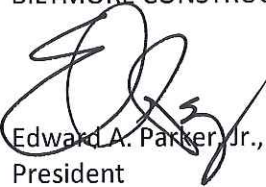
Biltmore has an extensive base of pre-qualified subcontractors and suppliers with whom we have an established relationship to meet your project scope. And, working state-wide, we can draw upon our out-of-area resources to respond in the event local area resources may be burdened and unable to provide service to meet your schedule requirements. For this project, we will work closely with the City to implement an Owner Direct Purchase (ODP) Program in order to save project dollars.

With offices in Miami and the Tampa Bay Area, and experience working in the Florida Keys, Biltmore is familiar with the State of Florida and local codes and requirements. We also have a strong background in coastal construction.

We look forward to your review of our proposal and hope to have the opportunity to personally present our Construction Management qualifications and Project Team to you and your Selection Committee.

Very truly yours,

BILTMORE CONSTRUCTION CO., INC.

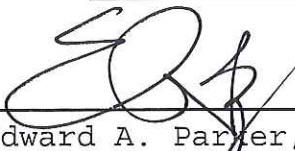


Edward A. Parker, Jr., PE  
President

## PROPOSAL

**To:** The City of Key West  
**Address:** 3126 Flagler Ave, Key West, Florida 33040  
**Project Title:** Key West City Hall at Glynn Archer, Phase 2 - New Construction & Major Renovation  
**Project:** RFP # 001-15

### PROPOSER'S INFORMATION

**Company Name:** Biltmore Construction Co., Inc.  
**Address:** 1055 Ponce de Leon Blvd.  
Belleair, FL 33756  
  
**Contact Name:** Travis Parker, LEED AP, Vice President  
**Email:** tparker@biltmoreconstruction.com  
**Telephone:** 727-585-2084 (office) 727-639-0340 (cell)  
**Fax:** 727-585-2088  
  
**Signature:**  Edward A. Parker, Jr., PE - President **Date:** 10-15-14





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- Experience – Carbon Fiber Reinforcing
- Municipal Government Projects

### PRICE PROPOSAL (Separate Cover)

#### Proposer's Information Form & Pricing

##### Required Forms:

- Proposal Form including Schedule of Values
- Public Entity Crimes Form
- Anti-Kickback Affidavit
- Local Vendor Certification
- Equal Benefits of Domestic Partner Affidavit
- Cone of Silence Affidavit



## I – Firm Introduction

### 1. Firm Information: History and Services

**Headquarters:** *(Managing Office for Project)*

**Biltmore Construction Co., Inc.**

1055 Ponce de Leon Boulevard

Belleair, Florida 33756

727.585.2084 Fax: 727.585.2088

**Miami Office:**

1350 N.W. 14<sup>th</sup> Street

Miami, Florida 33125-1609

305.238.2269 Fax: 305.238.2334

Biltmore Construction is a privately-held, third generation Construction Management and General Contracting firm operating continuously under the same name and in the same location for over 60+ years. Founded and incorporated in 1954 by Edward A. Parker, Sr., the firm today is owned and managed by Edward A. Parker, Jr., President; William B. Parker, Executive VP, Secretary/Treasurer; and Richard D. Parker, Executive VP. Biltmore is a mid-size firm with a staff of 45 professionals consisting of project managers, field engineers, superintendents, estimators, registered engineers, schedulers, safety managers, LEED Accredited Professionals and support staff.

Headquartered in Pinellas County with a satellite office in Miami, **Biltmore has a long history of successful projects completed not only in the Florida Keys but throughout the State of Florida.** Our first project in the Florida Keys began in 1961 working for the U.S. Navy completing the Naval Sonar School Building and later, the Subsistence Building in Key West.

We have, in our portfolio, projects ranging from LEED Platinum, LEED Gold, LEED Silver and LEED Certified. Biltmore was honored to provide Construction Management for the City of Seminole Public Works Operations which achieved a LEED Platinum, the **first LEED Platinum Municipal Building in the State of Florida.** Debt-free, we have an excellent safety record and a strong record of meeting and exceeding our client's requirements for schedule and budget. Services offered by Biltmore Construction include Construction Management, Design-Build, General Contracting and Program Management.

### Availability and Project Understanding

For this important project, we offer experienced builders who are innovative problem solvers with a true understanding of what will be required to complete this project. Available and ready to immediately begin work on the Key West City Hall, our team of professionals will work with your representatives and the A/E team developing solutions to on-site issues and budget requirements while keeping the project on schedule. Accustomed to unique site restrictions, traffic egress and ingress issues, and building adjacent to occupied facilities, we understand the need for site-specific safety and security plans, maintaining clean, dust free construction sites, maintaining fast-paced schedules, and adhering to project budgets.

### Disputes / Litigation

With regard to litigation and defaults, Biltmore, nor any member of our team, have been involved in any litigation, major disputes, contract defaults, and/or liens within the last fifteen years and Biltmore Construction has never defaulted on a contract in our 60+ year history. Also, Biltmore Construction certifies we are financially stable and have the necessary resources and qualified staff to provide Construction Management Services the City of Key West. We commit to exceed the highest, quality level required by the City for this project. Debt-free and financially stable, Biltmore has the capacity and resources to fully bond your project.



## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15



### 2 – Minimum Requirements – Licenses, Certifications & Registrations

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER  
CGC040464

The GENERAL CONTRACTOR  
Named below IS CERTIFIED  
Under the provisions of Chapter 489 FS.  
Expiration date: AUG 31, 2016

PARKER, EDWARD ALLEN JR  
BILTMORE CONSTRUCTION CO INC  
1055 PONCE DE LEON BLVD  
BELLEAIR FL 33756



### State of Florida Department of State

I certify from the records of this office that BILTMORE CONSTRUCTION CO., INC. is a corporation organized under the laws of the State of Florida, filed on June 18, 1954.

The document number of this corporation is 179253.

I further certify that said corporation has paid all fees due this office through December 31, 2014, that its most recent annual report/uniform business report was filed on January 9, 2014, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.



#### CHUBB GROUP OF INSURANCE COMPANIES

100 South 5th Street, Suite 1800, Minneapolis, MN 55402-1225  
Phone: (612) 373-7300 • Facsimile: (612) 373-7307

FEDERAL INSURANCE COMPANY

September 3, 2014

RE: Biltmore Construction Co., Inc.  
Belleair, FL  
- Indicated Surety Capacity

To Whom It May Concern:

Biltmore Construction Co., Inc. is a valued surety client of the Federal Insurance Company. Currently, this excellent contractor has available Surety Credit for single projects up to \$90,000,000., with an aggregate program in the range of \$150,000,000. We are always pleased to consider any Proposal that our client wants to pursue.

We would welcome the opportunity to provide Performance & Payment Bonds for Biltmore Construction Co., Inc. on your project, subject to mutually acceptable contract terms and conditions, and an appropriate request from Biltmore Construction for the Bonds.

Federal Insurance Company is licensed to do business in all states, with an A.M. Best Rating of A++ and a Financial Size of XV.

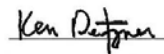
Sincerely,

FEDERAL INSURANCE COMPANY

  
Bruce N. Telander, Attorney-in-Fact

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Ninth day of January, 2014



  
Secretary of State

Authentication ID: CC4255767919

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

<https://file.sunbiz.org/certauthver.html>

### CITY OF KEY WEST, FLORIDA

#### Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name BILTMORE CONSTRUCTION CO INC CtINbr: 0023704  
Location Addr 1055 PONCE DE LEON BLVD  
Lic NBR/Class 15-00029216 CONTRACTOR - CERT GENERAL CONTRACTOR  
Issue Date: August 12, 2014 Expiration Date: September 30, 2015  
License Fee \$309.75  
Add. Charges \$0.00  
Penalty \$0.00  
Total \$309.75  
Comments:

This document must be prominently displayed.

BILTMORE CONSTRUCTION CO INC  
1055 PONCE DE LEON BLVD  
CLEARWATER FL 33756

County KEYWORLD Type: DC Brwngts 1  
Date: 8/14/14 54 Receipt no: 27808  
OR CHS 29619 LIC OCCUPATIONAL RECEIPT  
1.00 1289.75  
FISC 1289.75  
TOTAL PAYMENT 1289.75  
Trans date: 8/14/14 Time: 8:22:08





## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15


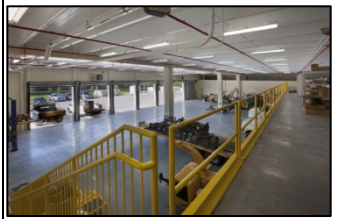

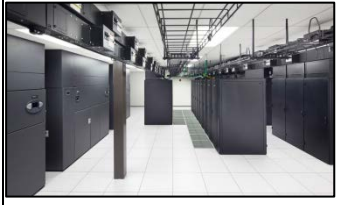
### 3 – Qualifications – Experience

In addition to the minimum requirements, proposers must **provide three to five examples** of previously-completed projects with references that show competency **in each of the six below-listed types of construction**. Proposals will be scored according to the point values listed for each type by a committee of selected City Staff:

- Successful completion of projects of **similar size and complexity**: 100 pts.
- Successful completion of sizeable **LEED-certified projects**, including providing all documentation for certification: 100 pts.
- Experience in and knowledge of the labor and materials **markets of the Florida Keys**: 100 pts.
- Successful completion of similarly-sized **historic restoration** projects: 100 pts.
- Successful experience with **reinforcing of existing concrete structures**, especially using **carbon fiber reinforcing**: 100 pts.
- Successful experience with **municipal government projects** of similar size: 100pts.

#### Similar Size and Complexity:








Over the years, Biltmore has completed many projects of similar size and complexity. Some of these projects were renovation, conversion/retrofit and remodel projects, others included major addition and new construction. Examples matching your request for similar size and complexity include:

<p>City of Seminole Frank Edmunds City Manager 727.392.0204 \$5,500,000</p>	<p><b>Public Works Administration EOC Complex Public Works Fleet Operations Building</b> Two <b>hardened structures built to FEMA 361 &amp; Cat V standards</b>. LEED Gold &amp; Platinum Certifications. Project scopes included: Public Works/EOC totals 4,476 GSF with offices, <b>conference and meeting spaces</b>. The PW EOC <b>houses the City's Emergency Operations and Data Center</b>. A separate building, the new 12,940 GSF Public Works Operations Building provides a 9-bay vehicle garage storage for the City's Public Works fleet with 3,260 SF of office space. Hurricane hardened to CAT V with FEMA 361 doors and windows, the building has special energy saving measures. Both buildings' energy consumption is reduced by 80% and water consumption reduced by 50%.</p>	 
<p>Islamorada, Village of Islands, Florida  Terry Abel, Fire Chief 305.664.6490 terry.abel@islamorada.fl.us \$4,613,271</p>	<p><b>Public Safety Headquarters &amp; Admin. EOC Center –</b> <b>Hardened, coastal construction</b> housing Police, <b>City Hall</b>, Fire Station with multipurpose space – Islamorada, FI</p>	
<p>Hillsborough Community College David Cabeceiras Director of Facilities (Retired) Ben Marshall Director of Facilities 813.253.7197 P \$2,785,000</p>	<p><b>HCC Tier II Collaboration Center – Tampa, FI</b> Project involved 17,000 SF housing a new <b>Public Safety Central Dispatch Suite</b>, maintenance shop, and an advanced <b>Tier II Central Data Center</b> to serve the college's eight campuses. Scope entailed select demolition of 3rd &amp; 4th floors, <b>constructing an interior hardened core to protect the computer servers</b>. The surrounding support spaces are arranged as open workspaces, enclosed suites, and individual offices to accommodate the needs of multiple end users</p>	



## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL

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<p>Tampa Bay Water Emergency Management &amp; EOC Center</p> <p>Amanda Rice 727.791.2382 Multiple Projects / Multiple Phases: \$9,775,138</p>	<p><b>Emergency Management Facility (new EOC)</b> <b>New pre-engineered steel structure with masonry walls</b> housing <b>Tier IV Data Center</b>, redundant cooling and emergency power systems. <b>Hardened to Cat-5</b> the building is <b>pre-wired to enable personnel to mobilize during major storm events</b>. <b>Cypress Creek Lab/Science/Pump Station Ops HVAC &amp; Roof Replacement</b> includes evaluation and HVAC replacement. The Lab/Science Building required a roof replacement and new HVAC for the northern half of the building, along with total replacement of the Lab and constructing a new 3000 SF Lab. The existing lab space was demolished at the end of construction allowing no interruption in lab use, and allowing a no-net increase in impervious area.</p>	 
<p>Florida Department of Health Charles Alby, Sr. Architect 850.245.4444 X 3167 Multiple Phases: \$17,437,000 \$ 7,900,000 – Parking Garage</p>	<p><b>Miami-Dade Main Health Center</b>– New 78,000 GSF 4-story medical / office / EOC complex phased to meet funding releases for the Department of Health and Homeland Security. Overall campus work included multiple phases on multiple buildings on the site to include a high-security state lab, public health center, Center of Excellence and the new parking structure.</p>	
<p>St. Petersburg College James Pedicone, Director 727.341.3226 Multiple Phases: \$32,910.975</p>	<p><b>SPC Downtown Center</b>, St. Petersburg, FL This 114,000 GSF multi-phased renovation and addition project <b>converted</b> under a <b>fast track design/build process</b>, an existing department store into the new St. Petersburg College's Downtown Center campus. The facility includes smart classrooms, computer labs, science labs, large group conferencing &amp; meeting areas, offices, flexible exhibit space, a 200-seat black-box theater, dressing rooms, and specialized acoustical sound barriers.</p>	
<p>Historic Society of Martin County Jim McCormick, VP Ops 772.225.1961 X 109 Jennifer Esler 540.539.1462 George Cooper 772.545.2230 \$13,128,855</p>	<p><b>The Elliott Museum</b> – Stuart, Florida New 43,000 GSF <b>coastal construction, hardened multipurpose building</b> with antique car exhibit space &amp; automated, robotic car retrieval system, classrooms, large conference spaces – Stuart, FL</p>	
<p>University of South Florida Ray Gonzalez, Asst. Dir. 813.974.0864 \$12,229,600</p>	<p><b>Student Wellness &amp; Recreation Center and Champion's Choice Dining Facility</b> - Tampa 84,000 GSF major expansion to an existing, occupied recreation / fitness center. Campus main utility corridor ran through the site requiring extensive site work, utility changes and careful phasing to avoid disruption of campus services. The scope included a separate new stand-alone kitchen /dining area.</p>	
<p>Florida Department of Health Charles Alby, Sr. Architect 850.245.4444 X 3167 \$8,900,000</p>	<p><b>Charlotte County Health Center &amp; EOC</b> – New 48,000 SF Replacement EOC / Clinic - Port Charlotte Constructed after Hurricane Charlie destroyed the area's Health Centers, this 2-story facility is the main Health Clinic &amp; <b>Administration Center</b> is <b>hardened to withstand Cat. 5 wind loads</b>. The ground floor houses multiple user groups representing all public health clinic services. Utilizing a separate entrance, the second floor provides program offices, computer center, break area, lockers, shower rooms, large staff &amp; community meeting rooms, and training rooms.</p>	





## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL

### Phase 2 – New Construction and Major Renovation – RFP 001-15






<p>St. Petersburg College James Pedicone, Director 727.341.3226 \$11,000,000</p>	<p><b>Student Services Center @ Gibbs Campus</b> - 44, 000 GSF multi-use, 2-story building serves as a gathering center for collaboration and group study. <b>Center offers flexibility for large group discussions and provides convention and exhibit space for special events.</b> LEED Gold</p>	
<p>Eckerd College Bill McKenna Director of Planning &amp; Construction 727.867.5211 \$25,000,000</p>	<p><b>Center for Molecular and Life Sciences</b> - The new Center houses teaching laboratories, classrooms, research spaces, collaborative meeting spaces, fabric-structures for covered courtyards, and a greenhouse. Seeking a LEED Platinum rating, all classrooms and labs retain negative air pressure and utilize a "Building Dashboard" system to visually monitor energy consumption levels in each room. Over 30% more efficient than standard buildings, sensors throughout the building monitor activity and occupancy through carbon dioxide emissions and adjusts to provide quality indoor air for the occupancy load. Cabinetry is bamboo, a renewable resource, and coatings make windows more energy-efficient. A "cool roof" reflects the sun's heat rather than transferring it to the building, and is 1.5 to 2 times more airtight than a roof on a traditional building. A super-efficient cooling system uses reclaimed water from a nearby reclamation plant, saving thousands of gallons a day eliminating the need for a cooling tower. The main entry courtyard features fabric structures (hardened to Cat 5) for energy efficiency and provides a covered assembly venue.</p>	
<p>Eckerd College Bill McKenna Director of Planning &amp; Construction 727.867.5211 \$7,600,000</p>	<p><b>Sheen Science Center</b> - A three-year, \$7.6 million coastal construction project renovating the three Sheen buildings upgrading the labs and classrooms. Work in the renovated 14,000 SF wing were completely gutted and retrofitted with new electrical, plumbing, air conditioning systems and storm-resistant windows. Collectively the three wings total 35,000 square feet. The project encompassed the demolition and renovation, both interior and exterior, of an existing 3-building (wing) complex. The entire complex received a new fire sprinkler system, and existing asbestos containing material in the building was abated. The 3 building wings were reorganized into 3 separate disciplines allowing for easy collaboration and future upgrades. New teaching spaces included 5 computer classrooms, 5 new labs for physics and environmental studies and 4 classrooms equipped with projection equipment.</p>	 
<p>Fire Station No. 45 and Administration Center Clearwater, Florida  Robert Weiss, Fire Chief robert.weiss@myclearwater.com 727-562-4327 Ext. 3173  Size: 31,000 GSF Total: \$10,000,000</p>	<p>The new 3-story <b>Fire Station and Administration Center</b> serves as the City's Main Fire Station, replacing Fire Station No. 1. Construction is architectural precast components, <b>with impact windows "hardened" to withstand a Category-5 storm event</b>, supported by redundant back-up generator systems to maintain full operations. The new building includes the Department's administration offices featuring a modular wall system for future flexibility; communication center; large conference/meeting room; employee lounge; restrooms; support areas. Project scope includes complete site development including infrastructure installation, lighting, parking; and demolition of existing structures</p>	



## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### LEED Certified Projects:

Two additional projects, recently completed, Eckerd MLCS and The Elliott Museum are under review for LEED Platinum and LEED Gold.

 <b>LEED / Sustainable Design Project Experience:</b>		
<b>Broward County Environmental Monitoring Lab Building</b> Size: 11,000 GSF Total: \$5,432,000 Completion: March 2009 <i>LEED Silver Certified</i>	This new Lab Facility is a National Environmental Laboratory Accreditation Certified laboratory, and includes fume hoods, wet labs, articulating robotic arms, administration offices; conference room; support space, clean rooms for bacteria/ chlorophyll, air toxins, low level metals, and VOCs, wet labs and adjustable-flow, high efficiency fume hoods, and two-vehicle equipment bays. Concrete block construction hardened to Cat-5 wind loads.	
<b>Student Services Building - St. Petersburg College</b> Size: 43,808 GSF Total: \$9,890,000 Completion: 12/08 <i>LEED Gold Certified</i>	New Multi-story building featuring latest teaching and A/V technology with wireless access throughout including offices, divisible meeting and conference rooms, Student Services Department, Security and I.D. offices, Bookstore and Classrooms.	
<b>Library West University of FL</b> Total: \$24,000,000 Completion: 2007 <i>Occupied Campus</i> <i>LEED Gold Certified</i>	60,000 GSF 4-story addition and interior demo/remodeling <b>existing 120,000 GSF six story historic building.</b> 2-story entry lobby has escalators and elevator, administration offices. The library houses study areas, graduate study carrels, integrated wireless technologies, classrooms, video & recording studio for distant learning, and Cafe.	
<b>Iota Complex Eckerd College</b> Size: 30,500 GSF Total: \$12,950,000 Completion: 09/2006 <i>LEED Certified</i>	New two-story complex completed with fast-track schedule. Constructed on a coastal site within an A-Flood Zone, the complex is hurricane-hardened to withstand a Cat-3 storm event with impact glass windows and doors.	





## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### Public Works Operations Building

City of Seminole, FL

Size: 16,200 GSF

Total: \$5,775,000\*

Completion: 07/10

\*(One contract)

**1st LEED Platinum Building  
in Pinellas County**



The 12,940 GSF Public Works Operations Building houses nine apparatus/equipment bays with 2nd floor equipment loft and 3,260 SF of administrative office space. Construction is structural concrete precast wall panels and double “T” precast concrete roof system, hardened to withstand Cat-5 hurricane force winds with FEMA 361 rated doors and windows. The overhead roll-up vehicle bay doors are engineering to 190 mph windloads.

The building includes back-up generators with hurricane-protected enclosures and advanced green building features such as Photovoltaic (PV) Solar Panels to sustain their power needs “off” the grid, solar thermal collectors providing direct heating of the hot water supply, as well as additional green features earning a LEED Platinum Certification, the highest ranking attainable by the US Green Building Council.



### Public Works Administration and Emergency Operations Building (EOC)

City of Seminole, FL

Size: 4,476 GSF

Total: \$5,775,000\*

Completion: 07/10

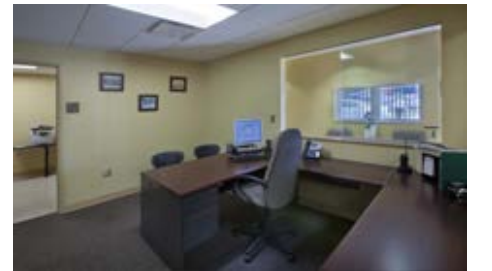
\*(Combined with above)

**LEED Gold Certified**



The new Public Works Administration and Emergency Operations Center provides the department’s administration offices, conference / support spaces, and houses the City’s Emergency Operations Center.

Construction is structural concrete precast wall panels & double “T” precast concrete roof system, hardened to Cat-5 with FEMA 361 rated storefront entry doors and high velocity impact windows, able to sustain tornado force winds. The self-contained building is equipped with independent generator systems with hurricane-protected enclosures to fully power the facility along with a potable water supply, sewage containment system, and food storage for up to seven days including showers, lockers and kitchen to sustain the City Emergency Staff. EOC includes a 38-foot collapsible antenna system to enable continued emergency communications. Photovoltaic Panels (solar) generate an over 86,000 Kw of electricity annually to power the building during normal operation.







## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### Florida Keys Experience:

Having worked in the Florida Keys since 1961, Biltmore Construction has the project experience, knowledge of the unique labor market and understands our role as Construction Manager to the City of Key West. Our partnering services will include cost and schedule control, advertising, bidding, coordination and management of the sub-consultants, and supervision of all construction activities. We recognize the importance of this project to the City and the blend of City Departments using this building. Sensitive to the project's budget and schedule requirements, we will also respect the City's desire to utilize and employ qualified local subcontractors and tradesmen to work on this project. Biltmore Construction, if awarded this contract, will comply with this desire and rely on local talent first and then bring in specialized trades as needed for other disciplines. Below is a brief listing of work complete in the Florida Keys:

- **U.S. Naval Base – Key West, Florida**
  - Fleet Sonar School – 1961
  - Subsistence Building – 1962
- **Key West FBO Complex**
- **Monroe County Sheriff's Detention Center Expansion – Stock Island**
- **Florida Keys Community College – Emergency Hurricane Repairs**
- **Monroe County School District – Sugarloaf Ball Fields**
- **Monroe County Department of Health – Tavernier Clinic Renovations**
- **Florida Keys Credit Union**
- **Islamorada Municipal Complex**
- **City of Marathon Emergency Operations Center and New Fire Station #14**
- **Keys Energy Services – Continuing Contract**
- **Keys Energy Services – James Street Facility Renovation**
- **Keys Energy Services - Transmission & Distribution Facility Replacement**
- **DOH Tobacco Education Center – Marathon**
- **DOH tobacco Education Center – Tavernier**

#### **Administrative & Public Safety Headquarters / Fire Station No. 21**

Islamorada, FL

Size: 15,590 GSF

Total: \$4,655,000

Completion: 01/10

***Built to Green Building  
Standards (Not LEED Certified  
due to budget constraints)***

The 3-story, Municipal Administrative Complex consolidates the City's administration offices, Emergency Operations Center, and Fire Station No. 21. Construction is architectural precast "hardened" to withstand a Category-5 storm event. Dual back-up generator systems support a Tier II Data Center and Public Safety/Emergency Dispatch Center.




1st floor houses FS 21 offices and support areas, four sleeping quarters, full kitchen, exercise room, hazmat decontamination chamber, and two vehicle equipment bays. The 2nd floor houses building department, permitting services and planning offices; The 3rd floor, a lobby, city administration offices and multi-purpose assembly room with integrated IT technologies.





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### Phase 2 – New Construction and Major Renovation – RFP 001-15

<p><b>Public Safety Center / EOC and Fire Station No. 14</b> Marathon, FL</p> <p>Size: 23,300 GSF Total: \$6,200,000 Completion: 10/07</p> 	<p>Providing fire protection to both the City of Marathon and Marathon Airport, the two-story FS 14 is comprised of 17, 288 SF on the 1st Floor and 6,012 SF on 2nd Floor. Precast construction is designed to withstand a Cat-5 Storm event and serves as the City's EOC. The facility includes offices, control room, Public Safety/Emergency Dispatch Center, 3-vehicle equipment bay, sleeping quarters, day room, full kitchen, and exercise room for on-duty firefighters. Facility includes redundant backup generators and systems.</p> <p>Scope included demolition, complete site development, infrastructure installation, lighting, stormwater management, and parking. Construction also required coordination with the Airport and FAA.</p>	 
<p><b>Monroe County Joint-Use Sheriff's Detention Center</b> Stock Island, FL</p> <p>Size: 55,300 GSF Total: \$12,000,000 Completion: 07/2002</p>	<p>The new 3-story joint-use addition provides Administration and Emergency Operations offices for the Monroe County Sheriff's Department and Detention Facilities for the Department of Juvenile Justice. The hurricane-hardened structure includes:</p> <ul style="list-style-type: none"> <li>• <i>45-Bed moderate-risk juvenile detention floor</i></li> <li>• <i>Infirmery; x-ray /dental clinic; classrooms</i></li> <li>• <i>Covered sally port</i></li> <li>• <i>Intake Processing area</i></li> <li>• <i>4,400 SF elevated secure deck &amp; playcourt</i></li> <li>• <i>Parking / Access below level</i></li> </ul> <p>The construction is Precast Tilt Wall and Masonry, Hurricane-hardened to withstand Cat-5 Storm including emergency generator systems, potable water supply, wastewater disposal/retention to sustain occupants and inmates for up to seven days.</p>	





## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### Historic Restoration Projects:

Biltmore has a long history renovating, upgrading and restoring historic structures. Examples include:

- Florida State University Robert M. Strozier Library – Restoration/Renovation
- Florida State University Jennie Murphree Residence Hall – Structural Renovation
- Stetson College of Law Campus Dormitories
- Stetson College of Law – Complete Historic Campus Upgrade / Renovation
- Belleview Biltmore Resort & Hotel – 10 Years Maintenance/Restoration/Renovation/New Construction
- St. Mary Our Lady of Grace Catholic Church – Renovation
- Eckerd College Wireman Chapel – Restoration / Renovations
- Ybor City State Museum
- Safety Harbor Spa – Maintenance/Renovation
- The Palladium Theatre – Renovation/New Addition




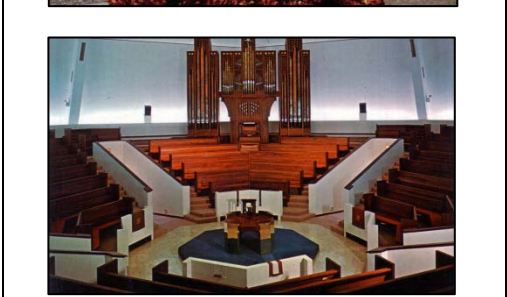
<p><b>FSU Robert M. Strozier Library – Historic Structure</b> Tallahassee, FL</p>	<p>Biltmore was retained to remodel/renovate the University's main historic library facility that was originally built in the 1920's. Because the University wanted to maintain full operations throughout construction, Biltmore skillfully prepared 14 carefully prepared sequenced phases to maintain this occupied facility. In addition to full interior and building systems upgrades and renovations, exterior renovations were required to remediate the 6-story building; this included complete roof replacement; selective removal and replacement of existing brick veneer; installing a waterproof membrane; exterior joint-sealant work; plus tuckpointing and through-wall flashing installation. The 14-phase interior scope included renovations to administration and support offices; new computer workstations and main computer hub; complete M.E.P. systems replacement; new IT/AV systems.</p>	
<p><b>St. Mary Our Lady of Grace Catholic Church – 1909 Structure</b> St. Petersburg, FL</p>	<p>This historic church, originally constructed in 1969 needed <b>remediation, repairs, and historical restoration to the building envelope and roof while maintaining full operations</b> of the church. The work scope included:</p> <ul style="list-style-type: none"> <li>- Exterior building repairs and restoration, and brick in-fill</li> <li>- Interior renovation, select restoration</li> <li>- Waterproofing</li> <li>- Flashing replacement</li> <li>- Re-roofing</li> </ul>	





## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL

### Phase 2 – New Construction and Major Renovation – RFP 001-15

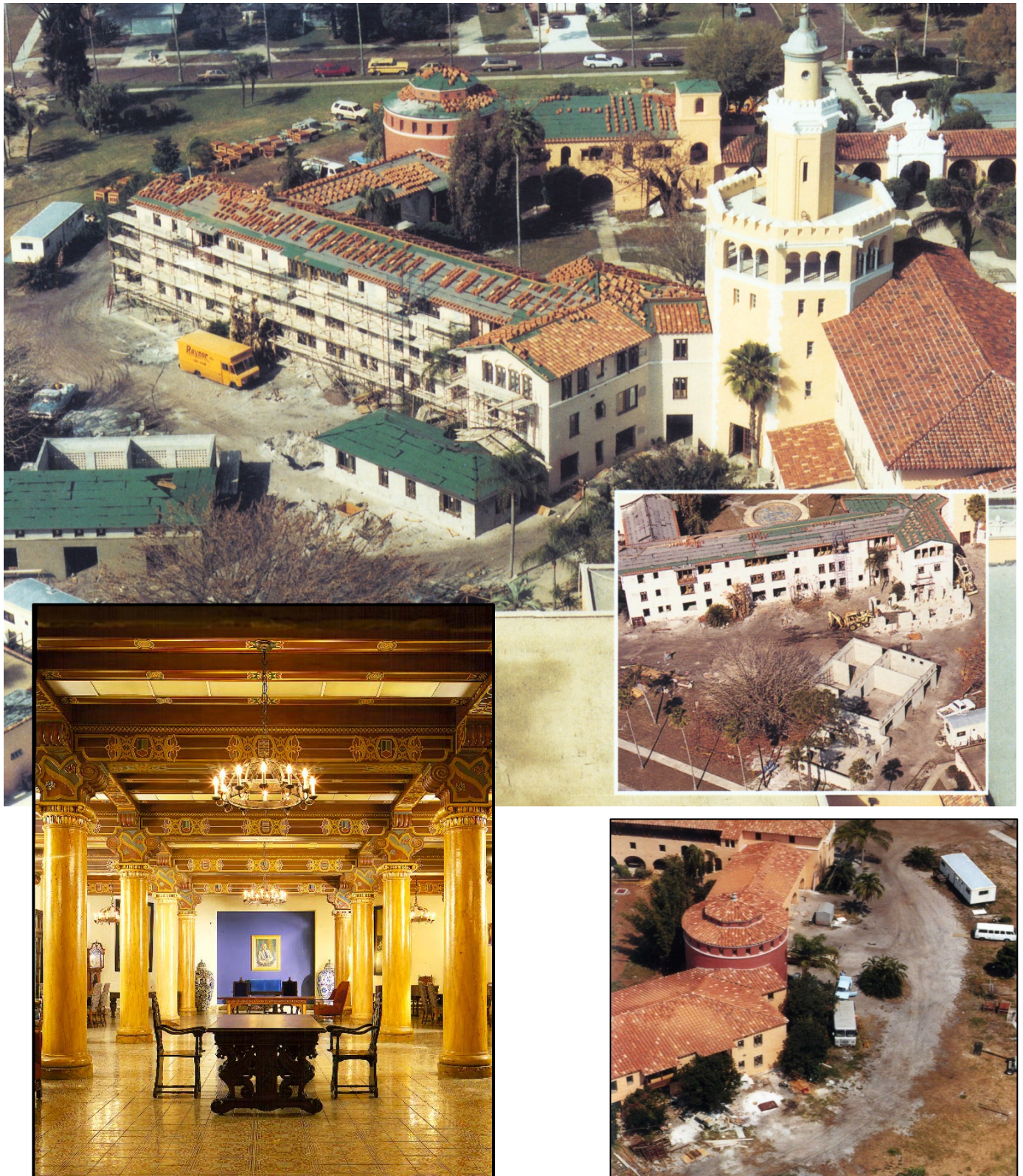
<p><b>Florida State University Jennie Murphree Halls</b> Tallahassee, FL</p>	<p>The Jennie Murphree Residence Hall was constructed in 1922 and enlarged two years later to accommodate the growing student population. Biltmore completed a full structural restoration/renovation to the entire complex completing both interior and exterior remodels, renovation and restoration work on the Historic Dormitory Building. The scope included a new Fire annunciation systems, complete mechanical and electrical systems replacement, asbestos abatement, new kitchen facilities, fitness room, laundry facilities, study rooms, student lounges and electronic security &amp; access systems.</p>	 
<p><b>Eckerd College Wireman Chapel – Restoration / Renovations</b> St. Petersburg, FL</p>	<p>The Chapel's key design features are its <a href="#"><u>octagonal shape and in-the-round seating</u></a>, the oculus at the center of the roof directs sunlight to the sanctuary and the lower glass panels reflect light from the water outside to the interior. The 45-foot-high Chapel ceiling was built to accommodate the Chapel's organ, a 45-rank, 36-stop, tracker-action instrument, encased in African mahogany and façade pipes are burnished copper. Neglected for years, the exposed steel super structure from which the octagonal roof assembly is suspended was showing signs of deterioration due to water penetration and a high salt content environment. An analysis of the existing conditions allowed us to generate an affordable restoration solution which included mold and asbestos abatement, ADA updating, carillon waterproofing and new metal roof, fire alarm and systems retrofitting and new finishes throughout. Biltmore installed sound diffusing surfaces on the ceilings and walls and suspended sound diffusing ceiling panel systems to enhance the sound reflections and acoustics. The carpet was removed and replaced with travertine and a ring of carefully aimed loudspeakers were added around the perimeter of the new ceiling panel.</p> <ul style="list-style-type: none"> <li>- Interior Renovations to Chapel's Acoustical Design; Space Shaping,</li> <li>- Renovated Interior Finishes &amp; Exterior Painting</li> <li>- ADA Upgrades</li> <li>- Roof Replacement</li> <li>- Structural Repairs</li> <li>- Asbestos Abatement</li> <li>- Landscaping &amp; Paver Restoration</li> </ul>	 





## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

Stetson College of Law – Historic Campus – Full Campus Restoration:







## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15







## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### **Structure Hardening / Carbon Fiber Reinforcement:**

Biltmore is experienced working with carbon fiber reinforced composites. This type of hardening has several highly desirable traits that can be exploited in the design of advanced materials and systems. The two most common uses for carbon fiber are in applications where high strength to weight and high stiffness to weight are desirable. For the City of Key West City Hall building, Biltmore will bring onboard a specialty contractor, fully trained and certified, to oversee all the phases of concrete repair and installation of CFRP and FRP materials.

Examples of projects using a Carbon Fiber Structural Hardening method include:

- Broward County DOH Main Health Clinic
- Lee County Pondella DOH Center
- Tampa Bay Water Administration and EOC Structure
- USF Recreation & Wellness Center Expansion
- City of Seminole Fire Station #30 – Renovation/Upgrade
- City of Clearwater – Multiple Bridge Repair Projects
- City of Seminole Public Works EOC/Administration Complex
- City of Seminole Public Works Facility Operations Center
- Charlotte County Main DOH Center

Additional examples of our hardened structures have been listed and outlined throughout this proposal. Included below and followed by photos of hardened building systems are more project examples:

- Eckerd College Campus (Coastal Campus) – Multiple new and renovated structures including:
  - Center for Molecular & Life Sciences Complex
  - Sheen Science Complex
  - Peter H. Armacost Library & IT Center
  - Marine Science Center
- Monroe County Sheriff's Detention Center Expansion – Stock Island
- Islamorada EOC & Municipal Complex
- City of Marathon Emergency Operations Center and New Fire Station #14
- Florida International University School of Architecture Complex
- Miami-Dade DOH Main Health Center of Excellence
- Miami-Dade DOH West Perrine Health Center
- The Elliott Museum
- FIU Recreation Center (and designated shelter) Hurricane Window / Exterior Replacement/Hardening
- City of Largo Data Center
- City of Clearwater Main Fire Station #45
- Bronson Animal Disease Diagnostic BSL-3 Laboratory & Necropsy Facility
- Hillsborough Community College Central Data Center (8 campuses) & Security Headquarters



## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### St. Petersburg College – Ethics Building

The following work scope was performed while maintaining full operations:

- Exterior Envelope Remediation
- Selective removal and replacement of existing brick veneer
- Waterproof membrane installation
- Exterior joint sealing
- Tuckpointing and through-wall flashing installation



### Pierce 100 Building

Complete **remediation/renovation to building envelope** for **13-story** condominium high-rise building. Work scope included:

- Complete replacement of exterior building envelope while occupied
- Repaired 1<sup>st</sup> and 2<sup>nd</sup> level parking decks
- Removal and rebuild of roof, roof parapet, and all exterior walls to current hurricane code
- Replacement of all windows, sliding glass doors, and railings to 113 occupied units
- Asbestos abatement in exterior walls
- Replacement/retrofit of all fire doors and systems



### Broward County Health Clinic – Ft. Lauderdale

Multiple scopes, 3-building campus, work completed in phases, this project entailed the **phased exterior envelope remediation to an occupied, 35,000 GSF, 2-story** medical clinic and office building for the Florida Department of Health. The work scope included:

- Complete removal of exterior masonry and curtainwall systems
- Re-roofing of entire building
- Replacement of membrane waterproofing and joint-sealant work for existing exterior wall systems
- Hardening of exterior walls to meet current wind-load requirements



## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### Department of Environmental Protection -Gandy Marine Patrol Station

Project entailed the **phased exterior envelope replacement to occupied facility**. Scope included:

- Removal and replacement of entire exterior wall system; replace with concrete masonry and brick veneer
- Phased to allow continuing occupancy and operation of the station by the Florida Marine Patrol
- Removal of entire exterior brick veneer including substrate; replacement with new concrete masonry structure and brick veneer, waterproof membrane, through-wall flashings, and joint sealant systems

### Miami-Dade County Health Clinic – Miami-Dade State Laboratory Building

Completed in 2008, this project entailed the **phased exterior envelope remediation to an occupied, 33,000 GSF 3-story** lab and office building for the Florida Department of Health. The work scope included:

- Waterproofing and joint sealant work for existing exterior wall systems
- Deck coatings and Re-roofing entire facility
- Building is negatively pressurized due to laboratory operations

### St. Petersburg College – Social Arts Building

This project entailed the **phased exterior envelope remediation to an occupied, 60,000 GSF 2-story** classroom and office building. The work scope included:

- Exterior Envelope Remediation and Interior Renovations
- Selective **removal and replacement of existing brick veneer** at parapet and window head locations
- Waterproof membrane installation
- Exterior joint sealant work
- Tuck-pointing and through-wall flashing installation



During the construction of these and similar projects, Biltmore worked closely with the Owner and design professionals to assist in developing and establishing a clear scope of work required to provide maximum value to the project budget. Through this experience we have learned that as the remediation work progresses, changes to the scope may be required when unforeseen conditions may be revealed during the remediation process. We continually work in partnership with all parties throughout the project to assure quality is maintained.

Additional issues of importance include:

- Developing, planning, and managing phased construction to enable ongoing facility operations
- Establishing noise and dust control protocols
- If occupied, scheduling work during off-hours as much as allowable to minimize disruption
- Controlling access by construction workers to maintain security and safety at all times
- Preparing MOT plans to minimize disruption to surround traffic and pedestrian walkways





## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### Station Square Residences & Retail Center







## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### Miami-Dade Main Health Center / Center of Excellence



### City of Seminole Public Works Administration / EOC Complex







## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### City of Seminole Public Works Operations Center



### Eckerd College Armacost Library & IT Center



### Largo Public Library & Community Center







## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### Florida International University School of Architecture Complex – Miami



### Monroe County Detention Center Expansion





## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### Village of Islamorada Administration & EOC Center







## KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL Phase 2 – New Construction and Major Renovation – RFP 001-15

### Municipal Government Projects:

Biltmore has an extensive resume of related experience in the construction of municipal facilities that have been constructed via construction manager-at-risk delivery. We have completed two municipal Fire Stations/Municipal Administration Facilities, and are completing a new Fire Station No. 45 for the City of Clearwater that includes their Department's Administration offices, as well as the City of Seminole's new Public Works Operations Facility and Public Works Administration/EOC housing nine apparatus bays. These facilities all were constructed to withstand a Category 5 storm event with back-up systems to assure continuous operations.

We have already highlighted multiple municipal government projects, including the Village of Islamorada, City of Marathon Fire Station, City of Seminole Public Works & EOC Center, City of Seminole Public Works Operations Center, City of Seminole Fire Station #30, Tampa Bay Water Emergency Management & EOC Center, and the City of Clearwater Main Fire Station #45.

The following includes a client list of our Municipal Experience:

- |                            |                       |   |
|----------------------------|-----------------------|---|
| ▪ City of Clearwater       | ▪ Broward County      | ▪ MacDill AFB   |
| ▪ City of Dunedin          | ▪ Citrus County       | ▪ Corps of Engineers                                    |
| ▪ City of Homestead        | ▪ Escambia County     | ▪ Department of the Navy                                |
| ▪ City of Key West         | ▪ Hillsborough County | ▪ Florida Department of Agriculture & Consumer Services |
| ▪ City of Largo            | ▪ Pinellas County     | ▪ Florida Department of Corrections                     |
| ▪ City of Lakeland         | ▪ Lake County         | ▪ Florida Department of Education                       |
| ▪ City of Lauderdale Lakes | ▪ Martin County       | ▪ Florida Department of Environmental Protection        |
| ▪ City of Marathon         | ▪ Miami-Dade County   | ▪ Florida Department of Health                          |
| ▪ City of Pensacola        | ▪ Monroe County       | ▪ Florida Department of Management Services             |
| ▪ City of Safety Harbor    | ▪ St. Lucie County    | ▪ Florida Department of Military Affairs                |
| ▪ City of Seminole         | ▪ Sumter County       | ▪ Florida Department of Juvenile Justice                |
| ▪ City of St. Petersburg   |                       | ▪ Homeland Security                                     |
| ▪ City of Tampa            |                       | ▪ Tampa Bay Water                                       |
| ▪ City of Treasure Island  |                       | ▪ Veterans Administration                               |
| ▪ Town of Cutler Bay       |                       |   |
| ▪ Village of Islamorada    |                       |   |



KEY WEST CITY HALL at Glynn Archer – QUALIFICATIONS PROPOSAL  
Phase 2 – New Construction and Major Renovation – RFP 001-15

References:

Entity / Contact / Phone / E-Mail	Amount
1. Eckerd College Bill McKenna, Construction Mgr./Owner's Rep. 727-867-5211 Cell: 727-510-9156 themvgroup@aol.com	2000 – Present \$55,000,000+ Multiple Coastal Projects Campus-wide Molecular Science Complex Pending LEED Platinum
2. St. Petersburg College James Pedicone, Director - 727-341-3226 pedicone.james@spcollege.edu	2000 to 2013- \$60,000,000+ Multiple Projects @ SPC Downtown & Gibbs Campuses All include Renovation, Addition and Remodel
3. Historic Society of Martin County Jennifer Esler, President / CEO 772-225-1961 x109 jesler@elliottmuseumfl.org	2013 \$20,000,000 The Elliott Museum with Robotic Parking - Pending Pending LEED Gold
4. City of Clearwater - Ms. Tara Kivett, Engineering Construction Mgr. 100 S. Myrtle Avenue, # 220, Clearwater, Fl. 727-562-4758 tara.kivett@myclearwater.com	2014 - \$13,000,000 City of Clearwater Fire Station #45 and Multiple Projects under Continuing Contract
5. Steve Daniel, Construction Coordinator Pinellas County Government 727-464-4765 727-244-8016 sdaniel@co.pinellas.fl.us	2012 St. Petersburg Judicial Tower Fifth Floor Renovation Courtrooms/ Judge's Suites
6. Frank Edmunds, City Manager City of Seminole 727-391-0204 Fedmunds@myseminole.com	Fire Station #30 Renovations / Upgrades City of Seminole Public Works EOC & Vehicle Op Complex
7. USF - John Crosby, FP&C Associate Director Jcrosby@admin.usf.edu 813-974-2625	2011 - \$11,900,000 USF Wellness & Nutrition Center Multiple Projects
8. AMON Investments C. Fred Hill, Construction Mgr./Owners Rep 386-423-9699 / fhill@ccm-fl.com	2008 - \$48,000,000 Station Square Residences, Shoppes, Plaza & Parking Garage



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