



WE CREATE LASTING COMMUNITIES™

David Perry, RLA, ASLA
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February 17, 2010

VIA OVERNIGHT DELIVERY

City of Key West
Ms. Cheri Smith, City Clerk
525 Angela Street
Key West, Florida 33040

Subject: RFP-004-10; Key West Bight Design and Project Management for Public Area Enhancement

Dear Ms. Smith:

It is with great pleasure that we submit this Request for Proposals for the Key West Bight Design and Project Management for Public Area Enhancement (RFP #004-10) for your consideration and hopeful selection. MSCW is very excited to have the opportunity to work with your staff and community in designing this project. In preparation for this RFP, our staff has already spent numerous hours obtaining background data, and performing in-field site analysis to fully understand the function of these spaces. Our assigned project manager, Mr. David A. Perry, RLA, has over 22 years of experience, with an extensive background in thematic design, waterfront venue design, landscape architectural construction design and field construction management.

As a collaborative approach to bring the very best minds to the table from a concept development standpoint, MSCW, Inc. has teamed with IDEA, Inc.. We have chosen this approach to offer the City an unprecedented pairing of talent on one team. Both MSCW and IDEA have an extensive portfolio of waterfront venue design and branding throughout Florida and the Caribbean. MSCW and IDEA will work as a team to deliver a world-class design to this historic seaport waterfront.

We clearly understand that the City is looking to expedite the design of this project. Our team is poised and ready to begin. We have selected both local team members as well as team members that currently have active contracts with the City and are familiar with the project development area.

We encourage you to speak with the City of Boynton Beach CRA who we are currently working with on a similar waterfront design project to confirm our qualifications and public involvement expertise. We have included their contact information for your reference.

Please feel free to contact us at any time and we look forward to working with you.

Sincerely,

David A. Perry, RLA, ASLA
Studio Leader
Urban Design & Landscape Architecture

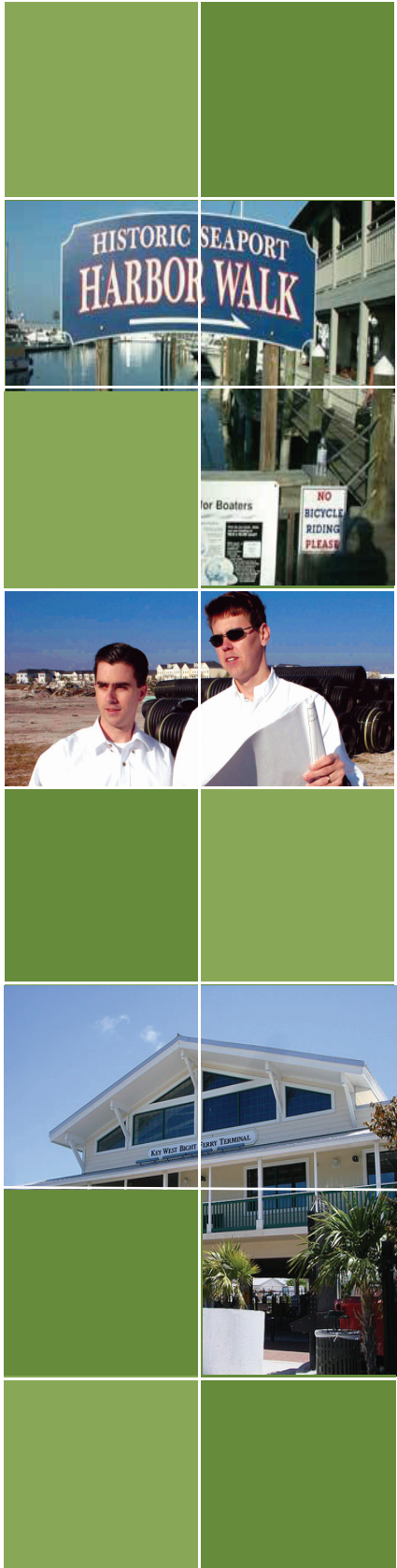


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MSCW Overview

The MSCW Team

MSCW, one of Florida's most respected and trusted design firms, offers the following professional services in an integrated, collaborative setting or in teaming partnerships:

- Planning
- Landscape Architecture
- Civil Engineering
- Environmental Science

Since 1977, our work has emphasized the importance of creating lasting communities amidst Florida's growth challenges. We believe in and focus on projects



where we can leverage our extensive experience in strategic visioning and placemaking and our solid understanding of the critical, interrelated



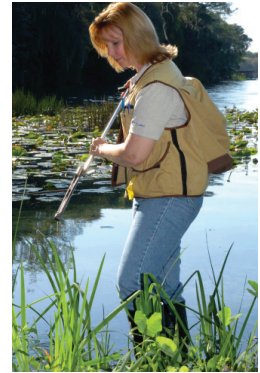
elements of sustainable engineering. We devise and implement design solutions that benefit communities, respect our fragile ecosystems, and contribute positively to economic development. MSCW is committed to sustainability and solutions based on the elements of green design.

At MSCW, we understand how important it is that all of the disciplines we offer work closely together. Collaboration is at the core of all we do. This allows us to create teams to meet specific client needs, giving each



project its own unique character.

We take seriously the need to ensure Florida's communities - residential, commercial, or mixed use - remain beautiful and desirable places to live, work and play well into the future. To address the state's growing transportation challenges, we are also committed to creating innovative solutions that balance land uses and multimodal transit considerations.



MSCW Accolades

The MSCW team has received numerous awards for our work including:

- 2008 APA Florida Award of Excellence - Taylor County Vision 2060
- 2008 Orange County Design Excellence Mayor's Award of Excellence - Innovation Place
- 2007 FPZA Outstanding Public Study - Dunn Avenue & Main Street Corridor Redevelopment Plan
- 2007 First Coast APA Outstanding Master Plan Award - Dunn Avenue & Main Street Corridor Redevelopment Plan
- 2007 First Coast APA Best Planning Advocate - 2030 Horizon: City of Jacksonville Growth Management Task Force
- 2006 Orange County Design Excellence Awards: Award of Excellence for Lake Ruby Village, and Award of Merit for Independence





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About MSCW

- 2004 ULI Award of Excellence with Baldwin Park Development Company
- 2003 Sustainable Florida Best Practices Award
- 2003 FPZA Outstanding Public Report or Study - The Renaissance of Public Schools in the City of Orlando
- 2003 FPZA Outstanding Public Report or Study - The North Jacksonville Shared Vision Plan
- 2003 FPZA Innovation Award of Merit-Champions of Sustainability Awards Program
- 2003 FPZA Innovation Award of Merit-CityView
- 2001 Sustainable Florida Leadership Award

Our Community

We commit to allocate time and resources to contribute to the well being of others and reinforce our roles as responsible citizens.

Our Environment

We commit to respect our environment by encouraging the preservation and enhancement of valuable natural resources for future generations.

Our Families

We commit to respect and enrich families -- the core of all successful communities -- through our daily actions and decisions.

Mission

Our mission is to create lasting communities.

Core Values

At MSCW, we value all relationships as necessary and indispensable in fulfilling our mission. We are committed to developing and maintaining long term relationships built on trust, ethical behavior, creativity and outstanding performance. To that end, we value:

Our Team Members

We commit to inspire a collaborative work environment by encouraging open communication, teamwork, accountability, and professional excellence.

Our Clients

We commit to consistently deliver innovative solutions that exceed client expectations.





Representative Client List

Public Sector

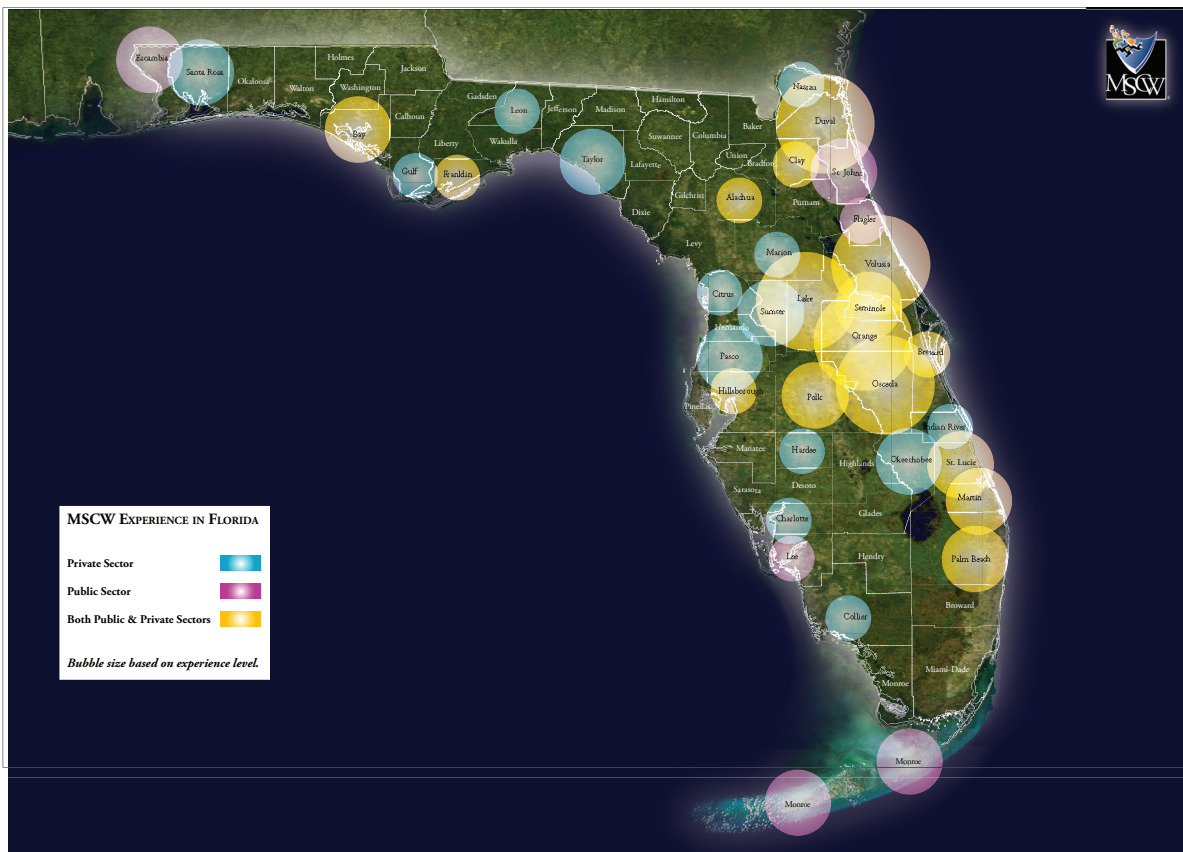
Boynton Beach CRA
 Cape Coral CRA
 Delray Beach CRA
 Escambia County
 FDOT Districts 2, 4, 5
 Florida DCA
 City of Jacksonville
 City of Jacksonville CRA
 City of Edgewater
 City of New Smyrna Beach CRA
 Orange County
 City of Orlando CRA
 City of Orlando

Osceola County
 City of Palm Bay CRA
 City of Port St. Lucie
 City of Ruskin
 Monroe County
 Seminole County
 Seminole County CRA
 St. Lucie County
 Stuart CRA
 Taylor County
 Volusia County
 City of Winter Park CRA
 City of Winter Park

Private Sector

Battaglia Group Management LLC
 Falcone Group
 Foley Timber & Land Company
 Florida Crystals
 Pizzuti Solutions LLC
 Rayonier
 St. Joe Corporation
 Walt Disney World Companies
 The Williams Companies

Public & Public-Private Partnership Clients





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James A. Sellen, M.S.P.

Principal-in-Charge

Jim Sellen joined MSCW in 1984 after having gained planning and urban design experience in both the public and private development sectors. As Planning Director of Orange County, he was responsible for leading the development of the County's first Growth Management Plan and Capital Improvements Program. Since joining MSCW, Jim has focused on strategic planning for large land holdings and the planning and design of highly amenitized, mixed use, master planned communities.

Jim began MSCW's "Shared Visioning Solutions™" with the development of the Horizon West Project in Orange County, FL. The result of that vision was an innovative Village Land Use Classification that will allow the orderly transition from rural to urban use of approximately 40,000 acres in west Orange County and completion of the first Award Winning Village "Lakeside" and the preparation of the Village Development Code. Jim has been responsible for similar strategic plans and visioning projects, the most recent of which include the 80,000 acre West Bay Sector Plan and corresponding Specific Area Plan, the 100,000 acre North Jacksonville Vision and Master Plan, and the 28,000 acre St. James Island Vision & Master Plan. His focus is on the development and implementation of long-term visions for strategic vision plans for both public and private clients throughout the state of Florida.

Relevant Project Experience

- North Jacksonville Vision and Master Plan, Jacksonville, FL
- Taylor County 2060 Vision Plan, Taylor County, FL
- Taylor County EAR Based / Comprehensive Plan Amendments, Taylor County, FL
- Horizon West Strategic Plan, Orange County, FL
- Lakeside Village, Specific Development Plan, Orange County, FL
- West Bay Sector Plan, Bay County, FL
- Volusia Growth Management Commission (VGMC), Volusia County, FL
- Church Street Square, Orlando, FL
- West Bay Specific Area Plan, Bay County, FL
- Baldwin Park, Orlando, FL
- Nassau County Comprehensive /EAR Based Plan Amendments, Nassau County, FL
- Escambia County Sector Plan, Escambia County, FL
- Escambia County EAR Based Amendments, Escambia County, FL



Education

- Master of Science, City Planning, University of Tennessee, 1974
- Bachelor of Arts, Political Science/Public Administration, University of Miami, Florida, 1970

Professional & Civic Activities

- American Planning Association
- Council for Sustainable Florida, board member
- Urban Land Institute Orlando District Council, past chair
- ULI Public Private Partnership Council
- Florida Planning and Zoning Association
- VCARD's Executive Council





David A. Perry, RLA, ASLA
Urban Design/Landscape Architectural Services Manager

David Perry has more than 22 years experience in planning and landscape architectural design, and specializes in urban redevelopment planning and design. As Manager for the Urban Design/Landscape Architecture studio, David leads MSCW's team of urban design planners, landscape architects, graphic artists and staff designers. He is knowledgeable in all aspects of governmental policy and statutory requirements as they apply to Community Redevelopment Agencies, and has significant experience in "catalyst" redevelopment planning, urban placemaking, landscape architectural construction design, costing and construction management.



Relevant Project Experience

Waterfront Facilities Design

- American Yacht Harbor Marina, St. Thomas, USVI
- Boynton Harbor Marina, Boyton Beach, FL
- Ferry Port Facility, Anguilla, N.A.
- Ferry Port Facility, Nevis, N.A.
- North Flagler Drive Waterfront Promenade, West Palm Beach, FL
- Simpsons Bayfront Promenade, St. Maarten, NA
- Sandy Ground Marina, Anguilla, NA
- St. Maarten, N.A. Cruiseship Dis-embarkment Facilities
- Waterside Festival Plaza, St. Maarten, NA
- Yacht Haven Grande, St. Thomas, USVI
- Gardens at Millenia Boulevard, Orlando, FL
- Veranda Corners, Orange County, FL
- Cape Coral Downtown Redevelopment Master Plan, Cape Coral, FL
- Winter Park Urban Design Guidelines, Winter Park, FL
- Windermere Main Street Shoppes

Streetscape Design

- Avon Park Historic Streetscape
- Delray Master Streetscape Design Guidelines
- Dunn Avenue Streetscape, Jacksonville, FL
- City of Cocoa/US 1 Streetscape
- Delray Beach 2nd Avenue Streetscape/Redevelopment
- El Campeon Streetscape, West Palm Beach, FL
- Front Street Streetscape & Redevelopment Plan, St. Maarten, N.A.
- John Wycliffe Boulevard, Orange County, FL
- Main Street Streetscape, Jacksonville, FL
- New Kings Road Corridor Redevelopment Plans
- Orange County Urban Streetscape Design Guidelines
- Phillipburg Front Street Pedestrian Streetscape, St. Maarten, NA
- State Road 436 Streetscape and Gateway Design, City of Orlando, FL
- State Road 436 Streetscape, Orange County, FL
- University of Central Florida Orion Boulevard Streetscape
- University of Central Florida Gemini Boulevard Streetscape
- University of Florida Museum Road Streetscape
- US 17-92 Corridor Redevelopment Master Plan
- 47th Terrace/Main Street Streetscape, Cape Coral, FL
- New Kings Road Urban Streetscape, Jacksonville, FL

Urban Design/Redevelopment

- Delray US 1 Corridor Streetscape Design Guidelines
- Disney Flamingo Crossings Town Center, Buena Vista FL
- Cape Coral Master Signage Design Guidelines, Cape Coral, FL
- City of Orlando Creative Village Master Public Open Space Design
- City of Jacksonville Commercial Design Guidelines
- City of Jacksonville Industrial Design Guidelines
- Clematis Streetscape Redevelopment (Phase II)
- Gardens at Millenia, Orlando, FL
- Independence Neighborhood Center
- Millenia Gardens Mixed-Use Village Center, Orlando, FL
- Mizner Park (Construction Manager) Boca Raton, FL
- New Kings Road Master Signage Program
- North Boca Village Center, Boca Raton, FL
- Nova Lima Downtown Redevelopment Plan, Nova Lima, Brazil
- Randal Park (THD), Orlando, FL
- Soutel Place Master Signage Program
- Summerport Urban Village, Orlando, FL
- Windermere Main Street Redevelopment, Orlando, FL

Registrations & Qualification

- Florida Registered Landscape Architect
- CPTED Certified

Education

- Bachelor of Science in Landscape Architecture. University of Florida

Professional & Civic Activities

- Member, Florida Redevelopment Association
- Member, Florida Parks and Recreation Association
- Member, Urban Land Institute
- Member, American Society of Landscape Architects
- Member, Congress for New Urbanism
- Orange County Development Advisory Board





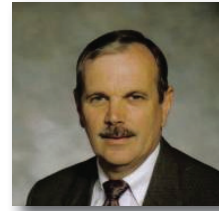
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A. Geoffrey McNeill, RLA, ASLA Vice President, Community Design Studio Leader

Geoff McNeill's expertise comes from a depth of knowledge gained from a career in community planning, urban design, recreation and parks planning, landscape architecture, and commercial real estate development. Geoff has over 35 years experience directing development and creative strategies, design, research and marketing for a broad spectrum of projects throughout Florida, North Carolina, Colorado, California and Texas. Prior to joining MSCW in 1993, Geoff accomplished an impressive body of work, including planning and design for the State of Florida Department of Natural Resources (now DEP), designing some of the most notable and visited public park facilities in the state. Since being with MSCW, Mr. McNeill has designed numerous parks and trails systems, ranging from small urban pocket parks to large scale communities with integrated active and passive park elements. He brings a unique perspective to MSCW with a focus on sustainability and contextual design.



Relevant Project Experience

Recreational Planning and Design

- Bahia Honda State Park
- Blue Springs State Park
- Collier-Seminole State Park
- Devil's Millhopper State Geological State Park
- Fort Clinch State Park
- Hillsborough River State Park
- Honeymoon Island State Park
- Hontoon Island State Park
- Ichetucknee Springs State Park
- John Pennekamp Coral Reef State Park
- Kingsley Plantation State Historic Site
- Lake Talquin State Park
- Long Key State Park
- Little Talbot Island State Park
- Lignumvitae Key Botanical State Park
- Manatee Springs State Park
- Olustee Battlefield State Park
- Paynes Prairie State Park
- Wekiva Springs State Park
- San Iclasco Hammock State Park
- Waccasassa Bay Preserve State Park
- St. Joseph Peninsula State Park
- Trotters Park, Orlando, Florida
- Oakland Nature Preserve, Oakland, Florida
- Villages of Sumter Recreation Programming

Urban Design/Redevelopment

- Avalon Town Center, Orlando, FL
- Baldwin Park Town Center, Orlando, FL
- Maitland Concourse Village Center, Maitland FL
- The Villages, Sumter County, FL
- North Boca Village Center, Boca Raton, FL
- Ocala Downtown Redevelopment Master Plan, Ocala, FL
- Summerport Village Center, Orlando, FL

Education

- Bachelor of Landscape Architecture (with High Honors), University of Florida, 1973

Professional & Civic Activities

- Registered Landscape Architect, State of Florida
- Member, Florida Chapter of American Planning Association (APA)
- Member, American Institute of Certified Planners (AICP)
- Member, Urban Land Institute (ULI)
- Member, Congress for the New Urbanism (CNU)
- Member, United States Green Building Council (USGBC)
- Member, MyRegion.org





Keith A. Becker, ASLA
Landscape Architectural Project Manager

Mr. Becker serves as a senior landscape designer with a strong background in resort and themed environment construction design, planting design and construction administration. Prior to joining MSCW, Prior to joining MSCW, Mr. Becker was employed by Walt Disney World Imagineering, where he served as a landscape architectural designer and construction manager for 10 years. His particular areas of expertise are public venue design, concept development, construction design and construction management.



Relevant Project Experience

Urban Design/Redevelopment

- Cape Coral Mainstreet Redevelopment Plan
- Cape Coral Master Signage Program
- Boynton Beach Marina Village Master Plan
- US 17-92 Corridor Master Plan
- Walt Disney Flamingo Crossings Town Center Streetscape Masterplan

Resort and Hospitality Design

- Casa de Campo, Dominican Republic
- Grande Lakes Resort (Ritz Carlton & JM Marriott), Orlando, FL
- Reunion Water Park, Reunion
- Grande Vista Resort, Orlando, FL
- Hilton Horizons Resort, Orlando, FL
- Renaissance Resort at Sea World, Orlando, FL
- Star Canyon, Palm Springs, CA
- Bonnet Creek, Lake Buena Vista, FL
- (Numerous Others through Conceptual Design throughout Florida)
- Reunion Nature Trail System Relevant Project Experience

Recreational Planning and Design

Public Parks

- Arbor Ridge Park, Kissimmee, FL
- Summerport Village Park, Orange County, FL
- Father Lopez High School Sports Complex, Daytona Beach, FL
- Lake Highland Sports Complex, Orlando, FL
- Tuskawilla Park, Martin County, FL

Epcot

- Mission Space

- Millennium Village

Magic Kingdom

- Aladdin's Magic Carpet Ride
- 20,000 Leagues Demolition
- Winnie the Pooh Playground
- Storyteller Grotto

Disney's Animal Kingdom

- Park Construction 1996 to 1998
- Asia Expansion Construction 1998 to 1999
- Colobus Monkey Exhibit
- Chester and Hester's Dino-Rama!
- Rhino Containment Redesign
- Elephant Containment Area Redesign
- Cheetah Containment Redesign
- Way Finding throughout park
- Safari Fast Pass
- Asia Raft Fast Pass
- Dinosaur Fast Pass
- Tree of Life Fast Pass
- Yak & Yeti Asia Restaurant

Disney/MGM Studios

- Millennium Celebration
- Rock and Roller Coaster
- Tower of Terror Fast Pass
- Star Tours Fast Pass
- Indiana Jones Fast Pass
- Little Mermaid Fast Pass

Blizzard Beach

- WinterSummerland Mini-Golf

Walt Disney World Resorts

- Walt Disney - Western Way Village Center
- Walt Disney - Western Way Master Design Guidelines

Education

- Bachelor of Science in Landscape Architecture, University of Wisconsin

Professional & Civic Activities

- Member, American Society of Landscape Architects
- Member, Urban Land Institute
- Member, American Society of Architectural Illustrators





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Christopher L. Arnold, LEED AP, ASLA Project Landscape Architect

Chris Arnold serves as an urban design and project landscape architect for our firm. His areas of expertise are in urban planning and design, recreational planning and design, and detailed landscape architectural construction design. Chris has worked on some of the most successful urban design/redevelopment projects in the state and is well versed in public meeting facilitation and consensus building.



Relevant Project Experience

Urban Design/Redevelopment Planning

- Cape Coral Downtown Master Plan, Cape Coral, FL
- Cape Coral Mainstreet Streetscape Program, Cape Coral, FL
- Cape Coral Master Signage Program, Cape Coral, FL
- Gardens at Millenia Town Center, Orlando, FL
- New Kings Road Corridor Redevelopment Plan, Jacksonville, FL
- Soutel Place Corridor Redevelopment Plan, Jacksonville, FL
- North Boca Village Center, Boca Raton, FL
- Summerport Village Center, Orange County, FL
- US 17-92 Streetscape Design Guidelines
- US 17-92 Corridor Master Plan, Seminole County, FL
- Windermere Downtown Streetscape, Orange County, FL
- Maitland Concourse Village Center, Maitland, FL
- Winter Park Urban Design Guidelines, Winter Park, FL

Recreational Planning and Design

- Randal Park Community Parks Master Plan
- Trotters Park Sports Complex, Orlando, FL
- Bronson Park Sports Complex, Osceola County, FL
- Palm Bay Bayfront Park Master Plan, Palm Bay, FL
- Turkey Creek Marina Water Taxi Master Plan
- Summerport Village Park, Orange County, FL
- Arbor Ridge Park, Kissimmee, FL
- Father Lopez High School Sports Complex, Daytona Beach, FL

Education

- Bachelor of Landscape Architecture with a Minor in Urban Planning, Ball State University

Registrations & Certification

- LEED AP

Professional & Civic Activities

- Member, American Society of Landscape Architects





Derick S. Taylor, ASLA
Project Landscape Architect

Mr. Taylor serves as one of our urban and landscape architectural designers for our firm. His specialties include urban development/redevelopment design, institutional design, parks and recreational planning and design, themed entertainment design, residential landscape design, detailed construction design, and 3-D graphic imaging. Mr. Taylor also assists in daily facilitation and management of various projects and project types.



Urban Design/Redevelopment

- Boynton Harbor Marina Master Plan, Boynton Beach, FL
- Boynton Harbor Marina Master Signage Program, Boynton Beach, FL
- Cape Coral Master Signage Program, Cape Coral, FL
- Disney's Western Way Development Design Guidelines
- Disney's Flamingo Crossing Development Design Guidelines
- Disney's Flamingo Crossings Master Development Plan
- Gardens at Millenia Town Center, Orlando, FL
- Winter Park Urban Design Guidelines, Orlando, FL
- Village of Windermere Town Center, Windermere, FL
- Disney's Flamingo Crossings Master Streetscape Design
- Lake Copeland/Orange Avenue Streetscape, Orlando, FL
- North Boca Village Center, Boca Raton, FL
- Randal Park Master Streetscape, Orlando, FL
- Windermere Streetscape Master Plan

Parks and Recreation Design

- Boynton Marina Waterfront Park, Boynton Beach, FL
- Tuskawilla Community Park, Martin County, FL
- Off-Highway Vehicle and Skeet Recreational Park, Martin County, FL
- Mabel Bridge Park, Orlando, FL
- Lake Highland Sports Complex, Orlando, FL
- Flamingo Crossings Pedestrian Trail, Orlando, FL

Resort/Hospitality Design

- Casa de Campo Resort, Dominican Republic
- Caliente Beach Resort, Dominican Republic
- Yak and Yeti @ Disney's Animal Kingdom
- The Seas with Nemo and Friends @ EPCOT Center

Education

- Bachelor of Landscape Architecture, University of Florida 2005
- Topics in European Design, University of Florida, Paris Research Center, Paris, France

Registrations & Certification

- ASLA, Member

Awards/ Certifications

- ASLA Design Award of Excellence in Resort and Entertainment Design, 2006



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David R. Simmons Graphic Designer

David joined MSCW in 2004. He has a background in fine arts and his project duties include providing art direction and conceptual design along with identity development and project branding while also providing high end graphics in the form of illustrations and or 3-D digital renderings for presentations, signage and marketing purposes. Mr. Simmons has gained several years experience providing services on projects ranging from themed entertainment, redevelopment, resort and leisure and residential and community design projects throughout his career.

Relevant Experience

Urban/Community Wayfinding Design and Graphics

- Boynton Marina Village Master Signage Program
- Cape Coral CRA Master Wayfinding
- Cape Coral CRA Master Signage
- Gardens at Millenia Town Center Master Signage
- Jacksonville Dunn Avenue Master Wayfinding
- Jacksonville Soutel Place Master Signage Program
- Jacksonville New Kings Road Master Signage Program
- North Boca Village Center Master Signage Program
- Seminole County US 17-92 Corridor Master Signage Program
- Summerport Village Master Signage Program
- Windermere Downtown Streetscape Signage and Wayfinding Graphics

Urban Redevelopment Design Guidelines

- Innovation Place Design Guidelines
- Jacksonville Commercial Design Guidelines
- Jacksonville Industrial Design Guidelines
- Ruskin Town Center Redevelopment Design

3-D Visualization Studies and Modeling

- Baynton Harbor Marina Redevelopment Plan
- City of Orlando – Church Street Redevelopment
- Disney's Flamingo Crossings Town Center
- Disney's 429 Interchange
- Innovation Place Multi-Modal Corridor Study
- North Boca Village Center
- Summerport Village Center
- Winter Park Urban Design Guidelines
- Winter Haven Town Center
- Multiple for Marriott Resorts

Themed Entertainment Venues

- Magic Kingdom
 - Winnie the Pooh Playground
 - Storyteller Grotto



Education

- BFA Watercolor,
BFA Illustration,
University
of Missouri,
Columbia, 2000





Richard W. Unger, FAICP, CNU
Project Manager

Rich Unger joined MSCW in 2003 after having served ten (10) years with the City of Orlando. His years of experience cover planning and urban design in both the public and private development sectors. As Bureau Chief in the Orlando City Planning Bureau, he was responsible for directing implementation of the City Comprehensive Plan, Land Development Codes and the Urban Design Program. Rich was directly involved in establishing the City of Orlando's Development Review and Permitting Processes. Since joining MSCW, Rich has focused on planning and design for both public and private sector clients involving highly amenitized, mixed use, traditional neighborhood designed communities. Prior to joining the City of Orlando, Rich directed the preparation of over a dozen Comprehensive Plans and Land Development Codes in the states of Arizona, Montana, Nevada, Wyoming, New Mexico, and Rhode Island.

Rich contributes to MSCW's efforts in strategic planning for both public and private sector clients. His focus is on the development and implementation of long-term visions for cities, counties, and large property holdings throughout the state of Florida. His expertise involves developing a consensus between government and industry to support decision making relative to the character of growth in a region, sub-region, or community.

Relevant Project Experience

Urban Design/Redevelopment

- Taylor County Vision 2060, Taylor Co., FL
- Osceola Comprehensive Plan Updates & Form-Based Code, Osceola Co., FL
- Escambia County Comprehensive Plan & Form Based Code, Escambia County, FL
- Department of Community Affairs - Capital Improvements Element Best Practices Manual, FL
- Seminole County CRA US 17/92 Corridor Redevelopment Plan
- Nassau County EAR Based Amendment Assistance
- Thornton Park Urban Design Guidelines, Orlando, FL
- City of Ocala Redevelopment Masterplan, Ocala, FL
- City of Orlando Downtown Urban Design Guidelines
- City of Orlando Downtown DRI
- City of Ocala Form Based Code
- City of Ocala SR 200 Corridor Master Plan



Education

- Master of Science Program for Community and Regional Planning, Iowa State University
- Bachelor of Science, Geography and Geology, Iowa State University

Registrations & Certification

- American Institute of Certified Planners,

Professional & Civic Activities

- College of Fellows, American Institute of Certified Planners, FAICP
- American Planning Association - APA
- APA Florida, President, 2006-2008
- Congress for the New Urbanism, CNU



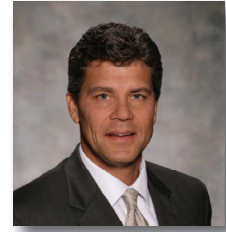
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James E. Anaston-Karas, MCRP Planning Manager

Jim Karas has been connecting with people and building consensus among citizens, organizations, and government entities for over 25 years. His experience has been focused on local government management, project management, urban and infill redevelopment, corridor revitalization studies, facilitation and consensus building, water resources, and waterfront redevelopment plans. As MSCW's Planning Manager, Mr. Karas works closely with local governments, regulatory agencies and citizen representatives as he manages redevelopment projects and assists in the development of master urban redevelopment strategies. He is a certified Charrette planner and advanced facilitator



Relevant Project Experience

- Project Manager for Stuart Community Redevelopment Plan Evaluation and Palm Bay Bayfront Community Redevelopment Plan Update.
- Team Manager for Master Planning Projects, providing site and economic analyses, redevelopment, concept and master planning for over 18,000 acres in Treasure Coast, FL.
- Project Manager for Master Plan and Comprehensive Plan Amendment Applications for sites in St. Lucie and Palm Beach Counties, FL; including mixed land uses and workforce housing.
- Project Team Member, Best Practices Manual for City and County Capital Improvements Planning, contracted by Florida Dept. of Community Affairs.
- Project Team Coordinator, Western C-9 Basin Charrette, Broward County, FL; South Florida Water Management District & 1000 Friends of Florida.
- Project Manager of Visioning Workshop, Broward Urban River Trails.
- Manager of Water Resource Projects: Managed over \$10 million in partnership contracts such as industrial park stormwater system retrofit, wetland mitigation, alternative potable water supply, canal dredging, and hydrologic computer modeling.
- Marine Advisory Committee Member: Awarded approximately \$1 million annually for Broward County waterway access projects and marine law enforcement.

Education

- Master of Arts, City and Regional Planning, Ohio State University, 1983
- Bachelor of Arts, Political Science, Southern Illinois University, 1980
- Certificate, British Politics and Town Planning, Oxford University, England, 1981

Professional & Civic Activities

- American Planning Association
- Florida Redevelopment Association
- Vice President, Sustainable Treasure Coast
- Executive Committee, Urban Land Institute
- Florida Association of Intergovernmental Relations, President
- American Water Resource Association



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AC# 4600357 STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE SEQ# L09091801292

DATE	BATCH NUMBER	LICENSE NBR
09/18/2009	090128840	LC26000249

The LANDSCAPE ARCHITECT BUSINESS
Named below HAS REGISTERED
Under the provisions of Chapter 481 FS.
Expiration date: NOV 30, 2011

MSCW INC
4750 NEW BROAD STREET SUITE 200
ORLANDO FL 32814

CHARLIE CRIST GOVERNOR CHARLES W. DRAGO SECRETARY
DISPLAY AS REQUIRED BY LAW

AC# 4716397 STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE SEQ# L09111001772

DATE	BATCH NUMBER	LICENSE NBR
11/10/2009	090184002	LA0001538

The LANDSCAPE ARCHITECT
Named below HAS REGISTERED
Under the provisions of Chapter 481 FS.
Expiration date: NOV 30, 2011

PERRY, DAVID ALLEN
4750 NEW BROAD STREET
ORLANDO FL 32814

CHARLIE CRIST GOVERNOR CHARLES W. DRAGO SECRETARY
DISPLAY AS REQUIRED BY LAW





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT

RFP #004-10



U.S. Green Building Council

HEREBY CERTIFIES THAT

Chris Arnold

HAS ACHIEVED THE DESIGNATION OF

LEED[®] ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE
REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY
AND ENVIRONMENTAL DESIGN (LEED[®]) GREEN BUILDING RATING SYSTEM[™].

Chairman

Date Issued
November 6, 2007

S. Richard Fedrizzi, President, CEO and Founding Chairman

Printed on 50% bamboo fibers / 100% post-consumer fibers with vegetable based ink.





September 24, 2009

Re: MSCW, Inc. – Letter of Recommendation

To Whom It May Concern:

MSCW, Inc. was hired by the CRA in August 2007 to execute the design and planning work for the following projects: Marina District Area Master Plan and Boynton Harbor Marina Area Site Plan.

From the onset of these projects, the CRA has found MSCW project management staff to be forthright and honest in their business dealings. The professional staff possesses a broad range of expertise and brings an extraordinary level of creativity to the projects. MSCW project staff has provided consistent oversight in meeting schedules, deadlines, project meeting attendance, as well as constant contact electronically.

MSCW, Inc. was selected for expertise in waterfront parks, marine facilities, structural design, landscape architecture and planning services. In addition, their project team displays exemplary skills in dealing with community activists, public interest groups, commercial business owners and the agency's Board members and the City Commission to ensure successful project completion.

Based on my experiences during the past two years, I consider MSCW, Inc. to be one of the most professional and highly competent organizations in the field of design and planning. I would not hesitate to recommend MSCW, Inc. to any governmental or quasi-governmental agency.

Should you have questions or desire further information about MSCW, Inc.'s performance history, you may call me directly at (561) 737-3256.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Bright".

Lisa Bright
Executive Director





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT

RFP # 004-10



September 24, 2009

Re: Letter of Recommendation, MSCW, Inc. – City of Delray Beach, Veteran’s Park Master Plan - RFP

To Whom It May Concern:

I have been working with the staff of professionals from MSCW, Inc., for the past two years and I would recommend this outstanding company to as many cities as I could. In this case, it gives me great pleasure to provide that recommendation to the city in which I live, Delray Beach.

MSCW, Inc. was hired by the CRA in August 2007 to perform a master plan for the newly designated downtown area Marina District. Their plan identified and provided concepts for upland improvements such as traffic, parking and signage enhancements, dock master & accessory building and landscape design, and the creation for a more unified pedestrian and visitor friendly environment thereby creating a much needed” sense of space” for the downtown waterfront area. The area that MSCW, Inc. was responsible for included a working commercial marina, existing commercial buildings, the creation of a new waterfront dock master building, pedestrian walkways, and a new waterfront park.

Since their original contract for the marina master plan, MSCW, Inc. has been placed under contract to perform the design, engineering and construction drawings for the upland improvements set forth in the master plan. Additionally, MSCW, Inc. has been placed under contract to provide construction administrative services during the CRA’s marina slip reconstruction project starting in November 2009.

During the past two years, MSCW, Inc. has proven extremely qualified, professional, accessible and on target with design elements to achieve the project’s goals and objectives. The quality of their work and design, their vast experience with marine area and resort oriented design and planning, has allowed for a creative and successful marina area master plan. Members of their staff assigned to our project have been readily accessible by phone, computer and site visits. MSCW, Inc. project managers are quick to respond to issues, lead the project team with focus and direction all the while being extremely aware of their client’s desired outcome for the design and predetermined needs.

In closing, I recommend MSCW, Inc. to you without reservation. If you have *any* further questions regarding MSCW, Inc.’s qualifications, please do not hesitate to contact me.

Sincerely,

Michael Simon
Development Manager

915 South Federal Highway, Boynton Beach, FL 33435
Office: 561-737-3256 Fax: 561-7373-3258
www.boyntonbeachcra.com



Hugh Darley

President / Executive Producer



Experience

WED Enterprises (Disney Imagineering) – Graphic Designer and Show Designer
Disneyland – Art Director
ITEC Productions (Imaginative Technologies) – Co-Founder and President
Paramount Parks Design & Entertainment – Executive Vice President



Affiliations

Urban Land Institute - Member
Georgia Southern University - Advisory Board
University of Central Florida - Advisory Board

Education

Bachelor of Science & Technology
Georgia Southern University, Statesboro, Georgia

Career Summary

Hugh Darley is an industry leader creating comprehensive concepts and “vision plans” for branded destinations and hospitality properties worldwide. Today, Mr. Darley focuses his efforts representing clients including global cruise lines, developers, and government agencies in the creation of world class guest experiences for cruise port destinations and mixed-use commercial developments in the Caribbean and Central America.

A sought after “Vision Planner” and hospitality design expert, Hugh Darley is often called upon to present to government ministries, agencies and world organizations, including the Organization of American States (OAS), the Saint Lucia Cabinet of Ministers, Export-Import Bank, and His Royal Highness, The Prince of Wales. Hugh was also an invited lecturer at Harvard University Graduate School of Design Executive Education Program.

Relevant Project Experience

EPCOT Center World Showcase

Hugh Darley began his professional design career as a member of The Walt Disney Company’s “Imagineering” team, where he directed projects in the final build-out of EPCOT Center World Showcase. Hugh later served as Art Director for Disneyland theme park in California.

Saint Lucia National Vision Plan, Sint Lucia, West Indies

As lead vision planner and executive producer of IDEA, Hugh Darley directed the creation of branding, development concepts and strategies for long-term tourism and infrastructure initiatives of fourteen distinct villages, cities and cultural centers throughout Saint Lucia, and of the island nation itself as a cohesive whole.

Historic Falmouth Cruise Port, Jamaica, West Indies

As owner’s representative to Royal Caribbean Cruise Lines and the Port Authority of Jamaica, and as lead vision planner and designer of record for the project, Hugh is leading an already three-year effort to design this branded 35 acre port destination and reflect the history and heritage of the existing town, which thrived in the Georgian era of the late 1700s and early 1800s. The project began construction of the marine wharf in 2009. IDEA is currently managing development of the architectural and engineering (A&E) construction documents for the twenty four structures within the project.

The Martin Quarter, Sint Maarten, West Indies

As executive producer of IDEA, Hugh led the development concept and land planning, programming and architectural styling for this 9.5 acre, mixed-use, waterfront resort destination, with a signature branded attraction, pedestrian promenade, anchor hotel and casino, and retail village.

Bonnie Bakert

Design Development Associate



Experience

Formstudios, Inc. - Jr. Designer
Home & Garden TV's Designer Finals Show
IDEA, Inc. - Production Designer

Education

Bachelor of Fine Arts Interior Design, Cum Laude - *University of Georgia*
Professional Masters of Business Administration, Class 2011 - *University of Central Florida*



Career Summary

Bonnie has contributed to many IDEA Vision Plans, playing a principal role on design teams for projects such as the Historic Falmouth Jamaica, Worthy Park Estate, Appleton Estate, the Port of MoBay, Jamaica, the Shoppes at Rose Hall, Sea Haven, and the Emerald Beach Resort in Panama City, Florida. In a supporting design role, she has contributed extensively to projects such as The Martin Quarter in Dutch St. Maarten, Nueva Zamas in Mexico, and Port Zante in St. Kitts.

Playing a significant part in IDEA's service in the Caribbean market, Bonnie's role at IDEA entails business development responsibilities and management of IDEA corporate efforts, providing the fundamental tools to bring visionary ideas into tangible plans and programs. Prior to joining the IDEA team, Bonnie worked at Formstudios, Inc., an exhibit and visualization company.

Relevant Project Experience

Historic Falmouth Cruise Port, Jamaica, West Indies

Development of a Vision Plan for the new cruise port, defining a guest experience that incorporates entertainment, education, and history into a heritage branded destination. Scope includes retail, residential, entertainment program, cruise berth for the largest cruise ship, Royal Caribbean's Oasis class ship.

Worthy Park Estate, Jamaica, West Indies

Project manager for Vision Plan responsible for developing Guest Experience redeveloping existing sugar plantation and distillery into a tourism attraction. Scope included boutique hotels, town center/village, high end camping sites, high end residential units, spa, visitor center/banquet facilities, historic ruins and tour development.

Appleton Estate Concept, Jamaica, West Indies

Project lead responsible for developing the guest experience of a branded destination for an Estate experience incorporating a tour of history, process, and rum tasting in the setting of sugar cane fields and Jamaican mountains.



Ron Bennett

Director of Planning and Design



Experience

Walt Disney World - Design Consultant
Universal Studios - Design Consultant
Paramount Parks - Design Consultant
Hard Rock - Design Consultant
ITEC Productions - Sr. Designer/Art Director
Showquest Studios - Sr.VP of Research and Development



Career Summary

Ron began his career as an industrial designer and illustrator, and later joined the entertainment industry where he led design efforts for some of the most successful theme parks and attractions in the United States. Projects include Universal Studios CityWalk and Islands of Adventure, Paramount Parks, and Six Flags Theme Parks.

For IDEA, Inc. Ron is influential in the planning and design of port development projects throughout the Caribbean. He was a key designer overseeing planning, conceptual architecture, transportation systems and technical requirements for the Saint Lucia National Vision Plan, and is overseeing implementation of schematic development for the Port of Falmouth, Jamaica.

Relevant Project Experience

Saint Lucia National Vision Plan, Saint Lucia, West Indies

Ron Bennett served as senior design director in the research and planning efforts for the project and masterminded the land planning and streetscape programs.

Historic Falmouth Cruise Port, Jamaica, West Indies

Ron is the senior designer for this 35 acre historic cruise port destination, directing and producing detailed planning and architectural design intent drawings. As director of planning, Ron continues to ensure the original historical design direction of the project, managing the development of the architectural and engineering construction documents.

The Bluff, Cayman Brac, Cayman Islands

As senior designer of IDEA, Ron led concept planning efforts for the luxurious, 215-acre, Caribbean community of The Bluff at Cayman Brac and designed conceptual architecture direction for the boutique hotel and spa resort.

Hard Rock Park, Myrtle Beach, South Carolina

As a consultant designer, Ron served as the lead thematic architectural designer in charge of streetscape, thematic area development, attractions, dining, and entertainment facilities for Hard Rock's experimental brand expansion from cafes and hotels to theme parks (renamed Freestyle Music Park).

Kenn Hardy

Director of Design



Experience

Hallmark Cards, Inc. - New Product Design
Walt Disney Imagineering - Designer
Associate Sign Industries - Co-Founder
ITEC Productions - Sr. Designer
Herschend Family Entertainment - Creative Design Manager
Kenn Hardy & Company - Owner
Adventure Parks Group - VP of Corporate Development



Education

Bachelor of Arts, Illustration
Ringling School of Art, Sarasota, Florida

Career Summary

Prior to joining the IDEA team as director of design, Kenn served as Vice President of Corporate Development for Adventure Parks Group, which owned Cypress Gardens, Splash Island Water Parks and Wild Adventures Theme Park. Kenn oversaw all aspects of creative product development and overall guest experience.

With a strong background in advertising, illustration, graphic design and themed entertainment, Kenn has worked for a number of industry leaders and today oversees all aspects of creative product development and overall guest experience. It is Kenn's incredible visual talent that allows IDEA, Inc. to bring its vision and designs into the three-dimensional realm.

Relevant Project Experience

Saint Lucia National Vision Plan, Saint Lucia, West Indies

As director of design, Kenn led the visual research, conceptual planning, branding and graphic design efforts to develop the regional brand identities, historical placemaking and signage programs of fourteen distinct villages, cities and cultural centers throughout Saint Lucia, and of the island nation itself as a cohesive whole. Kenn also created the overall project renderings and concept illustrations.

Historic Falmouth Cruise Port, Jamaica, West Indies

Kenn Hardy, as director of design and chief illustrator, developed all PR and media renderings and concept illustrations for the 35 acre, historic cruise port destination. He also developed the conceptual design intent for all buildings, streetscape, signage, and attractions.

Disney's Grand Floridian Beach Resort, Orlando, Florida

As an original member of the Disney project team, Kenn helped to define the overall architectural style and look of guest amenities including the Long House Buildings and the Honeymoon Units. He also served as graphic design lead, responsible for all signage and graphics throughout the 867 room victorian style resort on Disney Property.

Dollywood's Enchanted Treehouse, Pigeon Forge, Tennessee

Kenn was corporate creative director for Herschend Family Entertainment Corp, owner and operator of popular regional theme parks including Silver Dollar City, Branson, MO; Dollywood, Pigeon Forge, TN; Stone Mountain Park, Atlanta, GA; Ride The Ducks tour attractions in key cities across the USA; and many other family entertainment offerings of water parks, dinner shows and attractions. At Dollywood, Kenn was responsible for the storyline, concept design, interactive elements and architectural styling of the park's 2 acre interactive Treehouse play area and family attraction.



Peter Zwieg

Director, Branding & Communications



Experience

ITEC Productions - Show Designer
Paramount Parks - Art Director
The Coca-Cola Company - Marketing Programs Manager



Career Summary

Peter Zwieg brings experience as both a creative designer and brand marketing specialist, managing and participating in the creative process to develop branded destinations and consumer experiences. Peter offers a hands-on approach to projects, working with cross-functional teams focused on creating a memorable guest experience.

Throughout his career, Peter has worked with globally recognized brands and marketers. As a show designer at ITEC Productions, Peter designed global themed attractions, branded corporate venues and leisure entertainment properties for such companies as Walt Disney and Universal Studios, leisure and gaming divisions of Hilton Hotels and Mirage Resorts, and local government agencies throughout the world.

Later, as corporate art director for Paramount Pictures' theme park division, Paramount Parks, Peter adapted intellectual properties of Paramount Pictures, Viacom and Blockbuster into consumer experiences for theme parks, restaurants, retail and out-of-home ventures.

Adding his creative focus to the field of branding, Peter worked as marketing programs manager at the world headquarters of the Coca-Cola Company where he created Coca Cola branded experiential marketing programs implemented within corporate attractions, global traveling exhibits and bottling facility tours. Peter lends his experience as program manager at IDEA in the areas of creative development, program planning and client liaison.

Relevant Project Experience

ITEC Productions (Show Designer)

Concept planning, design, art direction and installation for family entertainment centers, global theme parks, and themed entertainment.

- Treasure Island Hotel & Casino, Mutiny Bay Game Arcade: complete turn-key design and installation of entertainment center, redemption program, merchandise venue.

Paramount Parks (Art Director)

Concept planning, art direction and installation for all new and updated attractions, rides, retail venues, stores, carts and kiosks at 5 Paramount Parks theme parks (4 US and 1 Canada)

- Special Project:* Star Trek - The Experience, Las Vegas Hilton Hotel, turn-key planning and design for entire attraction including story line, brand history, design, retail venues, stores, carts and kiosks.

The Coca-Cola Company, Marketing Programs Manager and Office of the Chairman

Developed project positioning, branding, and consumer messaging for integrated experiential marketing programs that showcased the history and heritage of "The World's Most Famous Brand" history and heritage displays, including retail stores, and retail product mix.

- \$200M global corporate attractions- The World of Coca-Cola Las Vegas, Atlanta and Tokyo
- Everything Coca-Cola stores- at corporate headquarters, Atlanta, and in Las Vegas and (previously) Orlando
- Traveling World of Coca-Cola On Tour and global traveling experiential marketing program including heritage and retail components.

Historic Falmouth Cruise Port, Jamaica, West Indies

As IDEA Director of Branding & Communications, Peter manages the ongoing communications and flow of design materials and vendors.

Jacquelyn Flumerfelt

Vision Planner



Experience

Canin Associates – Associate Landscape Architect

Education

Bachelor's Degree in Landscape Design
Michigan State University, East Lansing, Michigan.



Career Summary

With a body of skills encompassing landscape architecture, land planning, and the creation of conceptual story lines for a wide range of project types, Jacquelyn brings to IDEA an intuitive understanding of the design of branded destinations, with a particular emphasis on highly themed developments.

Jacquelyn has served on a variety of multidisciplinary teams, contributing to projects throughout the U.S. and the Caribbean. For IDEA, Jacquelyn applies her innovative design techniques to combine principles of authenticity and sustainability, assisting in the design of a diverse array of residential, resort, and hospitality developments.

Relevant Project Experience

Le Port de Marigot, Marigot, Saint Martin, West Indies

Jacquelyn participated in IDEA, Inc's proprietary, customized branding and development workshop, "Tropical Brainstorm," with project's stakeholders for this smaller-scale, excursion cruise ship port in Saint Martin. She is vision planner for design and development of the workshop's comprehensive Creative Impressions report, with tourism strategy and redevelopment approach, with critical architectural, streetscape, and landscape programs and guidelines.

OceanSea Club, Duncan's Bay, Jamaica

As Vision Planner at IDEA, Jacquelyn provided conceptual land planning, area site development, and schematic development for a boutique resort and beach club development featuring a residential component. Also provided project coordination and preliminary cost estimation for boutique resort's modular units.

H-I Project, Disney Vacation Club, Orlando, Florida (Canin Associates- Associate Landscape Architect)

As associate landscape architect at Canin, Jacquelyn participated in a month-long, comprehensive design charrette to conceptualize a number of Disney's overall resort themes and review their viability. The project involved extensive research into regional history and culture heritage, and the integration of recognizable icons, styles, artwork, landscapes, and architecture.

Lake Texoma, Pointe Vista Development, LLC., Lake Texoma, Oklahoma (Canin Associates- Landscape Architect)

As landscape architect at Canin, Jacquelyn participated in development of the project brand for this 2,000 unit, lake front resort community. Jackie and project team developed the overall vernacular for the project as an authentic representative of the community's local culture and history.

Casitas Del Sol, Group Plan, Inc., Merida, Yucatan, Mexico (Canin Associates- Associate Landscape Architect)

Jacquelyn participated in developing the master plan for Rivertown development's phase one downtown program. Her scope included mixed-use programming, streetscape, park and amenity space, and conceptual material selection.



PÔLE DÉVELOPPEMENT ÉCONOMIQUE

Saint-Martin, february 10, 2010


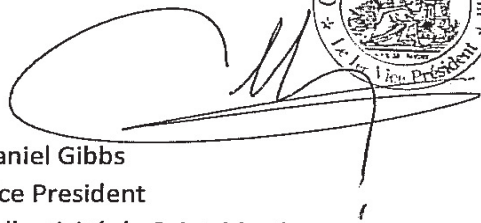
Re : Redevelopment of the Port of Marigot

To Whom it May Concern :

It is my great pleasure to recommend IDEA, Inc. for the Key West Bight Historic Seaport project. As a client of IDEA's, I am currently working closely with them on the redevelopment of the Port of Marigot in French Saint-Martin. IDEA's distinctive design approach has assisted us in creating new initiatives and strategies for revitalizing our capital city and transforming Marigot into a must-see hospitality destination in the Caribbean.

I have been consistently impressed with the work IDEA has produced for us and I am confident in the success of our continued endeavors with their assistance. IDEA has not only provided us with tangible solutions for enhancing our current guest experience, but has provided us with a series of excellent visual materials and presentations to further promote our project.

Thank you,



Daniel Gibbs
Vice President
Collectivité de Saint-Martin

February 10, 2010

Re: Carolina Street Corridor & Bahama Village Community RFP

TO WHOM IT MAY CONCERN

I am writing this letter to recommend IDEA, Inc. for the Key West Bight Historic Seaport project. I have previously worked successfully with IDEA on a variety of complex projects, most notably the Port of Castries, commissioned for the Saint Lucia Air & Sea Ports Authority and the Saint Lucia National Vision Plan for the Ministry of Finance, Economic Affairs, and National Development in Saint Lucia, West Indies.

We in Saint Lucia have been truly pleased with IDEA team and thoroughly impressed with their deliverables. IDEA successfully integrates the creative and technical requirements of a project into one cohesive vision, delivering a visually stunning and exciting final product. I would highly recommend their creative services to any company or organization seeking to create a one-of-a-kind guest experience for any hospitality or leisure destination.

Thank you,



.....
Sean Matthew
GENERAL MANAGER



Chen and Associates is a civil and environmental engineering consulting firm that is a Florida State and local certified SDBE firm located in Broward, Miami-Dade and Palm Beach Counties. Founded in 1986, Chen and Associates has grown to a staff of 20 full-time personnel. The firm has successfully completed a wide range of projects involving the planning, design and construction in a multitude of disciplines including:

- Transportation, Streetscaping and Traffic Improvements
- Construction Administration
- Project and Program Management
- Permitting – water supply/water treatment/wastewater treatment
- Neighborhood Improvement Projects
- GIS Analysis and Mapping
- Parks Design
- Value Engineering
- Wastewater Collection, Transmission, Treatment, Re-use and Disposal
- Pump Station Design and Rehabilitation
- Water Supply, Treatment, and Distribution
- Stormwater System Design and Master Plans
- Modeling and Permitting of Drainage, Water Distribution, and Sewer Collection
- FloridanWells
- Deep Injection Wells
- Odor Control
- Biosolids
- Forcemain/Gravity sewer

Value Added Services

The Chen Team is proud to present a set of value added services that the City may find useful at the outset of the consultant relationship and invaluable after benefiting from the services. Some of these skills include

- *Geographic Information Systems:* Chen and Associates is a leader in the field of integrating the spatial aspects of GIS within civil engineering applications. Several projects to date have included the roadway inventories and





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analysis including spatial indexing of roadway signs, sanitary capacity analysis based on water billing records and finding point sources of pollution using digitized atlases. Chen and Associates has partnered with ESRI on the development of several design tools, making GIS much more than a mapping tool.

- *Value Engineering:* Chen and Associates has conducted numerous value engineering studies. By using value engineering at a critical phase, usually early in the project planning, the client will achieve a product with the highest use and lowest overall life cycle costs.
- *Program Management:* Chen and Associates has experience in not only planning and designing improvements, but also in the full scale program management of municipal government. Currently managing the capital improvement plan for the City of Coral Springs, Chen and Associates has built new processes to ensure stakeholder involvement while still maintaining a streamlined project hierarchy, blending the needs of the users with the demands of a fast-paced construction community.

LEED Experience and Green Initiatives

Chen and Associates believes in creating sustainable communities. As such, Chen and Associates has been involved in over \$350 million of redevelopment projects for Broward County since 1992, including BODRs, design, permitting and construction services including improvements/rehabilitation projects and coordination with historical districts.

Chen and Associates recently hosted LEED Training in our Broward office; eight of our employees participated in the training.

In addition, we encourage our employees to practice green initiatives. We are a member of the South Florida Regional Transportation Authority's Employer Discount Program and pay 100% of our employee's public transportation commuting costs.

Chen and Associates also recycles all metal, glass, plastic and paper in our Fort Lauderdale office. We are also active with the Sustainability Committee and Green Initiative Subcommittee at the Broward League of Cities.

Financial Strength

Founded in 1986, Chen and Associates focuses on diversity in service and a strong commitment to superior design and project delivery. Since 1999, the firm has increased its staff from three engineers to a total of 20 full-time employees.

Revenue has also increased dramatically, growing from under \$400,000 to over \$5 million in 2009.





Ben H Chen, PhD, PE, BCEE
Chairman and Founder

Education:

Bachelor of Science, Civil Engineering, National Taiwan University, 1967
Master of Science, Sanitary Engineering, National Taiwan University, 1969
Doctor of Philosophy, Civil Engineering, Virginia Polytechnic Institute and State University, 1973

Registration:

Professional Engineer, Florida, 31849, 1982
Professional Engineer, Virginia, 008803, 1976

Summary:

Dr. Chen has over 36 years of professional experience in the civil and environmental engineering field of which over 35 years was in consulting engineering in the civil, water and wastewater areas. His experience includes urban infrastructure renewal, water and wastewater treatment facilities design and construction management, facilities planning, environmental studies, utilities master planning, rate and financial studies. He is principal-in-charge for the Central Broward County and Broadview Park Neighborhood Improvement Projects for Broward County and project director for City Center and South Pointe Right of Way Infrastructure Improvement Projects for Miami Beach. He also served as assistant program manager of a design and construction program management team for Broward County North Regional WWTP expansion (\$82 million) and the world's largest Detroit Wastewater Treatment Plant with a five year construction program budget of \$1.0 billion. He designed many water and wastewater treatment plants in Florida, Virginia, Maryland and Hawaii. He is the author or co author of many technical papers which have appeared in several major journals.

Project Experience:

Margate Boulevard Design and Construction Services. Principal-in-Charge. Chen and Associates was contracted by the City of Margate CRA for design and construction services for the Margate Boulevard Streetscape

Improvement Project. The project replaced a 4-way stop intersection with a roundabout and included traffic analysis, roadway design, drainage design, specialized soil analysis, electrical design for specialized lights, landscaping, brick paver sidewalks and structural components of a large clock tower that was installed in the center of the roundabout.

The addition of the roadway and pedestrian scale lighting was extensive. In addition to providing FDOT standard roadway lighting, the decorative fixtures met the aesthetic and safety needs of the CRA. The lighting was designed with a variety of step-down transformers for the underground electrical and low voltage landscape lighting, in the end involving three separate service points coordinated with FPL.

During construction, the CRA also contracted Chen and Associates to perform the design, permitting and construction administration for streetscape of a road adjacent to the project area. The survey, design and permitting were completed in less than 3 months to allow the CRA to retain the same contractor for the project construction. The construction for the entire project was completed in 2008.

Key West - General Transportation Engineering Services. Principal-in-Charge.

Chen and Associates was selected to provide General Transportation Engineering Services for the City of Key West Department of Transportation (KWDoT). KWDoT provides many services to the community, visitors, and their internal customers (staff), which consists of over 400 City associates. The three service areas or functions that KWDoT is responsible for providing are public transportation, fleet services, and municipal parking lot operations.

Chen and Associates' first task order was the City of Key West Department of Transportation Facility. The City of Key West proposes to construct a new Transportation Facility on the





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site of the old Southernmost Waste to Energy Facility (SWTE). The new facility will serve as the transportation operations and administration building for the City of Key West and be the primary terminal/transfer station for lower keys shuttle bus service which serves Marathon to Key West. It will provide parking for customers of public transportation and employees as well as a plan for Phase II of the construction on the remaining land at this site to incorporate tour bus parking and shuttle services into Key West from Stock Island, Florida.

The project will allow for expanded public transportation, adequate office and parking space for employees, as well as training rooms, locker rooms, and space for additional personnel that will be required to move the community into the next generation of public transit services, which includes security issues related to the Homeland Security Act. Funding is provided in part by the Federal Transportation Authority and the Florida Department of Transportation. Compliance with the National Environmental Policy Act for the proposed site improvements will be a requirement for the federal funding aspects for the project.

City Center Right of Way Improvement Project. Principal-in-Charge. Dr. Chen is the project director for the preparation of Basis of Design Report, design drawings, specifications, bidding assistance and construction administration. He attended all meetings, prepared technical specifications and cost estimate, and performed project reviews.

Miami Beach - South Pointe Phase III/IV/V - ROW Improvement Project. Principal-in-Charge. Dr. Chen is the project director for the preparation of Basis of Design Report, design drawings, specifications, bidding assistance and construction administration. He attended all meetings, prepared technical specifications and cost estimate, and performed project reviews.

31st Year CDBG - Solar Powered Lighting Project. Principal. In an effort to eliminate dependency on the local electric utility, the City of Dania Beach hired Chen and Associates to design one of the largest municipal projects involving solar lighting. The new solar powered lights were installed in a neighborhood bordered by State Road 7 on the west, Southwest 40th Street on the east, and Griffin and Stirling roads on the north and south. The City of Dania Beach received Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development in addition to their own funds.

The City of Dania Beach implemented the solar program after Hurricane Wilma struck in October 2005 and Florida Power & Light Company was overwhelmed with fixing poles and restoring power. The project encompassed 124 solar-powered fixtures and poles in the city of Dania Beach. The solar lighting assembly was engineered to withstand 150 mph winds per ASCE 7-05. The project's total construction cost was \$1.1 million.

NE 15th Avenue & 18th Street Roundabout. Principal. Principal-in-Charge. The NE 15th Avenue and NE 18th Street Roundabout Safety Improvement project entails designing improvements to the existing roundabout which has had a significant amount of accidents. The City would like to alter the existing roundabout in order to minimize construction costs while still addressing the existing problems. Chen and Associates has made design suggestions to make the incoming lanes narrower and have more deflection in order to slow traffic. Chen and Associates has also proposed connecting the bike lanes to the sidewalk in order to eliminate bicycle traffic from going through the roundabout. The project's design was completed in September 2008 for a fee of approximately \$30,700.00. It is expected to begin construction in early 2009 and is estimated to cost \$188,500.00..

www.chenandassociates.com





Oscar R. Bello, PE
Branch Manager and Senior Engineer

Education:

Bachelor of Science, Civil Engineering,
University of Central Florida, 1999

Registration:

Professional Engineer, Florida, 61612, 2004

Summary:

Mr. Bello holds a bachelor's degree in civil engineering. He has more than ten years of experience in planning, design, permitting, and construction management of water, wastewater, and drainage municipal projects in Florida. Mr. Bello has worked as a project manager and project engineer for various projects in South and Central Florida. He currently manages municipal projects for the City of Miami Beach, City of Dania Beach, Florida Keys Aqueduct Authority and the City of Key West.

Project Experience:

Key West - General Transportation Engineering Services. Project Manager. Mr. Bello serves as the project manager for the relocation of the City's existing Department of Transportation building and transit facilities to the Solid Waste to Energy Facility (SWEF). The new facility would have 20,000 SF of vehicle (bus) maintenance space and 5,000 SF of administrative space. The proposed City transit bus facility will include maintenance capabilities, administrative offices, and transit maintenance. The project will be funded in part by the Federal Transportation Authority (FTA) and the Florida Department of Transportation (FDOT). Compliance with the National Environmental Policy Act (NEPA) for the proposed site improvements will be a requirement for the federal funding aspects for the project.

Dania Beach Neighborhood Improvement Project - Traffic Calming. Project Manager, Engineer. The City of Dania contracted Chen and Associates to design and administer the construction of a series of traffic calming elements. The design included 5 roundabouts,

2 raised intersections, 2 speed tables, 3 raised medians, 2 partial closures, a bike lane and 10 speed humps. The project is located SE of Dania Boulevard and US 1 with challenges that included right of way limitations and easement considerations, coordination with property owners, roadway elevation consistency, preserved County lands, and roadway realignments just to name a few. In addition to the project challenges the project required various coordination with other consultant projects and agencies. The implementation of these devices will not only help calm traffic through out the neighborhood making the streets safer, it will also provide more aesthetically pleasing elements for the residents to enjoy.

Cudjoe Regional WW Collection Project.

Project Manager. Chen and Associates is the engineering consultant for the design and permitting of installation of a wastewater collection systems within Monroe County. Recognizing that the economic health of Monroe County and its municipalities relies largely on the environmental health of a unique marine ecosystem, the County's Year 2010 Comprehensive Plan mandated that nutrient loading levels be reduced in the marine ecosystem of the Florida Keys. In June of 2000, the Sanitary Wastewater Master Plan (Master Plan) was finalized with the goal of eliminating approximately 23,000 private on-site wastewater systems by July 2010. Through interlocal agreement, Monroe County has requested that the Florida Keys Aqueduct Authority (FKAA) design, build, and operate County-owned infrastructure on behalf of the citizens in the master-plan prescribed service areas.

The service areas for the proposed wastewater collection systems under this project include Big Pine Key, Little Torch Key, Ramrod Key, Noname Key, and Lower Sugarloaf Keys. Chen and Associates is responsible for the final planning, design and permitting services to





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT

RFP # 004-10



cover the non-central service areas of the regional system. The final product will be a permitted conveyance system that will combine various wastewater collection system technologies in order to connect as many on-site wastewater systems as possible for the lowest overall cost. The combined strategic utilization of proper planning and technology, extending to the greatest number of connections for the best value, is an approach developed by the FCAA through its years of experience in the water and wastewater utility business.

City Center Right of Way Improvement Project. Project Manager.

Chen and Associates is the prime consultant and is responsible for providing surveying, planning, geotechnical investigation, design, permitting, preparation of construction documents, bid and award and construction engineering and inspection services for infrastructure improvements within the public right of way areas of the City Center neighborhood of Miami Beach. The project encompasses approximately 24,000 LF of ROW infrastructure improvements including water main replacements, sanitary sewer upgrades, stormwater drainage improvements, paving & grading, streetscaping enhancements, landscaping improvements, lighting improvements, and roadway reconstruction. Due to the existing mixed residential and commercial environment of this neighborhood, special design efforts were made to incorporate walkable community elements including meeting all ADA requirements, providing street furniture, providing bicycle paths, upgrading sidewalks, incorporating specialty treatments at crosswalks, landscaping improvements with specialized tree wells to provide a walkable surface and bulb outs to increase pedestrian friendliness and safety. This project also required extensive coordination with the Public, adjacent CRAs, historic districts and various regulatory agencies.

Miami Beach - South Pointe Phase III/IV/V - ROW Improvement Project.

Project Manager. Mr. Bello serves as the project manager for this \$17.8M multi-discipline project in Miami Beach. This project covers over 8 miles of roadway, water, drainage,

landscape, and hardscape improvements, within the strict streetscaping criteria of Miami Beach. Included in this project are numerous meetings with the community and governmental agencies.

31st Year CDBG - Solar Powered Lighting Project. Project Manager.

In an effort to eliminate dependency on the local electric utility, the City of Dania Beach hired Chen and Associates to design one of the largest municipal projects involving solar lighting. The new solar powered lights were installed in a neighborhood bordered by State Road 7 on the west, Southwest 40th Street on the east, and Griffin and Stirling roads on the north and south. The City of Dania Beach received Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development in addition to their own funds.

The City of Dania Beach implemented the solar program after Hurricane Wilma struck in October 2005 and Florida Power & Light Company was overwhelmed with fixing poles and restoring power. The project encompassed 124 solar-powered fixtures and poles in the city of Dania Beach. The solar lighting assembly was engineered to withstand 150 mph winds per ASCE 7-05. The project's total construction cost was \$1.1 million.

Dania Beach Neighborhood Improvement Project - Traffic Calming. Project Manager, Engineer.

Chen and Associates designed and administered the construction of a series of traffic calming elements. The design included 5 roundabouts, 2 raised intersections, 2 speed tables, 3 raised medians, 2 partial closures, a bike lane and 10 speed humps. The project is located SE of Dania Boulevard and US 1 with challenges that included right of way limitations and easement considerations, coordination with property owners, roadway elevation consistency, preserved County lands, and roadway realignments. In addition to the project challenges, the project required coordination with other consultant projects and agencies. The implementation of these devices will help calm traffic throughout the neighborhood, making the streets safer.

www.chenandassociates.com





State of Florida
Board of Professional Engineers
Chen And Associates Consulting Engineers, Inc.

Is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.

Expiration: 28-Feb-11 Certificate of Authorization CA No: 4593
Audit No: 22820111723 DISPLAY AS REQUIRED BY LAW

State of Florida
Board of Professional Engineers
Attests that
Ben Hseuh Hai Chen ,P.E.

Is licensed as a Professional Engineer under Chapter 471, Florida Statutes

Expiration: 28-FEB-11 P. E. Lic. No: 31849
Audit No: 228201117794 DISPLAY AS REQUIRED BY LAW

State of Florida
Board of Professional Engineers
Attests that
Oscar R. Bello ,P.E.

Is licensed as a Professional Engineer under Chapter 471, Florida Statutes

Expiration: 28-FEB-11 P. E. Lic. No: 61612
Audit No: 228201114923 DISPLAY AS REQUIRED BY LAW





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
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EXPERIENCE SUMMARY

Mr. Semmes has over 20 years of experience in waterfront planning and development projects. He specializes in marina development and revitalization, the extraordinary needs of megayacht harbors, financial performance projection modeling for modern luxury marina developments, marina market segmentation, specialty environmental issues related to port and harbor development, and ecosystem assessment, restoration, and mitigation.

He has provided business planning support for numerous marina developments and marina development companies including the development of ATM's proprietary financial projection models. Additionally, he has prepared market assessments for specialized resort marina developments in the United States, the Bahamas, Caribbean, Mexico, and Ukraine.

He has also prepared numerous water and sediment quality assessments, sedimentation investigations, and plans and specifications for dredging, marina, and boat landing construction projects. He has extensive permit preparation and negotiation experience for projects with complex environmental issues including open water and ocean disposal of dredged material and the larger issues related to harbor deepening and expansion.

Mr. Semmes' experience also includes beach restoration projects in Florida, Georgia, South Carolina, and Turks and Caicos. He brings broad-based management and negotiation skills to projects, acting as an on-site engineering representative, liaison to contractors, owners, and the regulatory community.

Mr. Semmes' skills are varied and inclusive. He is able to manage all aspects of comprehensive development projects including planning, siting, permitting, economic development and feasibility, environmental studies, mitigation, development of plans and specifications, construction supervision, permit compliance, modeling, and monitoring.





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AREAS OF SPECIALIZATION

Marina and Port Engineering

Marina & Waterfront Development Planning for Luxury Marinas and Megayacht Harbors

Marina Financial Planning, Economics, and Financial Projection Modeling

Marina Market Studies & Feasibility Planning

Dredged Material Management Studies including Environmental Effects Evaluations

Water Resources Planning

Stormwater and Sediment Control Permitting

Beach Nourishment Design and Construction Supervision

Sand Source Investigations and Analyses

Surface Water Quality & Hydrology

Irrigation and Drainage System Planning

Aerial Drift of Pesticidal Chemicals

EDUCATION

M.S., Agricultural Engineering, University of Florida, 1988

B.S., Agricultural Operations Management, University of Florida, 1986

AFFILIATIONS

National Marine Manufacturers Association (NMMA)

International Navigation Association (PIANC)

Society of Environmental Toxicology & Chemistry (SETAC)





STATE OF FLORIDA
BOARD OF PROFESSIONAL ENGINEERS
2507 CALLAWAY RD STE 200
TALLAHASSEE, FL 32303-5268

Applied Technology & Mgmt Inc
5550 NW 111TH BLVD.
GAINESVILLE, FL 32653

DETACH HERE

State of Florida
Board of Professional Engineers
Applied Technology & Mgmt Inc

Is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.

Expiration: 28-FEB-11

Certificate of Authorization

CA No:

Audit No: 22820113939

DISPLAY AS REQUIRED BY LAW

4669





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT
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AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

QUALIFICATIONS AND EXPERIENCE

Avirom & Associates, Inc., a Florida Corporation, was founded in 1981 by the Company's president, Michael D. Avirom, P.L.S. The company has a very successful track record with projects throughout Florida and in the Caribbean. Mr. Avirom has been a resident of South Florida since 1968 and became a resident of the City of Boca Raton while attending Florida Atlantic University in 1971, where he graduated with a Bachelor of Business Administration Degree in 1973. He started surveying in 1974 as a rodman for a local Boca Raton engineering firm and attended Palm Beach Junior College in the evenings, where he obtained an Associate in Science Degree in Land Surveying in 1976.

Avirom & Associates, Inc. employs 25 people. Our 4,000 square foot office facility located at 50 S.W. Boca Raton Boulevard is owned by Mr. Avirom. We have two (2) branch offices in Key West and Stuart to better serve our clients. We currently have seven (7) fully equipped field crews that work out of our Boca Raton office. We communicate with our field crews utilizing Nextel Direct Connect phone systems.

Avirom & Associates, Inc. owns eight (8) Trimble dual frequency GPS receivers and a Trimble Pro XL Realtime DGPS sub-meter mapping system. Our post processing software is Trimble Navigation's Weighted Ambiguity Vector Estimator (WAVE) Rev. A. Our adjustment software is Trimble Navigation's Trimnet Plus Version 92.11. We are currently using AutoDesk 2008 Civil 3D Suite.

Avirom & Associates, Inc. has the technology, the experience and large project management skills to meet your needs. Our proven ability to bring in projects on time and on budget is demonstrated by our broad client base.

Avirom & Associates, Inc. has ample staff and the latest "state of the art" equipment. Our firm has experienced continued growth over 29 years of existence.

50 S.W. 2nd Avenue, Suite 102, Boca Raton, Florida 33432
[561] 392-2594 FAX [561] 394-7125





CITY OF KEY WEST

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AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING

KEITH M. CHEE-A-TOW, P.L.S.
(GPS Surveys and Mapping)

DATE OF BIRTH: 03/10/52

EDUCATION:

- < University of South Florida, Tampa, Florida, Business Marketing, 1974
- < Freeport High School, Freeport, Bahamas, Diploma, 1970

PROFESSIONAL REGISTRATIONS:

- < Florida Registered Land Surveyor #5328, January, 1994

PROFESSIONAL MEMBERSHIPS:

- < Florida Surveying and Mapping Society
- < Palm Beach County Chapter, Florida Surveying and Mapping Society
- < American Congress on Surveying and Mapping
- < National Society of Geographic and Land Information Systems
- < National Society of Professional Land Surveyors
- < Florida G.P.S. Users Group

EMPLOYMENT HISTORY:

- 04/89 to Present - Avirom & Associates, Inc., Boca Raton, Florida (GPS Surveys Manager/Project Manager)
- 1986 to 1989 - Chee-A-Tow & Company, Ltd., Freeport, Bahamas (Manager)
- 1983 to 1986 - Chee-A-Tow & Company, Ltd., Freeport, Bahamas (Field Supervisor)
- 1978 to 1983 - Chee-A-Tow & Company, Ltd., Freeport, Bahamas (Party Chief)
- 1974 to 1978 - Chee-A-Tow & Company, Ltd., Freeport, Bahamas (Instrument Man)
- 1970 to 1974 - Attended University of South Florida, Tampa, Florida
- 1969 to 1970 - Phillip R. Braden, Architect, Freeport, Bahamas (Draftsman)

PROJECT EXPERIENCE

- < GPS Control Aerial Targets, 300-mile corridor - Project spanned entire state from the town of South Bay, south of Lake Okeechobee to Lake City, Florida.
- < Pratt-Whitney Aircraft Plant site. Established GPS controls Second Order, Class II horizontal and vertical positions, approximately 7080 acres.
- < Boca Raton Hotel and Club- Obtain Second Order Class II horizontal and Vertical positions for photogrammetric control utilizing Real-Time Kinematic GPS.
- < Freeport, Grand Bahama – Established controls for GIS (Bahamas Telecommunications Corporation)
- < Boca Ratone Co.'s Inlet Subdivision – mean high water survey, Atlantic Ocean & Lake Worth, Florida
- < 30 acres - City of Boca Raton Public Works Complex, Boca Raton, Florida , topographic survey
- < 1000 acres - Gorda Cay, Abaco, The Bahamas (1995) - 2' contours.
- < Fifth Avenue Place Plat, City of Boca Raton, Florida
- < Star Motors Plat, Broward County, Florida
- < I-75-Naples to Bradenton-Horizontal positions (120 miles) of photo identifiable targets for GPS photogrammetric control, Collier through Manatee County, Florida.
- < Fakahatchee Strand, Florida Everglades, established G.P.S. boundary control for 200 acre acquisition survey Florida Department of Natural Resources, Collier County, Florida.

50 S.W. 2nd Avenue, Suite 102, Boca Raton, Florida 33432
[561] 392-2594 FAX [561] 394-7125



CITY OF KEY WEST
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AC# 4268784

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROF SURVEYORS & MAPPERS

SEQ# L09021800735

DATE	BATCHNUMBER	LICENSE NBR
02/18/2009	080368223	LS5328

The SURVEYOR AND MAPPER
Named below IS LICENSED
Under the provisions of Chapter 472 FS.
Expiration date: FEB 28, 2011

CHEE-A-TOW, KEITH MICHAEL
AVIROM & ASSOC., INC
50 SW 2ND AVE, STE 10E
BOCA RATON FL 33432

CHARLIE CRIST
GOVERNOR

CHARLES W. DRAGO
SECRETARY

DISPLAY AS REQUIRED BY LAW

AC# 4268859

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROF SURVEYORS & MAPPERS

SEQ# L09021800810

DATE	BATCHNUMBER	LICENSE NBR
02/18/2009	080368223	LB3300

The SURVEYING & MAPPING BUSINESS
Named below IS CERTIFIED
Under the provisions of Chapter 472 FS.
Expiration date: FEB 28, 2011

AVIROM & ASSOCIATES INC
50 SW 2ND AVE #102
BOCA RATON FL 334324799

CHARLIE CRIST
GOVERNOR

CHARLES W. DRAGO
SECRETARY

DISPLAY AS REQUIRED BY LAW





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
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2009 / 2010 MONROE COUNTY BUSINESS TAX RECEIPT EXPIRES SEPTEMBER 30, 2010

RECEIPT# 46110-102445

Business Name: AVIROM & ASSOCIATES INC

Owner Name: MICHAEL D AVIROM
Mailing Address: 50 SW 2ND AVE STE 102
BOCA RATON, FL 33432

Business Location: 402 APPELROUTH LN #2E
KEY WEST, FL 33040
Business Phone: 561-392-2594
Business Type: PROFESSIONALS
(SURVEYING & MAPPING)

Rooms Seats Employees Machines Stalls

STATE LICENSE: LB3300

Number of Machines : For Vending Business Only
Vending Type :

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
\$30.00		\$30.00		\$0.00		\$30.00

PAID-103-09-00000438 11/18/2009 30.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT
WHEN VALIDATED

Danise D. Henriquez, CFC, Tax Collector
PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX. YOU MUST
MEET ALL COUNTY AND/OR
MUNICIPALITY PLANNING AND
ZONING REQUIREMENTS.





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 . . : AVIROM & ASSOCIATES INC Ctl nbr . . : 19429
 Location addr . . : 50 SW 2ND AVE
 Lic Nbr/Class . . : 09 00023873 SERVICE - PROFESSIONAL
 Issue date . . . : 8/05/09 Expiration date . . : 9/30/09
 Lic Fee : 64.53
 Penalty : .00
 Total : 64.53
 Comments : SURVEYOR

This document must be prominently displayed.

AVIROM & ASSOCIATES INC
 50 SW 2ND AVE
 BOCA RATON FL 33432

Oper: CHALKER Type: CC Drawn: 1
 Date: 8/05/09 53 Receipt no: 98427
 2009 23873
 OR LIC OCCUPATIONAL 1 \$64.53
 MICHAEL AVIROM 2372345
 BY VIEW/MASTER \$374.88

Trans date: 8/05/09 Time: 11:52:30

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 . . : AVIROM & ASSOCIATES INC Ctl nbr . . : 19429
 Location addr . . : 50 SW 2ND AVE
 Lic Nbr/Class . . : 10 00023873 SERVICE - PROFESSIONAL
 Issue date . . . : 8/05/09 Expiration date . . : 9/30/10
 Lic Fee : 309.75
 Penalty : .00
 Total : 309.75
 Comments : SURVEYOR

This document must be prominently displayed.

AVIROM & ASSOCIATES INC
 50 SW 2ND AVE
 BOCA RATON FL 33432

Oper: CHALKER Type: CC Drawn: 1
 Date: 8/05/09 53 Receipt no: 98427
 2009 23873
 OR LIC OCCUPATIONAL 1 \$309.75
 MICHAEL AVIROM 2372345
 BY VIEW/MASTER \$374.88

Trans date: 8/05/09 Time: 11:52:30





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT
RFP # 004-10

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PERSONAL RESUME for Bradford T. Bishop, P.E.

Business: Bishop Engineering Company
972C Orange Avenue
Winter Park, Florida 32789
Phone 407-622-2477
Fax 407-622-2479
E-mail: brad22bec@yahoo.com

Residence: 219 Laurel Park Court
Winter Park, Florida 32792
Ph 407-754-3206
Cell 321-436-0471

Professional Licensure: Certificate Engineer Intern, California
Florida P.E. license # 0051299 Florida Special Inspector #2048
Georgia P.E. license # 024729
Tennessee P.E. license #105833
Alabama P.E. license #23542
South Carolina P.E. license #20373
Virginia P.E. license # 0402 035136
Texas P.E. license # 86748
Louisiana P.E. license # 29140
North Carolina P.E. license # 26237
Mississippi P.E. license # 15074
Colorado P.E. license # 35946
Kentucky P.E. license # 24646
Arkansas P.E. license # 24646

Education: Bachelor of Science, Architectural Engineering,
California Polytechnic State University, San Luis Obispo, CA

Professional Associations: American Society of Civil Engineers
Member and Past Treasurer Orlando Structural Chapter





CITY OF KEY WEST

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Professional Work Experience:

05/1998 – Present: Bishop Engineering Company

President and Principal Engineer – Manage and direct Project Managers and Auto CAD technicians through design development, construction documents and construction administration. Responsible for final review and quality control of all projects. Oversee direction of marketing, accounting and administrative support.

Project Experience includes: Law Enforcement Facilities, Fire Stations, Municipal Administrative Facilities, Warehouses, Commercial – Retail and Entertainment, Multi-level Office Buildings, Hotels, Multi-Family Residential, Custom Homes and Educational, Hospitality, Theme Parks.

06/1997 – 05/1998: Walter P. Moore and Associates, Inc. Orlando, FL

Project Manager for Structural Division in Orlando office. Position involves most aspects of engineering project management. Technical duties include: providing guidance to engineering and production on various projects, performing Quality Control audits and reviews, assisting in resolving complex design issues, attending team meetings, etc.

Project Experience includes: Theme Park , Hotel, Sports Facilities

08/1995 – 06/1997: Sverdrup (Jacobs) Facilities, Orlando, FL

Structural Engineer Group Leader for national A/E/C firm assigned to work with Project Team to design and develop Contract Documents for building projects. Duties include: Design, analysis, supervision of junior Engineers and Technicians, track job status, budget, man-hours, and instruction and training of junior personnel, attend Project/Client meetings, lead discussions on Structural aspects of project, problem solving, writing project Specifications, Construction Administration services (Site inspections, shop drawings).

Project Experience includes: Theme Park, Commercial and Industrial, Municipal (waste water)

09/1992 - 08/1995: Burton Braswell Middlebrooks, Inc., Winter Park, FL

Project Engineer for Structural Consulting firm assigned to perform all duties associated with designing and preparing Contract Documents for small to medium-sized projects. Types of structural systems used include: reinforced concrete, pre-cast concrete, structural steel, structural timber (Glu-lam), and structural masonry. Project budgets varied from \$100K to \$25Mil. Duties also included Construction Administration, Site Observations, and writing project specifications.

Project Experience includes: Law Enforcement Facilities, Police and Fire Stations, Municipal Administrative Facilities, Warehouses, Commercial – Retail and Entertainment, Multi-level Office Buildings, Hotels, Multi-Family Residential, Custom Homes and Educational Facilities.





11/1987 - 09/1992: Fruland and Cox, Inc., Winter Park, FL

Project Engineer for Structural Consulting firm assigned to perform all duties associated with designing and preparing Contract documents for small to medium-sized projects. Additional duties included Construction Administration, Site Observations, and writing project specifications.

Project Experience includes: Educational Facilities (K-12th), Law Enforcement Facilities, Police and Fire Stations, Municipal Administrative Facilities, Warehouses, Commercial – Retail and Entertainment, Multi-level Office Buildings, Hotels, Multi-Family Residential, Custom Homes and Educational.





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
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RFP #004-10

State of Florida Board of Professional Engineers

Attests that

Bradford Thomas Bishop , P.E.

SPECIAL INSPECTOR

Is licensed as a Professional Engineer under Chapter 471, Florida Statutes

Expiration: 28-FEB-11

P. E. Lic. No: 51299

Audit No: 22820111255

SI Lic. No: 2048

DISPLAY AS REQUIRED BY LAW

State of Florida Board of Professional Engineers Bishop Engineering Company

Is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.

Expiration: 28-Feb-11

Certificate of Authorization

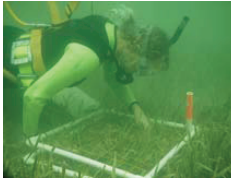
CA No:

Audit No: 22820111834

DISPLAY AS REQUIRED BY LAW

8175





Ecological/Environmental



Planning & Land Use



Communications

COMPANY PROFILE



(Sandra Walters Consultants, Inc.) provides services in all areas of **ecological and environmental** consulting; and **land use and public facilities planning and permitting**; including habitat assessments, wetland permitting and mitigation design, environmental impact statements, compliance monitoring, development agreements, and submerged land leases.



has extensive experience working with regulatory agencies to develop project designs that minimize impacts and meet permitting requirements, and to bring clients into compliance with regulatory standards.



uses state-of-the-art **Geographic Information Systems (GIS) technology** to make accurate assessments of jurisdictional areas and facilitate graphic data presentation. SWC is also fully trained in utilization of State and federal wetland assessment methodologies.



provides a range of services in **contamination assessment**, including conducting Phase I and II environmental site assessments, and soil and groundwater testing and reporting.

Many clients have benefited from **representation** by the firm with agencies and public officials at the local, state and federal level, and members of the firm have provided **expert witness** testimony in State of Florida administrative hearings and court proceedings.



is certified as a **disadvantaged business enterprise (DBE)** with the State of Florida, South Florida Water Management District (SBE), Florida Department of Transportation, Broward, Dade and Lee counties, and is a **woman-owned small business (WOSB)** with the federal government.

The company is also very experienced at coordinating **communications**, including **public information and involvement** programs and is fully acquainted with all NEPA requirements. SWC can provide plan development; community outreach and consensus building using various tools such as workshops, seminars and public meetings; and placement and preparation of advertisements. The firm has full multimedia capabilities for production of public presentations, websites, newsletters, news releases, and all support documents.

The principal of the firm, Sandra Walters, has more than 25 years professional experience. She presently serves as chair of the South Florida Regional Planning Council, appointed by governors Bush and Crist; and served a four-year term as a Governor's appointee on Florida's Acquisition and Restoration Council, which oversees purchase and management of State conservation lands.

The principle office of the firm is in the Florida Keys (Key West), with additional offices in Miami and Fort Myers, FL.

COMMITTED TO EXCELLENCE

Representative Client List

Public Agencies

U.S. Navy & U.S. Postal Service
Florida Department of Environmental Protection
Florida Department of Transportation
South Florida Water Management District
Broward County—Ft. Lauderdale
International Airport & Port Everglades
Town of Medley, Dade County, FL
City of Naples, Collier County, FL
City of Bonita Springs, Lee County, FL
Monroe County
Board of County Commissioners, Attorney's
Office & Key West & Marathon airports
City of Marathon, General Services Contract
City of Key West
General Environmental Services Contract
Utilities Dept, Eng. Services & Port Authority
Monroe County Mosquito Control District

Private Sector

Marlin Bay Yacht Club
URS Corporation Southern
Reynolds, Smith & Hills, Inc.
The Corradino Group
Hawk's Cay Resort & Village at Hawk's Cay, Inc.
Landrum & Brown
TIB Bank of the Keys
First State Bank
CH₂MHill
Key West Bar Pilots Association, Inc.
Historic Tours of America
Perez Engineering
New Urban Works & South Star Development
Boyle Engineering
MacTech
Many single-family home and dock owners



MAIN OFFICE: 6410 FIFTH STREET, SUITE 3, KEY WEST, FL 33040 TEL: 305-294-1238, SWC@SWCINC.NET, WWW.SWCINC.NET
SW FLORIDA: 3790 S. CLEVELAND AVENUE, FT. MYERS, FL 33907 TEL: 239-985-9762
SE FLORIDA: 1031 IVES DAIRY ROAD, SUITE 228, MIAMI, FL 33179 TEL: 305-651-7061



CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT

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SANDRA WALTERS
President

ACADEMIC BACKGROUND

Masters Degree in Marine Studies, University of Miami, Florida, 1983

Bachelor of Science in Animal Behavior and Marine Biology, University of California, Davis, CA, 1974

SPECIALIZED PROFESSIONAL COMPETENCE

Ms. Walters has 30 years of professional experience in Florida. She is qualified as an Expert Witness in Florida administrative hearings and court proceedings; has conducted and supervised environmental studies, and developed avoidance and mitigation plans, in all South Florida submerged and upland habitats; has successfully permitted projects ranging from single family homes to developments of regional impact, working with all regulatory agencies; has extensive experience in design and implementation of public participation programs and review and development of comprehensive plans; and has represented clients successfully with many agencies and government boards. She is presently serving as chair of the South Florida Regional Planning Council, appointed by governors Bush and Crist; serves on EPA's Water Quality Steering Committee for the Florida Keys; and served from 2000 to 2004 as a Governor's appointee on Florida's Acquisition and Restoration Council, which supervises purchase and management of State conservation lands.

REPRESENTATIVE PROFESSIONAL EXPERIENCE

Principal, Sandra Walters Consultants, Inc., 1996-present Key West and Miami, FL

Provide consulting services to both public and private sector clients in areas of ecological/environmental and land use planning and permitting, including habitat evaluation, mitigation and contamination assessment and remediation; public involvement and outreach; and community and government liaison.

LAND USE PLANNING AND PERMITTING • PUBLIC INVOLVEMENT SERVICES

- **Stock Island-Key Haven US 1 Corridor Study, Florida Keys**
Provided public involvement outreach and meeting coordination services for study to identify improvements to US 1 corridor segment; resulted in significant participation by user groups and relevant and effective planning charrette.
- **District 6 FDOT General Public Information Contract for Design Services, Monroe County**
SWC is the member of the consulting team with Bermello-Ajamil which presently holds the general design services public information contract, providing services for the Florida Keys. Projects worked on to date include US Highway 1 corridors on Big Coppitt Key, from Key West to Stock Island, Big Pine Key, Cudjoe Key and Grassy Key.
- **FDOT Planning, Design & Environmental (PD&E) Studies in Islamorada, Marathon and Big Coppitt Key, Florida Keys**
Member of team that conducted FDOT studies of roadway improvements, including turn lanes, in five-mile corridor in Islamorada, five-mile corridor in Big Coppitt Key, and Sombrero Beach Road in Marathon. Services included public involvement, land use planning, and landscape architecture elements of study, including coordination with local staff and elected officials.
- **City of Key West Bahama Village Redevelopment Plan Update**
Member of team that updated community redevelopment plan. Primary roles—environmental and





public facilities planning; and public involvement, including preparation and distribution of project newsletters and news releases; and development and implementation of proactive community involvement process.

- **City of Key West Economic Development Conveyance Application**
Member of team that developed EDC application for surplus Navy properties. Primary roles—planning and implementing meetings with local officials and interest groups, coordination of public workshops and presentations, and public facilities and environmental data collection and analysis.
- **State Aquatic Preserve Management Plan, Florida Department of Environmental Protection**
Responsible for principal drafting of Statewide management plan for 41 State aquatic preserves.
- **Expert Witness Testimony for Monroe County**
Conducted thorough review of land use, environmental and permitting issues for property in North Key Largo which was subject of suit against Monroe County, prepare expert witness report, provide deposition in circuit court proceeding. Work included extensive review of several USFWS HCPs in Key Largo for effects on reasonable development expectations in area.
- **Habitat Conservation Plan (HCP) and Community Plan for Big Pine Key, Monroe County, FL**
Represented affected property owners to develop HCP following US Fish & Wildlife Service (USFWS) guidelines for federally-endangered Key Deer on Big Pine and No Name keys in Florida Keys. The County implemented parallel process to develop community “CommuniKeys” plan that incorporates HCP into County comprehensive plan and land development regulations. System developed involves complex point system for incidental takings associated with any new structure, and requires mitigation to compensate for impacts associated with issuance of building permits.
- **Expert Planning Services for Town of Medley, Dade County**
Served as town planning staff, providing review and support for public hearings associated with adoption of City ordinance.
- **Amendment to Alcoholic Beverage License and Major Conditional Use Approval, Parrotise Restaurant, Little Torch Key, FL**
Served as principal in charge of preparation, processing and successful acquisition of major conditional use approval required to expand restaurant; work included amending alcoholic beverage license to allow outdoor service, engineer design of stormwater system to serve entire property, development and fine-tuning of site plan to address work phasing in conjunction with acquisition of annual space allocations through non-residential rate of growth ordinance (NROGO) process, and representing client with planning staff and before development review committee and Planning Commission.
- **Planning Services for RV Park, City of Marathon, FL**
Provide continuing planning services to large RV park on Grassy Key in Marathon; work has included preparation of a redevelopment feasibility study of property, participation in development of Marathon’s comprehensive plan and land development regulations and representation when required, successful processing of application for determination from City planning director of vested property rights including both commercial square footage and permanent and transient residential units, and coordination with City in regard to central wastewater service on Grassy Key.
- **Rezoning and Development Agreement for 92-unit Project, City of Marathon, Florida Keys**
Served as principal planning consultant and agent for 92-unit redevelopment project, including acquisition of property rezoning and executed development agreement from Marathon City Council. Work involved representation with planning staff, Council members and Florida Department of Community Affairs representatives; and work with Florida Department of Environmental Protection and Governor and Cabinet regarding submerged land lease for 115-slip private marina.
- **Hawk’s Cay Expansion Development of Regional Impact, Florida Keys**
Prepared and successfully processed Application for Development Approval for Hawk’s Cay Expansion Development of Regional Impact to South Florida Regional Planning Council. Evaluation included environmental, public facilities, socio-economic, and traffic impacts. Provided continued planning consultation, including 1996 approval of major site plan revision and 7 year extension, approvals of three DRI revisions, and annual reports.





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT

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- **Lower Sugarloaf Key Mixed Use Development, Lower Florida Keys**
Served as planning consultant and agent, developed and processed major conditional use application for mixed use office, workforce housing and market-rate housing project; received 8/0 positive vote from Monroe County Development Review Committee and 5/0 positive vote from Monroe County Planning Commission.
- **Development Feasibility Studies, Many Parcels throughout Monroe County**
Conducted thorough reviews of applicable comprehensive plans and land development regulations in relation to property owner plans to develop or redevelop property, and prepared report providing specific citations of applicable code and explaining review process. Studies have been conducted for both residential and commercial parcels. Examples include Farmers Resort on Little Torch Key, Holiday Isle Resort in Islamorada, Storage Mart properties on Big Coppitt Key and Stock Island, and multi-unit residential site in Marathon.

ENVIRONMENTAL STUDIES • PERMITTING • MITIGATION • MONITORING SERVICES

- **Mallory Dock Maintenance Dredge, City of Key West**
Principal in charge for successful acquisition of all permit modifications to add Mallory Dock to scope of Navy Key West Harbor dredging project, including collection of all data on submerged habitats required by agencies, coordination with dredging company and environmental monitoring contractor, acquisition of EPA approval for use of offshore disposal site, provision of Quality Assurance services onboard the dredging vessel, and preparation of all final reports to Navy and permitting agencies. Represented City in Navy agency partnership process for harbor dredge and other environmental issues. with local permitting in Martin and Miami-Dade counties.
- **City of Key West Stormwater System**
Consultant in charge of bringing City into compliance with ERP requirements for already-completed and future maintenance work of stormwater system, including developing impact assessment and mitigation plan that incorporates 5.6 acres of wetland restoration and enhancement at former Hawk Missile site in eastern Salt Ponds and creation of connection between Riviera Canal and western Salt Ponds to enhance 131 acres of wetlands and cause significant water-quality improvements.
- **Key West Mooring Field Seagrass Monitoring Project**
Conducting seagrass monitoring project at Key West Mooring Field that investigates potential shading impacts from boats, including project design, photographic documentation of stations over time, collection of seagrass density and shoot count data, and report preparation.
- **S. Roosevelt Seawall Repair Seagrass Monitoring, Key West**
Supervised assessment and documentation of seagrasses in vicinity of seawall undergoing repairs, including field data collection and photography, update of CAD files delineating seagrass line, measurement of seagrass impacts in project area for mitigation purposes, and report preparation.
- **Smathers Beach Seagrass Mitigation Monitoring, Key West**
Member of team that conducted field monitoring of seagrass mitigation project for City of Key West. Roles included field personnel establishing monitoring sites, collecting required data, supervising surveyor, assisting with preparation of monitoring reports, and providing local liaison with City and base of operation for work.
- **Submerged Habitat Study and Sediment Analysis, Key West Harbor and Vicinity**
Worked with scientists from Florida International University to conduct survey of submerged habitats in and around Key West Harbor. Divers collected field data from 50, randomly selected sites. This data was then collated into maps showing general distribution of habitats in area, and underwater photographs were organized and printed. Data was compared with that collected at other sites throughout Florida Keys, to assess habitat quality in relation to shipping activities in Harbor. Supervise collection of sediment samples in and near harbor following approved DEP protocol, transmit to State certified laboratory for testing for petroleum contamination and RCRA metals, prepare report summarizing findings.
- **City of Key West Navy Base Reuse Plan**
Member of team that evaluated surplus Navy properties in Key West, and developed plan for reuse which addresses local needs and concerns. Primary role—planning and environmental assessments,





including SCUBA examination of Mole Pier at Truman Waterfront.

- **General Environmental Consultant for Florida Keys Overseas Heritage Trail**
In contract with DEP, provide environmental planning services for entire 130-mile linear park throughout Florida Keys, including NEPA review and documentation for permitting of segments and bridge crossings.
- **Jewfish Creek Bridge/US Highway 1 Project, Northern Florida Keys**
Member of design-build team in charge of environmental compliance for final design and construction of 65-foot-high bridge over Jewfish Creek and new roadway from North Key Largo to just south of Dade County line, including training of onsite personnel regarding avoidance of listed species; coordination with agencies for permit modifications; assessment of preconstruction environmental conditions; and continuous work with project engineer and contractor to assure all environmental permit conditions are met during four-year project.
- **Electric Transmission Line Environmental Compliance Monitoring, Florida Keys**
Conducted environmental compliance monitoring of installation of new electric tie-line poles between Big Coppitt Key and Key Haven in wetland and submerged habitats, including confirmation of pre-construction conditions, onsite inspections to assure impacts do not exceed limits established in environmental permits, and long-term monitoring to document post-construction recovery.
- **WTA Compartments B & C Environmental Impact Study (EIS), SFWMD, Palm Beach County**
Part of consultant team developing EIS for improvements to water treatment areas just south of Lake Okeechobee, which is an Acceler8 project associated with Everglades restoration. Work includes full assessment of existing data and sources and evaluation of sufficiency; drafting environmental consequences alternatives, wetlands and T&E species sections; and participating in public involvement activities.
- **SR-710 PD&E Study, District 4 FDOT**
Part of consultant team in charge of planning, design and environmental study of 27-mile corridor of B-Line Expressway through Palm Beach and Martin counties. Responsible for wetlands and threatened and endangered species field data collection, assessment of contamination potential in vicinity, and documentation of land use patterns along corridor regarding potential for secondary and cumulative impacts.
- **Grassy Key Beach Cleanup, Florida Keys**
Provided onsite ecological oversight of beach cleanup operation conducted by contractor for DEP, assuring heavy equipment did not harm biological resources and removed only storm-deposited dead seagrass and sediments as specified by DEP and USACE.
- **Cudjoe Key Quarry, Florida Keys**
Planning and permitting for continuation of existing rockmining operation. Develop wetland and endangered species habitat mitigation plan which has received endorsement of USFWS and Florida Game and Fresh Water Fish Commission (FWC) staff; prepare and process DEP and USACE permit applications; process County vested rights application; successfully negotiate development agreement with Monroe County and Florida Department of Community Affairs (DCA). For new owner, prepare and successfully process permit modifications for change of land use to communications facility, successfully negotiate new development agreement with DCA, prepare and process Monroe County permit application, prepare testimony and appear as witness in local court hearing regarding County moratorium on communication facilities.
- **Whispering Pines Canal, Big Pine Key**
Examination of physical and biological parameters in Big Pine Key canal system regarding pending permit for installation of air curtain weed gate at entrance, including investigation of similar air curtains at canals elsewhere in Keys and preparation of expert testimony for State administrative hearing.
- **Key West Transfer Station & Hauling Services, Inc.**
Prepared and successfully processed application to DEP for renewal of solid waste transfer station permit that provides for substantial expansion and updating of facility, including supervising CADD drawings, engineering of site and preparation of environmental resource permit application for stormwater system, coordination with agency staff to assure application meets standards, and responses to information sufficiency reviews. Participate as expert for client by deposition in lawsuit by competing business.



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- **Environmental Impact Study, Ft. Lauderdale Airport Runway Extension**
Principal in charge of fulfillment of all NEPA requirements including T&E species impact assessment and wetland delineation, coordination with environmental regulatory agencies, and preparation and processing of environmental permit applications for final, selected alternative. Acquired concurrence from all resource agencies on jurisdictional lines and UMAM scores for all wetlands affected by one or more project alternatives, prepared administrative draft and Draft Environmental Impact Statement, participated in DEIS public hearing, prepared EFH and Biological assessments for National Marine Fisheries Service and U.S. Fish & Wildlife Service, prepared responses to all ecological questions for DEIS and FEIS; assisted with preparation of Final EIS.
- **Canoe-Kayak Launch, City of Bonita Springs, Lee County**
Coordinated with South Florida Water Management District (SFWMD) and Florida Department of Environmental Protection (DEP) to resolve issues, successfully acquired documentation so DEP could issue City lease, allowing City to proceed with construction of recreational public access facility.
- **City of Bonita Springs General Engineering Services, Lee County**
SWC is providing ecological/environmental services to City of Bonita Springs, as needed, including benthic and wetland assessments and associated environmental permitting.
- **Stormwater Filter Marsh, City of Naples, Collier County**
Principal in charge of wetland jurisdictional determination, habitat evaluation, and threatened and endangered (T&E) species survey; development of impact assessment and mitigation plan, as needed; and general assistance with preparing and processing environmental resource permit (ERP) applications with DEP and US Army Corps of Engineers (USACE) for creation of filter marsh to provide treatment to stormwater presently being pumped untreated into Naples Bay.
- **Port Everglades Master Plan Update, Broward County**
Principal in charge of all natural systems data collection and analysis and permitting assessments for five-year master plan update.
- **Stormwater Treatment Area in Naples Bay, City of Naples, Collier County**
SWC is providing all ecological services for creation of stormwater treatment area in Naples Bay, including conducting benthic assessments, developing Uniform Mitigation Assessment Method (UMAM) scores and impact assessment and mitigation plan, developing regulatory and commenting agency consensus on plan and scores, developing and processing ecological components of ERPs, supervising construction for compliance with permit conditions, and conducting long-term monitoring of mitigation areas.
- **Wetland Delineation, Essential Fish Habitat Assessment and Local Permitting Support for Utility Corridor, Okeechobee, Hillsborough and Miami-Dade counties**
Principal in charge of wetland data collection and jurisdictional delineation for utility corridor, utilizing both federal and State wetland delineation methodologies, including extensive habitat characterization, mapping using sub-foot-accuracy Trimble GPS equipment, and daily downloading and transmitting of data to central processing facility. Also preparing EFH Assessment meeting NMFS requirements for South Dade County segment, including cumulative and secondary impacts analyses, and providing coordination and assistance





CONTAMINATION SERVICES

- **Monroe County Airport Department**
Retained to advise director regarding contamination issues involving spill at Key West Airport fuel farm.
- **City of Key West Engineering Services**
Provide ongoing groundwater testing, analysis and reporting services for former underground fuel storage tank site at Key West City Hall; prepare and process application for No Further Action with conditions.
- **Robbie's Safe Harbor Marine Enterprises, Inc., Florida Keys**
Develop agreements with Florida Department of Environmental Protection for solid waste cleanup and above-ground fuel storage tank removal, including field testing, preparation and submittal of tank closure assessment report (TCAR). Prepare and process solid waste transfer station general permit, including representation as expert witness at State administrative hearing decided in client's favor.
- **Phase I and II Environmental Audits, Florida Keys**
Conduct environmental audits for commercial real estate transactions. Recent audits include: Oceanside Marina, Stock Island, FL, client: Oceanside Marina; Vacant parcel on US Highway 1, Marathon, FL, client McFadden family; Dog Track property, Stock Island, FL, client: Historic Tours of America; U.S Postal Service property, corner of Eaton and Whitehead streets, Key West, FL, client: U.S. Postal Service; Flight Department/Jet Center property (private aviation facility at Marathon Airport), Marathon, FL, client: Monroe County Attorney's Office; A&B Lobsterhouse property (restaurant, commercial marina, fueling facility, parking lot), Key West, FL, client: David Paul Horan, Attorney at Law, lender: TIB Bank of the Keys, Inc.; Authors of Key West, Alexander Palms Court, and Curry House properties (guesthouse/commercial), Key West, FL, lender: Emergent Business Capital, Inc. for SBA loans.

Vice President & Manager of Environmental and Permitting Division, 1994-1996 **H.J. Ross Associates, Inc., Coral Gables, FL**

Create new division of company, manage personnel and project budgets, develop project proposals.

- **US Highway 1 South Project, from Key Largo to Florida City**
Consultant Project Manager—assist Florida Department of Transportation, District 6, in permitting for expansion of US 1, including construction of new bridge with 65 foot water clearance at Jewfish Creek. Permits were required from U.S. Coast Guard, South Florida Water Management District, and ACOE, and coordination with Dade County Department of Environmental Resources Management. Work included preparation of permit applications; creating CADD generated permit sketches; responding to information sufficiency reviews (including extensive evaluation of potential secondary impacts of project on community and environment); supervising field investigations for construction projects and associated mitigation (including mangrove, seagrass, and freshwater emergent habitats); public information; and coordinating with many commenting agencies.
- **Development of Regional Impact Application and Environmental Impact Statement for New Runway at Miami International Airport**
HJR project manager for preparation of sections of documents, and overall quality control and editing.

Publisher and Media Consultant, 1986-1994 **Little Torch Key, FL**

Co-found, and serve as co-publisher and managing editor for seven years of *Island Navigator* newspaper, a feature monthly publication distributed throughout the Florida Keys. Also manage media division working with all kinds of print and broadcast media in production and scheduling of public information and advertising campaigns.

Environmental Planning Consultant, 1984-1996 **Little Torch Key, FL**

Site evaluation and project design for many commercial and residential parcels of property in the Florida Keys, including acquisition of permits from local, state, and federal agencies; policy analysis and legislative support; expert testimony at Florida administrative hearings; and public information programs.

- Prepare and successfully submit Application for Development Approval for Hawk's Cay Expansion





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Development of Regional Impact (at Mile Marker 61 in Florida Keys) to the South Florida Regional Planning Council. Evaluation included environmental, public facilities, socio-economic, and traffic impacts. Also annual reports and continuing planning work.

- Provide expert witness testimony in administrative hearing regarding appeal by FL Dept. of Community Affairs of Monroe County development order for beachfront property on Lower Sugarloaf Key.
- Provide expert witness testimony in administrative hearing regarding environmental permitting for marina project on Little Torch Key.
- Successful application for State purchase of Big Pine Key property under Conservation and Recreation Lands program.
- Appointment by Mayor of Monroe County to Blue-Ribbon Committee to review land use plan; served as advisor to Monroe County Commission; and conducted South Florida Regional Planning Council review of draft plan.
- Extensive research and detailed report regarding impacts of inclusion of Florida Keys in federal Undeveloped Coastal Barrier Program.
- Research and design public information document on Florida Keys Aqueduct Authority water distribution system.

Environmental Programs Manager, 1980-1984

South Florida Regional Planning Council, Hollywood, FL

Review comprehensive plans of counties and municipalities in South Florida, evaluate in relation to State and regional policy guidelines, and write evaluations including recommendations for improvements. Participate in and manage reviews of Developments of Regional Impact, with emphasis in areas of environmental and public facilities impacts. Environmental programs manager responsible for analyzing and critiquing environmental aspects of development in region, including U.S. Army Corps of Engineers and Florida Department of Environmental Regulation dredge and fill permit applications; prepare and present reports to Council concerning development warranting regional attention.

➤ **Development of Regional Impact Review**

Broward County—Ball Point, Design Center of the Americas, FEC Industrial Park, Harrison Park, Houston Park Marina, Pompano Industrial Park, Weston Phase II; **Dade County**—Airport Corporate Center, American Bankers Industrial Group, Homestead Bayfront Park & Marina, Chapman Field Park & Marina, Brickell Bay Office Tower, Terremark Centre, 1111 Brickell, SE 8th Street & Brickell Avenue, Watson Island; **Monroe County**—Port Bougainville/Garden Cove.

➤ **Court Testimony**

Gave deposition as witness for Dade County, FL in District court case involving beach restoration project on Key Biscayne.

➤ **Project Manager: South Florida Oil Spill Priority Protection Response Strategy**

Prepare detailed work program and budget. Supervise consultant in conducting extensive detailed study and mapping of South Florida coastal marine resources in relation to sensitivity to spilled oil. Supervise consultant in writing, editing, graphics, and printing of Environmental Sensitivity Index maps and report titled The Sensitivity of Coastal Environments and Wildlife to Spilled Oil in South Florida. Atlas and report won first prize from Florida branch of American Planning Association, 1981. Coordinate interest groups and agencies for implementation of strategy, including:

- inventory of cleanup equipment and contact personnel in region
- determination of appropriate spill responses and communication channels
- preparation of regional oil spill response handbook
- distribution of all project products and provision of public information concerning project, including presentations at local, state, and national meetings

➤ **Project Manager: Regional Hazardous Waste Program required by State of Florida Water Quality Assurance Act**

Coordinate Broward, Dade, and Monroe counties and Florida Department of Environmental Regulation in South Florida program implementation. Develop and distribute consultant request for proposals. Write and execute contracts between Council and State, counties, and consultant for administration of \$490,000 in State funds for program tasks. Coordinate public information. Review progress reports, assure contract compliance, authorize funds disbursement.





➤ **South Florida Hurricane Evacuation Program
(Broward, Dade, and Monroe counties)**

Project Manager: Coordinated U.S. Army Corps of Engineers, technical consultant and local agency task force in plan preparation; developed and implemented public information program.

**Sea Awareness Environmental Education Programs, 1976-1981
Miami and Summerland Key, FL**

Develop, market, and run natural history tours for general public to variety of destinations in South Florida and Caribbean.

Adult Education Instructor, 1977-1980

Coral Gables High School & Key Biscayne Community School, Miami, FL

Design, promote, and teach full-semester courses in coastal natural systems of South Florida to adults of all ages and backgrounds.

Research Assistant, 1976-1980

Rosenstiel School of Marine & Atmospheric Science, University of Miami, FL

- South Florida marine mammal salvage program, conduct behavioral study of West Indian manatee to stop deaths in flood control structures, take field data and conducted necropsies, analyze data for comparative studies.
- Analysis of infauna at potential sewage outfall site in South Florida.
- Analysis of sediment plume duration and path during dredging in Biscayne Bay.
- Analysis of fish populations on South Atlantic continental shelf for OCS oil and gas lease environmental impact statement.

Marine Biologist, Oceanic Society Charters, Belize, Central America, 1975-1976

Provide educational and research programs in tropical marine ecosystems for sailing/diving charter groups.

Research Assistant, University of California at Davis and Santa Cruz, 1974

- Conduct field study of sea lion behavior, population dynamics, general ecology.
- Study detailed taxonomy of aphids in relation to agricultural research.

Professional Registrations/Affiliations/Certifications

- Appointed by Governor Bush in January 2005, reappointed for four-year term in November 2006, and reappointed in June 2007 by Governor Crist to the South Florida Regional Planning Council, a board that oversees planning and regional issues for Broward, Dade and Monroe counties. Presently serving as chair.
- Member, EPA Water Quality Steering Committee for Florida Keys
- Appointed in May 2000 by Governor Bush to four-year term on Florida's Acquisition and Restoration Council, which oversees purchase and management of State conservation lands
- Former chairperson (2002-2007), Key West Utility Board Advisory Committee
- Certified Woman-owned Business Enterprise (WBE), Florida Department of Transportation; State of Florida; South Florida Water Management District; Dade, Broward and Lee counties
- Former president, Monroe County Federation of Chambers of Commerce; former president, Lower Keys Chamber of Commerce; current member, Lower Keys and Key West chambers
- Associate member, Marathon and Lower Keys Association of Realtors
- Member, Florida Association of Environmental Professionals and South Florida chapter
- Member, National Water Resources Association and Florida chapter
- Certified diver, PADI #9501031862, advanced research certification from University of California at Davis and Rosenstiel School of Marine and Atmospheric Science, University of Miami





CITY OF KEY WEST

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FOR PUBLIC AREA ENHANCEMENT

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Publications

Many feature stories in *Island Navigator* newspaper in January 1987 through March 1994 issues. Topics include land use and growth management issues, hurricane evacuation and preparation, environmental issues, and local news features.

Coordination for Coastal Hazard Response. Proceedings of the Coastal Zone '83 conference, June 1983, San Diego, CA. American Society of Civil Engineers: NY.

Developing a Coastal Management Constituency. Proceedings of Coastal Zone '83 Conference, June 1983, San Diego, CA. American Society of Civil Engineers: NY.

Adult Education Marine Biology—An Opportunity for Increasing Public Environmental Awareness. Florida Scientist, 43 (Suppl. 1). Abstr. 1980. Barrett, Sandra K. and Sharyn L. Dodrill.

Protection of Coastal Wetlands systems through an Oil Spill Response Strategy for South Florida. Proceedings of Progress in Wetlands Utilization and Management Symposium, June 1981, Orlando, FL.

The Sense of Taste in the West Indian Manatee, Trichechus manatus. Florida Scientist, 43 (Suppl. 1). Abstr. 1980.

Taste Receptors in the West Indian Manatee, Trichechus manatus. Proceedings of Third Biennial Conference on the Biology of Marine Mammals. October 1979. Seattle, WA.

Manatee (Trichechus manatus) Mortalities in Flood Control Structures in South Florida. Florida Scientist, 42 (Suppl. 1); 26. Abstr. 1979.



CITY OF MARATHON, FLORIDA

PLANNING DEPARTMENT

10045-55 Overseas Highway, Marathon, Florida 33050
Phone: (305) 743-4121 Fax: (305) 743-3667

November 1, 2007

Mayor Morgan McPherson
Commissioner Bill Verge
Commissioner Mark Rossi
Commissioner Dan Kolhage
Commissioner Harry Bethel
Commissioner Teri Johnston
Commissioner Clayton Lopez
The City of Key West
525 Angela Street
Key West, FL 33040

Dear Mayor and Commissioners:

It is my pleasure to provide this letter of reference for SWC (Sandra Walters Consultants, Inc.) in regard to the City of Key West general environmental services contract coming before you at your November 7th 2007 meeting.

I have worked with Ms. Walters and her qualified staff for several years, while with Monroe County and in my most recent capacity as Planning Director for the City of Marathon. The firm is highly professional, producing thorough and effective documents and applications. The quality of their work stands out as exceptional in my experience here in the Keys, and I feel confident the City will be very well served.

Ms. Walters is also well-connected at the State level, serving on the South Florida Regional Planning Council as an appointee of Governor Crist. The firm works routinely with all State and Federal regulatory agencies, so has good relationships to bring to bear on City issues.

I urge you to rank the SWC highly in your selection process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Fred Gross".

Fred Gross
Planning Director



CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT

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DMJM HARRIS | AECOM

DMJM Harris
13450 West Sunrise Blvd.
Suite 200
Sunrise, FL 33323
T 954.745.7201 F 954.745.7294
www.dmjmharris.com

October 30, 2007

Ms. Sandra Walters
SWC
6410 Fifth Street, Suite 3
Key West, FL 33040

Subject: Work Performed for Port Everglades Master Plan Update

Dear Ms. Walters:

Thank you for the excellent work SWC has performed as part of our team over the last year in preparing the Port Everglades Master Plan Update. You and your staff have analyzed and absorbed a great deal of complex data from many sources and produced excellent plan sections in the environmental areas.

Port Everglades juggles industrial land and water uses with being surrounded by highly sensitive vegetation and habitat for several endangered and threatened species of wildlife. Your text and graphics successfully portrayed this information. In addition, the responses you prepared to questions from the environmental workshop sponsored by the Port were accurate but also sensitive to the complexities of the Port, and you were fluent and effective in answering questions at our general public workshops, as well.

We look forward to working with you as we put the finishing touches on this plan, and to providing continuing services to the Port following its final adoption by the Broward County Board of County Commissioners.

Sincerely,

DMJM Harris

Richard Heidrich, AIA
Vice President



CITY OF KEY WEST
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FOR PUBLIC AREA ENHANCEMENT
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October 29, 2007

Thad Rutherford

Ms. Sandra Walters
SWC
6410 Fifth Street, Suite 3
Key West, FL 33040

Subject: Work performed for Marlin Bay Yacht Club in Marathon

Dear Ms. Walters:

I am writing this letter to thank you for the outstanding work your firm has done for our property over the last several years. You and your staff have been repeatedly available when we needed you and have produced top-quality deliverables in a timely and cost-effective fashion.

Particularly notable is your work in producing and processing our 99-slip marina environmental resource permit application with the South Florida Water Management District, U.S. Army Corps of Engineers, and Florida Department of Environmental Protection. You coordinated all the team members—including our stormwater and marina design engineers—admirably to prepare a thorough application, filing within just a few months of our requesting that you assume this task. Issuance of all permits and acquisition of the submerged land lease occurred in record time.

Your contacts with the various agencies we worked with were exceptional. Every meeting you organized, whether in West Palm Beach or Tallahassee, was with the right decision-makers and accomplished what we needed. The briefings with the Cabinet Aides went remarkably smoothly, with comments like, "You made it easy for us by preparing such a thorough package." It certainly looked good having DEP and District staff there with us, fully supporting our application. Adoption at the formal Cabinet Aides meeting and Governor and Cabinet hearing was almost a foregone conclusion, following the excellent groundwork that had been prepared.

Sandra, I would whole-heartedly recommend your firm to any client who wants a professional job done in the fields of environmental and planning consulting services. We look forward to continuing this fruitful relationship with future work on Marlin Bay and other projects.

Sincerely,
SOUTHSTAR DEVELOPMENT PARTNERS, LLC

A handwritten signature in black ink, appearing to read "Thad Rutherford".

Thad Rutherford

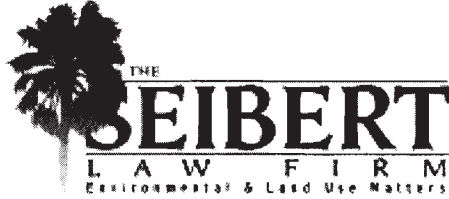




CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT

RFP # 004-10



Nov. 6, 2007

To: Mayor Morgan McPherson and Honorable Members of the City Commission

The City of Key West
525 Angela Street
Key West, FL 33040

Re: Recommendation of Sandra Walters Consultants, Inc. (SWC) for General
Environmental Services Contract

Dear Mayor McPherson,

I have worked with Sandra Walters since 1999, when we both served on the statewide “commission” which recommended which properties the state should purchase with its Florida Forever dollars. I learned to trust her judgment and wisdom in that capacity and have only grown in admiration of her skills since that time.

Sandy has a remarkable breadth of knowledge in land use and environmental matters. She has served with distinction on both statewide and regional entities of great importance, and has an outstanding reputation across Florida as being principled, articulate, and a consensus-builder. It has been my experience in public policy that those characteristics are particularly critical in solving complex environmental challenges. Sandy also has a deep understanding of the pressures facing local governments and I have seen her articulate those in a most compelling way.

It is my honor to recommend SWC. Thank you for your consideration of this letter and please let me know if you have additional questions.

Steven M. Seibert
8048 Evening Star Lane
Tallahassee, FL 32312
850.321.9051



Boynton Harbor Marina Village

Boynton Beach, FL

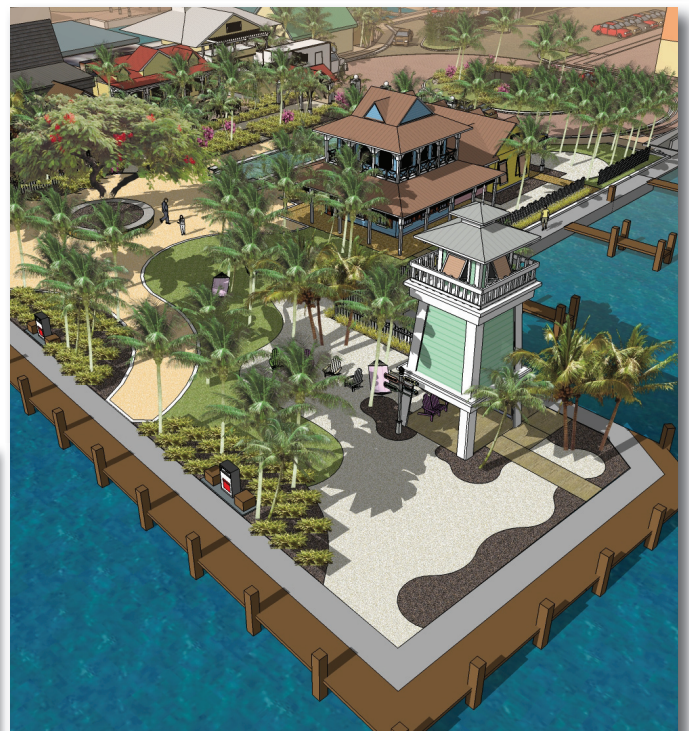


CLIENT

Boynton Beach Community Redevelopment Agency

PROJECT DESCRIPTION

Based on the original redevelopment master plan prepared by MSCW for the Boynton Beach CRA, MSCW was commissioned to provide full landscape architectural and engineering design services for the intra-coastal waterfront marina construction and all associated upland amenity design associated with the project to include the development of a Harbor Master building, renovations to an existing structure, a public waterfront park with interactive fountain element, waterfront marina promenade, and expanded parking facilities. Additionally, MSCW will implement a themed master signage and way-finding program for the entire marina area. As prime consultant, MSCW managed a team of professionals including architect, marine engineer, marina contractor, structural engineers and electrical engineers and fountain contractors in the design and development of this project. This project is considered to be the key catalyst redevelopment project for the city and will be the first water taxi landing site that will ultimately connect multiple cities throughout Palm Beach County. The project is being designed to meet a LEED Silver certification standard at a minimum.



Services Provided

- Masterplanning
- Marina Design
- Civil Engineering, Architecture, Theming/Design
- Landscape Architectural Construction Design
- Signage and Wayfind Design
- 3-D Visualization Graphics

Cruise Ship Port Facility Visitor Entertainment Complex

St. Maarten, NA



CLIENT

Government of St. Maarten, NA

PROJECT DESCRIPTION

Cruise ship port facility entertainment complex commissioned by the Government of St. Maarten, NA. This project was designed to create a highly themed waterfront pedestrian recreational, shopping and entertainment village for the disembarking cruise ship passengers. Mr. Perry served as principal designer for both the Master Plan and all associated landscape architectural design and field construction management. This project remains one of the most successful revitalization projects in the Caribbean and serves as a catalyst model for other port cities and the urban redevelopment of downtown Phillipsburg, St. Maarten.

Services Provided

- Masterplanning, Theming, & Branding
- Landscape Architectural Construction Design
- Signage Wayfinding Design
- 3-D Visualization Services

Waterside Festival Plaza St. Maarten, NA.



CLIENT

Government of St. Maarten, NA

PROJECT DESCRIPTION

Commissioned by the government of St. Maarten, NA, this project was designed to support the exploding cruise ship industry in this country. Currently under construction, this project will serve during peak capacity over 10,000 cruise ship passenger daily. Designed for both a day time and night time entertainment complex this project was designed for both island residents as well as tourists, this project brings alive the environment of the Caribbean lifestyle through its connection to the waterfront, its architecture, materials and lush tropical landscape and waterscapes.



Services Provided

- Masterplanning, Theming, & Branding
- Landscape Architectural Construction Design
- Signage Wayfinding Design
- Construction Administration
- Ferry Taxi Marina/Slip Design



American Yacht Harbor Marina

St. Thomas, USVI



CLIENT

IGY Marinas, Inc.

PROJECT DESCRIPTION

Commissioned by IGY Marinas, Inc., and while as a Principal of IHW, Inc., David Perry served as lead planner and landscape architect for this 180-slip marina located in the exclusive St. Thomas Island East End. Project design included the full masterplanning, thematic design and landscape architectural construction design for the expansion of the existing marina facilities, development of a 40-suite boutique hotel, themed village-style retail shopping village, and boardwalk promenade. Completed in 1999, this project remains one of the most successful private marina facilities in the U.S. Virgin Islands.

Services Provided

- Masterplanning, Theming, & Branding
- Landscape Architectural Construction Design
- Signage Wayfinding Design
- Construction Administration

Yacht Haven Grande Marina

St. Thomas, USVI



CLIENT

IGY Marinas, Inc.

PROJECT DESCRIPTION

Commissioned by IGY Marinas, Inc., and while as a Principal of IHW, Inc., David Perry served as lead project planner and landscape architect for the masterplanning, project theming, development design guidelines, full landscape architectural design and field construction administration.

This project was designed to support the docking expansion of smaller cruiseship vessels and mooring for up to 60 mega yachts. At build-out, this project will include a private 45-suite yacht club hotel and resort, pool amenity, a village-style retail shopping and dining complex to support both private yacht owners as well as other guests of the exclusive St. Thomas East End Resorts.



Services Provided

- Masterplanning, Theming, & Branding
- Landscape Architectural Construction Design
- Signage Wayfinding Design
- Construction Administration

Phillipsburg Simpsons Bayfront Promenade

St. Maarten, NA.



CLIENT

Government of St. Maarten, NA

PROJECT DESCRIPTION

Commissioned by the government of St. Maarten, CNA and teamed with Ballast-Nedam Engineers, this scope of this project was to recreate a 1.8 mile historic beachfront promenade that had been destroyed over the years by hurricane activity. The design of this project included the restoration of the beach area through a beach renourishment process, the design of a linear pedestrian promenade that provided connection to the adjacent historic Front Street area, development of a multiple outdoor café and bar areas and connections to the beach area, development of themed signage and wayfinding elements along the promenade, and the installation of lush tropical plant material and palms along the entire length of the boardwalk to accentuate the tropical environment.

Services Provided

- Masterplanning
- Landscape Architectural Construction Design
- Master Architecture & Signage Design Guidelines
- 3-D Visualization Modeling
- Full Construction Management



Historic Phillipsburg Front Street Redevelopment

St. Maarten, NA.



CLIENT

Government of St. Maarten, NA

PROJECT DESCRIPTION

Commissioned by the government of St. Maarten, NA, our team was tasked with analyzing and preserving the integrity of this historic Dutch port city streetscape while addressing the burgeoning needs of the growing cruise ship passenger traffic with respect to safety, crowd control and handicap accessibility. In addition, our team was tasked with developing detailed streetscape architectural design guidelines to help guide the current and future development of the shops and businesses within this area.



Services Provided

- Masterplanning
- Landscape Architectural Construction Design
- Master Architecture & Signage Design Guidelines
- 3-D Visualization Modeling
- Full Construction Management

Palm Bay Bayfront Village Master Plan

Palm Bay Florida, FL



CLIENT

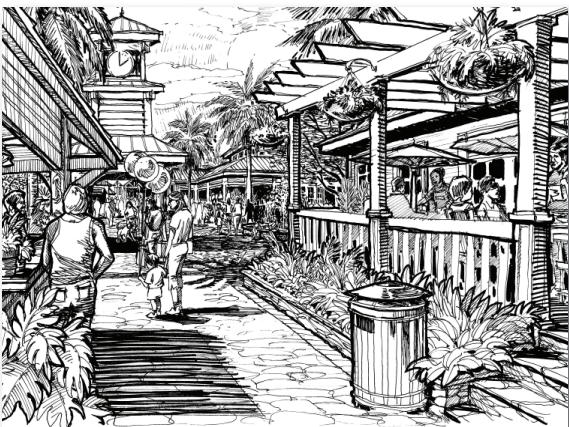
Palm Bay Community Redevelopment Agency (CRA)

PROJECT DESCRIPTION

MSCW was commissioned by the City of Palm Bay Community Redevelopment Agency (BCRA) to amend their current CRA Redevelopment plan to bring it up to date and to assist them in developing a structured plan for future implementation of projects, recommended strategic property acquisitions, and recommended modifications to their current Comprehensive Plan and Land Development Code to encourage sustainable redevelopment and infill development. In addition, MSCW also developed a detailed conceptual master plan for the Bayfront Village and public marina area on the Indian River Lagoon with the goal of creating a pedestrian oriented village with direct ties to the public waterfront and recreational activities areas. This plan provided a structured phasing program with recommendations for strategic property acquisitions, a pedestrian/bicycle connectivity master plan, a detailed marina/park plan, a water front pedestrian promenade, and a detailed drainage analysis for the development of a master stormwater system.

Services Provided

- CRA Masterplan Update
- Masterplanning
- Economic Analysis
- Landscape Architectural Design
- 3-D Visualization/Graphics



Steinhatchee New Village Center

Steinhatchee, Florida



CLIENT

Foley Timber & Land Company

PROJECT DESCRIPTION

Steinhatchee New Village Center is being designed as the focal point of a 7800 ac. masterplanned resort style community northeast of Steinhatchee in Taylor County, Florida. The “nature coast” lifestyle is being captured in this new village which is inland from the Gulf of Mexico. This Project is being planned artfully and carefully situated around protected pine woods, hardwood hammocks, coastal marshes, creeks and freshwater lakes. The new village center is designed as a waterfront experience for village residents, area residents and tourists in Taylor County’s nature coast. The center is planned for retail stores, residential, university laboratory/marine studies and a variety of eco-recreational experiences.



Services Provided

- Visual and Cultural Experience Development
- Community Masterplanning
- Conceptual Design and Theming
- 3-D Visualization

Gardens At Millenia Town Center Orlando, FL



CLIENT

LeRoyal Inc.

PROJECT DESCRIPTION

MSCW was commissioned to provide full master planning, thematic design, landscape architectural design, marina design, civil engineering and construction management for this new waterfront town center development located in Orlando, FL. This project is a new mixed use Urban Center with over 1,000 residential units, 430,000sf of retail, 150,000sf of office space and 150 hotel rooms. The focus of the project design was to create a unique gardenscape main street that terminates on a tremendous pedestrian waterfront with active fountain elements and a small water-taxi landing marina that provides access to multiple other residential areas and pedestrian parks, surrounding a very large man-made lake.

Services Provided

- Masterplanning and Landscape Architectural Construction Design
- Theming/Branding Design
- Signage and Wayfinding Design
- Development of Urban Design Guidelines



Walt Disney Imagineering Master Services Lake Buena Vista, FL

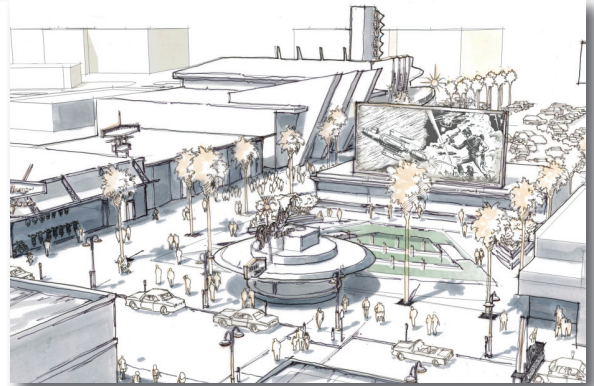


CLIENT

Walt Disney Imagineering, Masterplanning & Architecture

PROJECT DESCRIPTION

MSCW maintains an ongoing design services agreement with Walt Disney Imagineering since 2004, and prior to that Mr. Perry has maintained a continual planning and landscape architectural agreement with WDI since 1994. We are honored to have been selected as one of only two landscape architecture firms in Florida to provide design services for Disney theme parks, resorts, and entertainment venues. Our team of landscape architects is well versed in thematic design, architectural theming, both hardscape and landscape, construction design and construction management. We understand the importance of pedestrian venue design that creates that “experience of place.” MSCW landscape architectural staff has planned and designed over 100 projects throughout Disney park facilities and resorts.



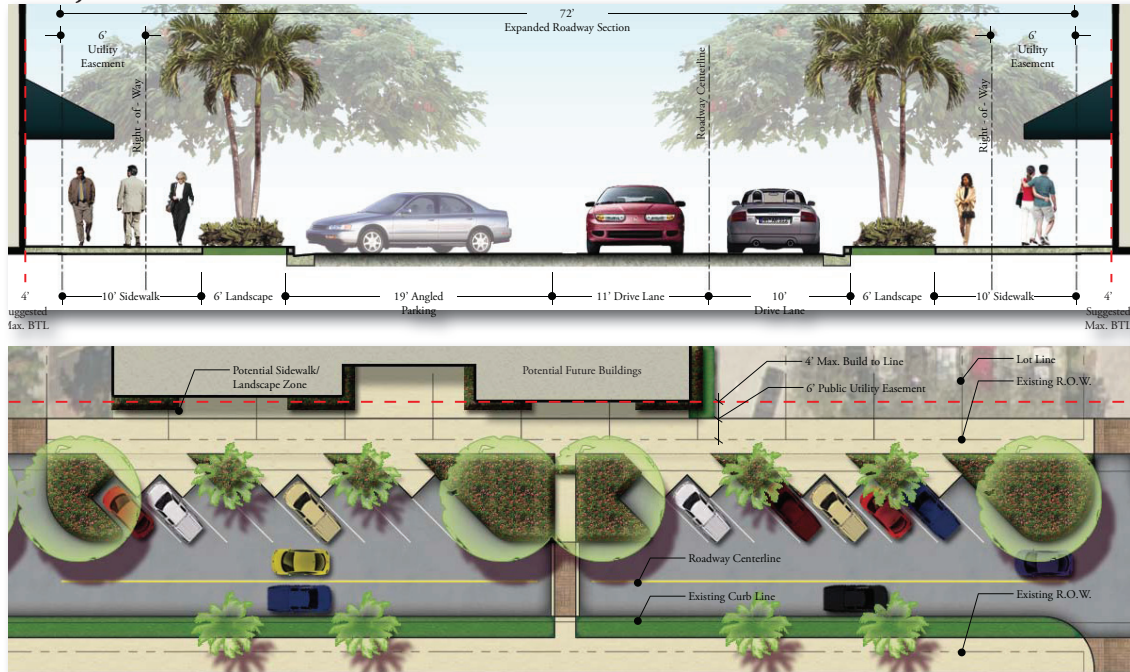
Services Provided

- Masterplanning
- Theming and Branding
- Landscape Architectural Construction Design
- Design Guideline Development
- Architectural Theming
- 3-D Visualization & Graphics
- Construction Administration
- Concept Development
- Lighting Design



Cape Coral CRA 47th Terrace Master Streetscape Design

Cape Coral, Florida



CLIENT

Cape Coral Community Redevelopment Agency

PROJECT DESCRIPTION

MSCW was commissioned by the City of Cape Coral CRA to provide full landscape architectural design services for the development of the downtown CRA Master Way-finding and Signage Program project. As part of our services, MSCW provided detailed GIS locationing and field analysis to locate and determine the functionality, visual queuing and aesthetic appeal of the existing signage within the downtown CRA. Based on our analysis MSCW drafted a findings report and presented this report to City staff and the Council with recommendations as to proposed improvements. Once approved, MSCW developed detailed Signage Master Design Guidelines and full graphic design concepts and logo image design for over twenty (20) various public signage types ranging from roadway identification signage to City “gateway” signage elements, to sidewalk pedestrian and kiosk signage. This adopted signage program will be phased in over a number of years beginning in the summer of 2007.



Services Provided

- Detailed GIS locationing & field analysis
- Visual queuing of existing signage
- Detailed Master Design Guidelines
- Full graphic design conceptual and logo image design of signage, pedestrian & kiosk elements
- Physical site analysis
- Extensive 3-D modeling



HISTORIC FALMOUTH CRUISE PORT Falmouth, Jamaica, Greater Antilles

Project Area: 35 acres



Conceptual Site Plan



CLIENT

Royal Caribbean Cruises, Ltd. Ph I: Initial Concept
Ph II: Concept Refinement
Ph III: Owners Representative & Design Director

PROJECT DESCRIPTION

As project designer and Owners Representative, IDEA designed a comprehensive Vision Plan for RCCL's Western Caribbean port of call, the historic Port of Falmouth, ensuring a one-of-a-kind guest experience focused on the town's cultural heritage and Jamaica's legendary hospitality. The 35 acre cruise port development will accommodate *Oasis of the Seas*: the world's largest cruise ship, anchored by a 12 acre, two-berth wharf peninsula with Georgian-era inspired terminals, Merchant's Walk retail and office structures, restaurants and residential space. IDEA also designed onshore facilities, a historic trolley system, and restoration and redevelopment efforts of historic structures and attractions.

PROFESSIONAL SERVICES

- Tropical Brainstorm - Creative Planning & Branding Workshop
- Vision Planning - Land Planning, Destination Branding, Guest Experience Development, Conceptual Architecture, Graphic Design, Applied Art & Illustration
- Owners Representation & Design Direction - Client Liaison & Creative Director
- Manager & Design Direction, Architecture & Engineering

SUBCONTRACTORS/TEAM MEMBERS

Ph III: Owners Rep & Design Direction - Port Authority of Jamaica; Pihl/Istek (Holland); Figbar (Orlando); Halcrow (Tampa); MSI (Orlando)





Port Castries Conceptual Aerial Rendering



Gros Islet Conceptual Rendering



Vieux Fort Bay Conceptual Site Plan



Anse La Raye Conceptual Aerial Rendering

CLIENT

Ph1: Port Castries Vision Plan - Saint Lucia Air and Sea Ports Authority
 Ph II & III: City of Castries & National Vision Plan - Ministry of Economic Affairs, Economic Planning, and National Development

PROJECT DESCRIPTION

IDEA, Inc. developed a village tourism study for the government of Saint Lucia that defines national initiatives for development, infrastructure, preservation, and community enhancement and directs future development of the island. The Saint Lucia National Vision Plan studied the primary areas of Castries & Vieux Fort and secondary areas including Dennery, Soufriere, Anse La Raye, Gros Islet, and Grande Anse. Incorporating elements of the country's diverse culture and unique geographical features, IDEA developed regional anchor destinations around the island and highlighted distinctive local cultural heritage, history, and attractions. This ensured a more authentic tourist experience for visitors, and established a family of sub-brands that capture Saint Lucia's eclectic features and personality, each with its own marketable point of difference.

PROFESSIONAL SERVICES

- Tropical Brainstorm - Creative Planning & Branding Workshops
- Vision Planning - Land Planning, Destination Branding, Guest Experience Development, Conceptual Architecture, Graphic Design, Applied Art & Illustration, Transportation

SUBCONTRACTORS

Ph I: Port Castries Vision Plan - EDSA (Orlando)
 Ph II: City of Castries Vision Plan - DMA Engineering, Inc. (Orlando)
 Ph III: National Vision Plan - DMA Engineering, Inc. (Orlando)



THE URBAN SOUTH
 VIEUX FORT
 St. Lucia
 SPORTS, INDUSTRY, EDUCATION



MARINA BAY
 RODNEY BAY • GROS ISLET • PIGEON ISLAND
 St. Lucia
 DOCK, PLAY, LIME



THE CREOLE COAST
 ANSE LA RAYE • CANARIES • LABRIE • CHOISEUL
 St. Lucia
 TRUE ISLAND FLAVOUR



HEART OF THE CALDERA
 THE PITONS • SOUFRIERE • NATIONAL FOREST
 St. Lucia
 DIVE, HIKE, DISCOVER



THE TRIBAL COAST
 BABONNEAU • GRANDE ANSE
 St. Lucia
 UNTouched CULTURE & WILDERNESS



CELEBRATING THE LOCAL COLOUR
 DENNERY • MICLOUD
 St. Lucia
 SING, DANCE, FISH



THE HARBOUR OF LIGHTS
CASTRIES

St. Lucia
PORT, CAPITAL, MARKET

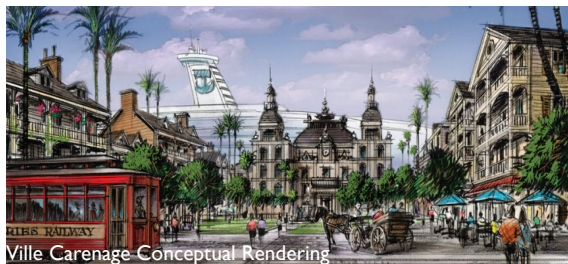
City of Castries "Harbor of Lights" Conceptual Aerial Rendering



Point Seraphine Conceptual Rendering



Conceptual Site Plan



Ville Carénage Conceptual Rendering

CLIENT

Ph I: Port of Castries Vision Plan - Saint Lucia Air and Sea Ports Authority (SLASPA)

Ph II: City of Castries - Ministry of Economic Affairs, Economic Planning, and National Development

PROJECT DESCRIPTION

An innovative and ambitious redevelopment project, the existing port of Castries is one of the primary gateways into the island of Saint Lucia. This extensive redevelopment project encompasses an overhaul of the existing cruise terminal and facilities, accompanied by the complete redevelopment of the downtown and waterfront of Castries. A three mile pedestrian promenade is envisioned as a series of connected anchor attractions, including dining, retail, boutique hotels, residential spaces, live entertainment, and attractions. Major roadways and other city infrastructure will be revitalized in order to accommodate the influx of foreign and local visitors. Additional initiatives include the redevelopment and restoration of popular existing attractions, such as the George V. Park Botanical Gardens and the Castries Market.

PROFESSIONAL SERVICES

- Tropical Brainstorm - Creative Planning & Branding Workshop
- Vision Planning - Land Planning, Transportation Infrastructure Improvements, Destination Branding, Guest Experience Development, Conceptual Architecture, Graphic Design, Applied Art & Illustration.

SUBCONTRACTORS

Ph I: Port of Castries Vision Plan - EDSA (Orlando)

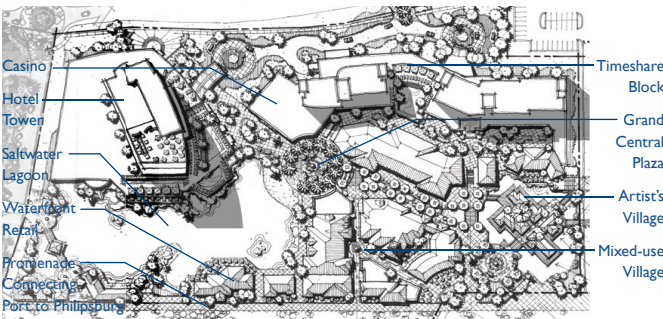
Ph II: City of Castries Vision Plan - DMA Engineering Inc. (Orlando)



MARTIN

THE MARTIN QUARTER
 SINT - MAARTEN

Martin Quarter Conceptual Aerial Rendering



Conceptual Site Plan

CLIENT

Ph I: Initial Martin Quarter Concept - (Joint Venture) Royal Caribbean Cruises Ltd. / H.J. Namdar
 Ph II (Stage I & II): Martin Quarter Design Advancement - Royal Caribbean Cruises Ltd.

PROJECT DESCRIPTION

IDEA, Inc., in conjunction with WATG and Boyken, designed a nine-acre development in Dutch Sint Maarten, situated on Pointe Blanche, adjacent to the Port of St. Maarten. The Martin Quarter is a mixed-use resort and attraction destination featuring chic, eclectic retail, dining, elegant residential spaces and a waterfront promenade overlooking a pleasure craft marina. A casino and hotel provide accommodations and entertainment, blending tropical modern with French sophistication for a “taste of French Saint Martin on the Dutch side of the island.” A premiere saltwater lagoon, located in the center of the development, is the highlight of this distinctive destination.

PROFESSIONAL SERVICES

- Tropical Brainstorm - Creative Planning & Branding Workshop
- Vision Planning - Land Planning, Destination Branding, Guest Experience Development, Conceptual Architecture, Graphic Design, Applied Art & Illustration
- Owners Representation & Design Direction - Client Liaison & Creative Director



Conceptual Mixed-use Village Rendering

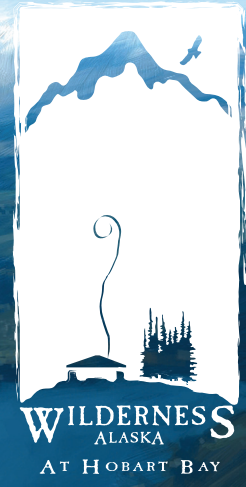
SUBCONTRACTORS

Ph I: Initial Concept - EDSA (Orlando) & Ai Architecture (Boston)
 Ph II: Design Advancement - Bokyen International Inc. (Orlando) & WATG (Orlando)

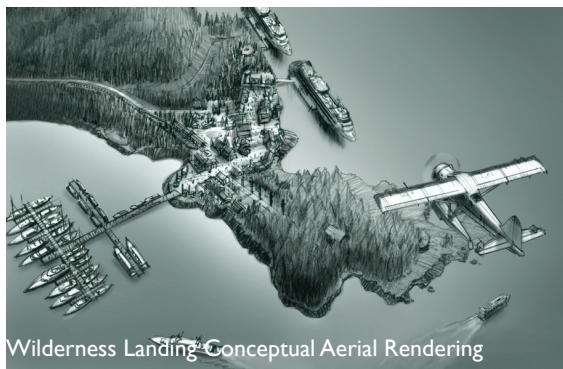


Conceptual Saltwater Lagoon Attraction Rendering





Wilderness Alaska Conceptual Aerial Rendering



Wilderness Landing Conceptual Aerial Rendering



Wilderness Alaska Conceptual Site Plan



Wilderness Train Station Conceptual Rendering

CLIENT

Ph1: Concept Development - Royal Caribbean Cruise Lines

Ph II: Concept Refinement - Royal Caribbean Cruise Lines

PROJECT DESCRIPTION

Incorporating over 29,510 acres of the Tongass National Forest, Wilderness Alaska is an all-inclusive cruise destination conceived as the quintessential Alaskan experience. The development features five distinctive destination components, including entertainment and education facilities, and an array of dining, retail, and commercial areas. Resort accommodations and spa facilities round out the destination's luxury accommodations. A variety of outdoor excursions and activities provide guest attractions, including white water rafting, rock climbing, hiking, and helicopter tours. Each development integrates authentic elements of Alaskan life, history, and culture, and is branded with its own unique personality, from the floating maritime village of Raven's Wharf to the Adirondack-style Salmon Run Lodge. Accommodations range in scale from the thirty rugged cabins of Settlement Town Bay, to the twenty-four exclusive two-story luxury cottages of Salmon Run Lodge. Over 100 rustic residential units are also proposed as the private My Island Alaska development.

PROFESSIONAL SERVICES

- Tropical Brainstorm - Creative Planning & Branding Workshops
- Vision Planning - Land Planning, Destination Branding, Transportation Infrastructure, Guest Experience Development, Conceptual Architecture, Graphic Design, Applied Art & Illustration, Excursion Program Development

SUBCONTRACTORS

EDSA (Orlando)
Severn Lamb (Orlando)
Global Destinations (Orlando)





Port Marigot Conceptual Perspective Rendering



Port Marigot Conceptual Land Use Plan

CLIENT

L'Établissement Portuaire de Saint Martin and
Le Pôle Développement Économique de la Collectivité de Saint Martin

PROJECT DESCRIPTION

An extensive redevelopment effort seeks to enhance and restore the French Caribbean character of Saint Martin's Port Marigot, an intimate island destination in the northeast Caribbean. Initiatives for this historic port of call destination include a major overhaul of the existing cruise, ferry, and marina facilities, with a particular emphasis on accessibility between the waterfront and downtown portions of the city. Redevelopment of the harbor and waterfront districts will also include the development of a new cruise terminal, entertainment venue, boutique hotel, retail, residential spaces, and a pedestrian promenade. As part of a long-term planning effort for the port, critical guidelines and programs will be established for architecture and streetscapes. Fort Louis, the historic centerpiece of this destination, will be preserved and enhanced as a heritage attraction and an icon for this distinctive island destination.

PROFESSIONAL SERVICES

- Tropical Brainstorm - Creative Planning & Branding Workshops
- Creative Impressions Report

Key West - General Engineering Services, Key West, FL

Chen and Associates has completed numerous projects for the City of Key West.

City of Key West Department of Transportation Facility - Chen and Associates was selected to provide General Transportation Engineering Services for the City of Key West Department of Transportation (KWDoT). KWDoT provides many services to the community, visitors, and their internal customers (staff), which consists of over 400 City associates. The three service areas or functions that KWDoT is responsible for providing are public transportation, fleet services, and municipal parking lot operations.

Chen and Associates' first task order was the City of Key West Department of Transportation Facility. The City of Key West proposes to construct a new Transportation Facility on the site of the old Southernmost Waste to Energy Facility (SWTE). The new facility will serve as the transportation operations and administration building for the City of Key West and be the primary terminal/transfer station for lower keys shuttle bus service which serves Marathon to Key West. It will provide parking for customers of public transportation and employees as well as a plan for Phase II of the construction on the remaining land at this site to incorporate tour bus parking and shuttle services into Key West from Stock Island, Florida.



The project will allow for expanded public transportation, adequate office and parking space for employees, as well as training rooms, locker rooms, and space for additional personnel that will be required to move the community into the next generation of public transit services, which includes security issues related to the Homeland Security Act.

Design/Build Transfer Station - Chen and Associates was the lead design consultant for the design/build

project of the new Key West Solid Waste Transfer Station. The project consisted of development of approximately 4 acres of vacant land in Rockland Key, Monroe County, Florida. The transfer station included a transfer building with truck tunnels, a corrugated cardboard recycling building, office and maintenance building, scale house with truck scale platforms and inspection area, leachate storage tank and retaining walls. The state-of-the-art transfer station replaces the aging Southernmost Waste to Energy facility on Stock Island, providing the capacity to handle the city's needs for at least the next 20 to 30 years.

The overall design of the Solid Waste Transfer Station in Key West required retaining walls along the proposed roadway/driveway. As such, design plans were prepared for a cast in place reinforced concrete to handle WB-67 truck loads.

This Stone Strong wall replaced a deteriorated retaining wall for City Hall, allowing public access to shopping and restaurants. The stairwell was designed with walls reaching a maximum height of 18'8" without geogrid. In lieu of geogrid, mass extensions were designed for minimal disturbance of buried utilities. The elevation change from the bottom of the stairwell to the parking lot is 30'+.

Duration

2006 - present

Total Project Cost

\$1,851,193 (total fees)

Owner

City of Key West
Myra Wittenberg
627 Palm Avenue
Key West, FL 33040-7066
(305) 292-3918

Cudjoe Regional WW Collection Project, Florida Keys, FL

Chen and Associates is the engineering consultant for the design and permitting of installation of a wastewater collection systems within Monroe County. Recognizing that the economic health of Monroe County and its municipalities relies largely on the environmental health of a unique marine ecosystem, the County's Year 2010 Comprehensive Plan mandated that nutrient loading levels be reduced in the marine ecosystem of the Florida Keys. In June of 2000, the Sanitary Wastewater Master Plan (Master Plan) was finalized with the goal of eliminating approximately 23,000 private on-site wastewater systems by July 2010. Through interlocal agreement, Monroe County has requested that the Florida Keys Aqueduct Authority (FKAA) design, build, and operate County-owned infrastructure on behalf of the citizens in the master-plan prescribed service areas.

The service areas for the proposed wastewater collection systems under this project include Big Pine Key, Little Torch Key, Ramrod Key, Noname Key, and Lower Sugarloaf Keys. Chen and Associates is responsible for the final planning, design and permitting services to cover the non-central service areas of the regional system. The final product will be a permitted conveyance system that will combine various wastewater collection system technologies in order to connect as many on-site wastewater systems as possible for the lowest overall cost. The combined strategic utilization of proper planning and technology, extending to the greatest number of connections for the best value, is an approach developed by the FKAA through its years of experience in the water and wastewater utility business.

Duration

2008 - 2009

Total Project Cost

\$1,500,000 (fee)

Owner

Florida Keys Aqueduct Authority
Donald Hubbs, P.E., PE
1100 Kennedy Dr.
Key West, FL 33041-1239
(305) 296-2454 ext 2142



Continuing Engineering Services, Islamorada, FL

Chen and Associates holds a continuing services agreement with the Village of Islamorada for civil engineering services and has completed multiple drainage improvement projects under this contact, which are listed below:



Lower Matecumbe Key Drainage - Chen and Associates was the consultant for the design and construction administration of installation of a bike path and drainage improvements on frontage road along Overseas Highway (US 1) in the Village of Islamorada near Milepost 74. Among the challenges were the permitting by FDOT District 6 and South Florida Water Management District for both the bike path and the drainage facilities and coordination with the high pressure mains owned by the Florida Keys Aqueduct Authority (FKAA).

Canoe/Kayak Boat Launch - Chen & Associates was contracted by the Village of Islamorada to obtain regulatory permit approval for the installation of kayak ramp along with associated asphalt parking on Plantation Key.

Helen Wadley Library - Chen and Associates was contracted to perform site layout, drainage design, and permitting and construction management for the parking improvements at the existing library on Plantation Key which also included drainage and sidewalk improvements. Mr. McClair was the project manager who was responsible for leading the project team during the design, permitting, and construction phases of this parking and drainage improvement project.

Islamorada Roads GIS Inventory - Chen and Associates provided GIS services to the Village of Islamorada, performing a roads inventory and conditional assessment for all roads in the Village. During this part of the project, every street was visited to collect field data for the GIS database. The pavement condition was assessed using a methodology similar to AASHTO Standards. The roads were segmented to allow for more control over reporting. Each road segment was photographed using a GPS camera and software developed by Chen, which captured GPS coordinates along with the images. This low cost methodology used the latest technical developments of its time to produce a high quality report. The final report prioritized roads to be rehabilitated or repaired, the types of repairs required and the estimated costs projected for 5 years.

Scarane Property - Phase 1 Environmental Assessment - Chen and Associates was contracted by the Village of Islamorada to conduct Phase 1 Environmental Assessment for the Scarane Property on White Marlin Boulevard. Chen and Associates also assisted with researching property history and developing GIS maps.



Tollgate Shores Stormwater Project - Chen & Associates provided professional engineering services for the design and permitting of the stormwater drainage improvements to the Tollgate Shores neighborhood, which had a history of flood problems due to the very low ground surface elevation. The drainage improvements include an interconnected network of catch basin inlets with disposal of stormwater runoff through a new gravity injection well. Chen & Associates also assisted the Village in obtaining project funding via FEMA grants by preparing a computer model of the neighborhood to determine the maximum flood stage due to large rainfall events and storm surge. The design of this project was been completed in 2007.

Roadway Improvement Program - Phase 1 - Chen and Associates prepared construction documents and provided construction administration for the pavement resurfacing to the roadways as prioritized in the Village's "Roadway Improvement Program."

Islamorada Parcel Digitizing - Chen and Associates was contracted by Government Services Group, GSG, to assist with establishing the Storm Water Utility Fees for the Village of Islamorada. GSG provided a sample of parcel numbers which included a percentage of residential properties and all non-residential properties. Chen and Associates used GIS to digitize impervious areas of the parcels through digital photo interpretation. The respective values of impervious were entered back into the property appraiser database. A field verification visit was performed to verify the results. Due to time constraints, a very quick turnaround time was required. The entire project was completed in 10 working days.

Duration

2001 - present

Total Project Cost

\$114,466 (total fees)

Owner

Village of Islamorada
John Sutter
PO Box 568
Islamorada, FL 33036-0568
(305) 853-1685

Broadview Park Neighborhood Improvement Project, Planning, Design and Construction Management, Broward County, FL

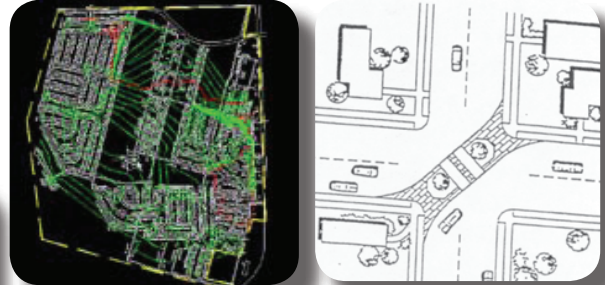
The Broadview Park Neighborhood Improvement Project (BPNIP) is the last of the neighborhood infrastructure improvements projects carried out by Broward County in the unincorporated areas. Chen and Associates is responsible for the planning, design, permitting, and construction administration on this project, which includes infrastructure improvements to the drainage, water distribution, sanitary sewer, and roadway systems.



Chen and Associates was selected as the prime consultant for the planning services required for the Basis of Design Report (BODR) and the design services for the subsequent bid packages. The BODR consisted of the analysis of a variety of alternatives for water and sewer services along with conceptual drainage permitting and was completed on time and on budget. Project was divided into 3 bid packages in order to phase construction operations. Bid Package #1 included the replacement of the existing water distribution system for the entire neighborhood, which was successfully constructed in 2006. Bid Package #2 includes the installation of a drainage improvements, new gravity sewer system, new force main, a submersible lift station, and a master pump station which serves the entire neighborhood. Bid Package #3 includes the installation of drainage improvements, new gravity sewer systems, new force mains, and 2 new submersible lift stations. The design for Bid Package #2 and Bid Package #3 has been successfully completed and construction is scheduled to commence in early 2009.

Chen and Associates is also responsible for the design, permitting, and construction administration of this 20-inch Water Main Extension in SR-7 (US

441). This project includes approximately 9,000 LF in new water main which links two previous Chen and Associates projects in order to provide a water source for the Broadview Park Neighborhood from Broward County WTP 1A. The design and permitting phase has been completed and construction is scheduled to commence in early 2009.



This project involved extensive permitting and coordination with FDOT District IV as the majority of the water main fell within FDOT ROW. Utility and General Use permits were obtained and a 24-hour moving construction operation was approved by the Department based on lane closure analysis showing that two lane closures during night hours and one lane closure for daytime would suffice the traffic needs. The night operations include water main installation and testing while restoration and materials testing in association with FDOT inspectors occurred during the day.

In addition to planning and design services, Chen and Associates assisted the County in project budgeting, the preparation of associated grant funding requests, bid document preparation and bidder evaluation for Bid Packages 1 and 2 and will perform the same duties for Bid Package 3. Chen and Associates is also responsible for all phases of construction management on this large and complicated series of projects, including all inspections, change management and public involvement.

Duration

2002 - 2010

Total Project Cost

\$4,000,000 (fee)

Owner

Broward County
Patrick MacGregor
115 South Andrews Avenue
Ft. Lauderdale, FL 33301-1818
(954) 831-0904

**City Center Right of Way Improvement Project,
Miami Beach, FL**

Chen and Associates is under contract with the City of Miami Beach to perform planning, design and construction administration services for the infrastructure redevelopment within public right of way areas of the City Center neighborhood in downtown Miami Beach. The goal of the project was to enhance the neighborhood aesthetics by providing additional landscaping, pedestrian lighting, and streetscape elements while increasing pedestrian safety and improving existing underground utility infrastructure.

Duration
2004 - 2010

Total Project Cost
\$2,580,000 (fee)

Owner
City of Miami Beach
Jorge Chartrand
1700 Convention Center Drive
Miami Beach, FL 33139
(305) 673-7071



The project scope included stormwater drainage, sanitary force main, and water main infrastructure improvements along with streetscaping, landscaping, and lighting upgrades. The project required extensive coordination with the public and City agencies through conducting public charettes and “visioning” sessions during the planning and design phases and project presentations to the Historic Preservation Board, Design Review Board, CIP Oversight Committee, and the City Commission. Chen and Associates has finalized the design plans as the project awaits bidding.

South Pointe Phase III/IV/V - ROW Improvement Project, Miami Beach, FL

Chen and Associates is the prime consultant and is responsible for the planning, design, permitting, and construction administration for infrastructure improvements within the public right of way areas of the South Pointe neighborhood phases 3, 4 and 5. The infrastructure improvements include water main replacements, stormwater drainage improvements, streetscaping enhancements, landscaping improvements, lighting improvements, and roadway reconstruction. The project construction cost is \$17.8 million.

Duration

2005 - 2011

Total Project Cost

\$1,900,000(fee)

Owner

City of Miami Beach
Carla Dixon
1700 Convention Center Drive
Miami Beach, FL 33139
(305) 673-7077



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Atlantic Beach Plaza Redevelopment, Pompano Beach CRA, FL

ATM is providing coastal engineering technical support for the redevelopment and revitalization of the City of Pompano Beach, Florida, coastal waterfront. This work is being conducted as a sub-consultant to Bermello Ajamil & Partners, Inc. who is serving as the prime consultant and master planner for the Pompano Beach CRA.

ATM conducted a coastal engineering & permitting review of existing shoreline conditions and the draft Redevelopment Master Plan with respect to relevant state coastal construction line permitting rules & statutes. Critical issues were identified and the constraints and opportunities associated with these issues were identified.

As part of the redevelopment ATM has proposed the inclusion of a dune enhancement project to provide additional storm protection to upland properties, improve the habitat value of the shoreline and increase the aesthetic quality of the beach experience. ATM has prepared grant submittals for funding through the Florida Department of Environmental Protection (FDEP) for the dune project and has coordinated efforts to date with Broward County.

This project has included significant interaction and solicitation of feedback from project stakeholders through a public workshop process.

City of Cocoa Waterfront Redevelopment, Cocoa, FL



The City of Cocoa is pursuing new waterfront opportunities as part of their overall downtown redevelopment plan. Under consideration are a new mooring field, enhanced pedestrian thoroughfares, expansion of day slips and water taxi docks, and larger vessel docking facilities.

ATM, as a subconsultant to a larger Master Planning firm, is responsible for the *waterfront portion of the plan, including mooring field permitting and design, dock layouts and design and evaluation, and boardwalk structural elements.*

The Master Plan was presented to the City in November 2008, and is expected to be implemented in various phases. The waterfront elements are expected to create an attractive connection between the water and the downtown area to boost public access and tourism into the heart of Cocoa. Our vast knowledge of the area and the project's permitting constraints has helped the City implement a unique waterfront revitalization plan.

Marina and Riverfront Development and Environmental Studies, Palatka, FL

The City of Palatka retained a team of land planners, marina consultants, urban planners and funding specialists to create a master plan for redevelopment of the downtown waterfront area. ATM was responsible for marina-related project tasks, including marina market study, feasibility review of regulatory issues, financial performance projections, and the marina conceptual design.

ATM staff identified and interviewed project stakeholders to gather their input and desires for the project. We also gathered *all appropriate surveys, boundary mapping and zoning information available and*

pertinent to the redevelopment of the waterfront and upland properties. ATM performed a market study to assess condition of existing marina facilities on the St. Johns River from Georgetown to Jacksonville and establish local and regional demand for marina facilities. ATM also performed evaluations of existing demographic and market material, and physical attributes of the waterfront and upland sites.

ATM conducted a series of bathymetric surveys to identify exact depth contours and confirm facility siting assumptions. Also, we performed submerged aquatic vegetation mapping for the proposed marina site and performed wind and wave analyses to create baseline data on exposure at the site. The information collected during these tasks was then analyzed and evaluated to assist in the design of final conceptual, strategic and development plans for the project, which were then presented to the City as well as state and federal regulators to determine the best approach for the environmental resource permit application.

Virginia Key Marina, Miami, FL

ATM is part a comprehensive team of specialized consultants working for the City of Miami to provide master planning assistance for marine-related elements of the overall redevelopment master plan for Virginia Key. Virginia Key is located off the coast of downtown Miami, between the Port of Miami and Key Biscayne. *ATM is providing technical support to issues related to the Virginia Key shoreline, beaches, nearshore environmental resources, marinas and waterfront.*

As part of the planning efforts, ATM conducted a site assessment to identify water dependent development opportunities and site constraints. This included an assessment of the existing Virginia Key shoreline and alternatives for both recreational and environmental enhancement. An overview of critical environmental resources was completed and an assessment of development alternatives with regard to both State and Federal regulatory requirements was completed. The project also entailed an extensive public involvement program including several public workshops and meetings aimed at achieving consensus on the proposed improvements.

Old Island Marina & Boatyard, Key West, FL



ATM provided a various engineering consulting services in support of the Old Island Marina & Boatyard project. The development is proposed to consist of a hotel, marina, drystack, boatyard, and marina village. The project site is located on Stock Island near Key West, Florida.

ATM conducted a comprehensive marina and drystack market assessment to assess boating market trends and potential demand in the lower Florida Keys region. Based on the market assessment findings and in conjunction with the upland master planning, a conceptual marina, drystack, and boatyard layout was developed.

In support of the environmental permitting efforts, ATM also conducted a bathymetric survey of the basin

and entrance channel, a benthic assessment of the impacted portions of the basin, a flushing study of pre- and post-project conditions, and a water quality analysis.

Truman Waterfront, Key West, FL



ATM provided site assessment services to New Stock Island Properties (NSIP) to support the development feasibility analyses of the Truman Waterfront site, located adjacent to the popular waterfront areas of Key West. NSIP was giving consideration to responding to a public advertisement for private development of the site, and ATM's site assessment allowed the client to make informed decisions regarding the potential response.

The site assessment included a review of the physical site characteristics, as well as an analysis of site development opportunities and site master plan.

In addition to the site assessment, ATM developed multiple marina layout concepts allowing NSIP to determine conceptual revenue generation potential of the marina portion of the proposed development.

Long Key State Park, Beach Nourishment Project, FL

The Long Key State Park is a highly utilized park in the Florida Keys with public beach access and camp sites. The shoreline is one of the few natural Florida Keys sandy beaches, and has experienced significant cumulative storm and hurricane impacts since the 1960s, resulting in drastic long-term losses to the beach and dune system.

ATM is currently contracted by the Florida Department of Environmental Protection (FDEP) Florida Park Service (FPS) to evaluate existing environmental conditions and coastal processes and to develop viable project alternatives. The FPS will select a preferred project alternative and ATM is contracted to file a Joint Coastal Permit (JCP) application.

This project is an area of extensive sea grasses and rich environmental resources, and requires the ATM project team to coordinate with State and Federal agencies and stakeholders (including NOAA NMFS, Florida Keys National Marine Sanctuary, etc.) to develop and permit a successful project.

City of Marathon Management Plans, FL

ATM has provided the City of Marathon with survey and beach management plan development services. ATM established a survey baseline and conducted beach profile surveys for Sombrero and Coco Plum Beaches. Available historical information was gathered on the beaches including past City and Monroe County restoration and enhancement efforts. Based on the survey data and historical data, ATM developed beach management plans for the City to satisfy FEMA guidelines for potential future storm damage repairs.

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8. Work by firms or joint-venture members which best illustrates current qualifications relevant to this project (list not more than 10 projects).

a. Project Name & Location	b. Nature of Firm's Responsibility	c. Project Owner's Name & Address and Project Manager's Name & Phone Number	d. Completion Date (actual or estimated)	e. Estimated Cost (in Thousands)		Work For Which Firm Was/s Responsible
				Entire Project		
City of Key West - Intersections Topographic Route-of-Line Surveys Key West, FL	City of Key West Key West, FL	City of Key West Key West, FL	2009	51	51	51
Topographic Route Surveys at:						
Royal Street and Catherine Street						
Watson Street and Catherine Street						
Grinnell Street and Catherine Street						
Packer Street and Catherine Street						
Windsor Lane and Virginia Street						
William Street and Fleming Street						
Eaton Street and Southard Street						
Eaton Street and Peacon Lane						
William Street between Caroline and Eaton						
Caroline Street and Anne Street						

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Parks and Recreation Project Experience List

Turkey Lake Park

Various structures including; Guard Tower, Boat House, Large Dining Pavilion, and Gazebos
Orlando, Florida – 2000

Two Pedestrian Bridges

for Two Office Buildings located at Morse and Pennsylvania Boulevards
Winter Park, Florida – 2000 and 2001

Baldwin Park

Restroom and Concessions Buildings along with various site amenities including picnic pavilions, vehicular bridges, and grand fountains
Orlando, Florida - 2002

Pedestrian Bridge for Six Story Office Building to Five Story Garage

Winter Park, Florida – 2003

Environmental Study Center and Trail Pedestrian Bridge

Seminole County, Florida – 2003

City of Sanford Independence Park and Tower

50' Icon Tower and Park amenities and hardscape
North Miami Beach, Florida - 2003

Sunny Isles Beach Community Center

One-story 9,000 square foot community center
North Miami Beach, Florida - 2003

Barnett Park

Restroom Buildings along with various site amenities including picnic pavilions, vehicular bridges, and grand fountains, site and retaining walls and other hardscape elements
Lakeland, Florida - 2001

Payne Park

Community Center and Skate board park
Sarasota, Florida - 2005

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MARLIN BAY YACHT CLUB REDEVELOPMENT Marathon, FL

Sandra Walters Consultants, Inc. (SWC) is serving as project planner and environmental resource permit manager to redevelop site in Marathon to contain 92 upland residences and 99 marina slips, including 9 onsite workforce housing units. Site formerly contained closed commercial fishing operation and mobile home park shut down by Health Department for unacceptable wastewater treatment plan. Construction currently underway includes Advanced Wastewater Treatment (AWT) plant and collection system and state-of-the-art stormwater treatment system to support project, which should result in substantial improvements to nearshore water quality.

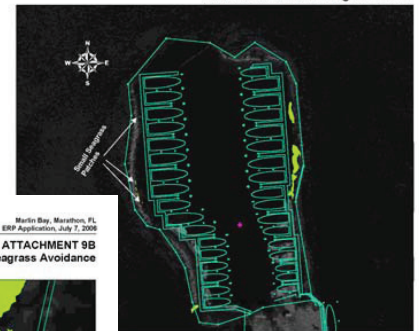
SWC responsibilities have included:

- ❖ extensive coordination with City, Florida Department of Community Affairs, Florida Department of Environmental Protection (DEP), South Florida Water Management District (SFWMD), U.S. Army Corps of Engineers (Corps), and project development team,
- ❖ preparation and successful processing of rezoning application for portion of site,
- ❖ preparation and successful processing of application for development agreement with City,
- ❖ work with marina design engineer to avoid all impacts to submerged marine resources, resulting in no required mitigation for project,
- ❖ preparation and successful processing of environmental resource permit application with SFWMD and US Army Corps of Engineers,
- ❖ coordination with DEP, SFWMD and Cabinet Aides to process submerged land lease application and acquire final approval from Governor and Cabinet (only second in Florida to acquire special exception under new revised lease rule), and
- ❖ work with City and project design team regarding acquisition of setback variance along one project boundary.



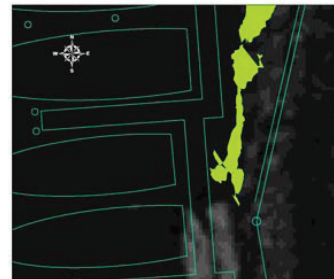
Sandra Walters Consultants, Inc. Marathon Bay, Marathon, FL
6410 Fifth Street, Suite 3, Key West, FL 33040 ERP Application, July 7, 2008

ATTACHMENT 9A
North Boat Basin Dock Plan Showing
Avoidance of Submerged Habitat



Sandra Walters Consultants, Inc. Marathon Bay, Marathon, FL
6410 Fifth Street, Suite 3, Key West, FL 33040 ERP Application, July 7, 2008

ATTACHMENT 9B
Close View of Seagrass Avoidance



Legend
Resource
Seagrass with Canal
Seagrass
Proposed Docks

Source: 2003 Aerial from Monroe County Property Appraiser
Doug Van Der Horst, P.E., F.A.S., March 25, 2008
Adapted by SWC
Resources mapped on May 1, 2008 using Trimble GPS unit with sub-meter accuracy



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4790 S. CLEVELAND AVE., #2102, FT. MYERS, FL 33907 • PH 239-985-9762 • FAX 239-985-9763



BAHAMA VILLAGE REDEVELOPMENT PLAN UPDATE Key West, Monroe County, FL

Sandra Walters Consultants, Inc. (SWC) was in charge of public information during the update of the Bahama Village Redevelopment Plan in Key West. SWC wrote, designed, printed and distributed by direct mail newsletters to area residents regarding project workshops and milestones; wrote and distributed news releases to local media; participated in design and implementation of a hands-on public involvement program process which included active mapping and ranking of community concerns; and coordinated issue scoping meetings with area business leaders.

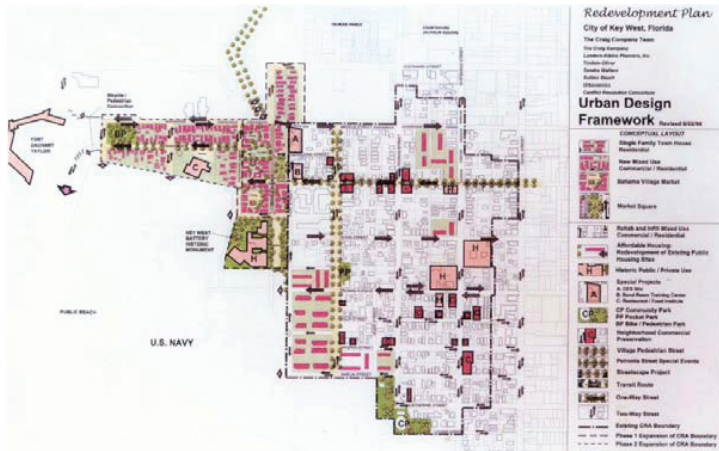
SWC was also responsible for public facilities and environmental planning elements of the project, and contributed as a technical consultant in all community and land use planning elements. The neighborhood borders directly on the Truman Waterfront parcel recently conveyed by the Navy to the City. SWC collected and assessed detailed environmental and public facilities data, and planned land uses in this parcel, in relation to Bahama Village redevelopment goals and concerns.

This historic black neighborhood in Key West, Florida contains a mix of homes, businesses and affordable housing projects. Residents were concerned to maintain the unique community character and avoid "gentrification," while improving access to and participating in Key West's vibrant tourism-based economy.

Owner's Name & Address:

Bill Harrison, Director (305-293-8337)
Key West Local Redevelopment Agency
P.O. Box 149
Key West, FL 33040

Completion Date: **1998**
 Cost: **\$70,000**



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**KEY WEST
ECONOMIC
CONVEYANCE
APPLICATION
Key West, Monroe
County, FL**

The City of Key West has prepared several applications to acquire sites from the U.S. Navy as part of nationwide military downsizing and disposing of surplus properties. As part of this process, an economic development conveyance application was prepared for Navy lands, which consists of three areas—the former Navy mess hall, which will address needs of homeless service groups and the adjacent historic Bahama Village neighborhood; a site intended to integrate Bahama Village with the rest of the waterfront property that is slated for mixed retail and residential uses; and a site planned for affordable housing development.

Sandra Walters Consultants, Inc. served as the local project coordinator, and provided the local project office for the consulting team. SWC was responsible for setting up and participating in meetings with stakeholders who were interested in the property and provided information regarding economically viable uses for the parcels and costs of development. In addition, SWC prepared sections of the application related to contamination remediation on the property.



Owner's Name & Address:

**Bill Harrison, Director (305-293-8337)
Key West Local Redevelopment Agency
P.O. Box 149
Key West, FL 33040**

Completion Date: **2000**

Cost: **\$80,000**

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MALLORY DOCK MAINTENANCE DREDGING, KEY WEST

Sandra Walters Consultants, Inc. (SWC) worked with the City of Key West to add Mallory Dock to the harbor dredging project conducted by the U.S. Navy in 2005-6. Following extensive coordination with the Navy and many State and federal regulatory and commenting agencies, the City was added as a co-permittee to the already-issued Navy permits, and liability was strictly limited to the City for the Mallory portion of the dredging.

This area had experienced significant shoaling, causing restrictions in sizes of vessels that could be docked there, including Navy frigates for which the City had installed special utilities under a Navy grant. The work conducted brought water depths in the vicinity of Mallory Dock into conformance with those historically established.

SWC responsibilities included:

- ❖ Work with all relevant agencies, including the Florida Keys National Marine Sanctuary, to develop support for project,
- ❖ Supervise collection of all required data concerning biological and sediment environmental conditions in the vicinity of the dock,
- ❖ Acquire detailed depth profiles to define specific the dredging area,
- ❖ Prepare all required documents to add the project to the existing permits and process with the Florida Department of Environmental Protection and U.S. Army Corps of Engineers,
- ❖ Acquire EPA approval for use of already-permitted offshore disposal site for spoil,
- ❖ Coordinate with ongoing Navy project to schedule City dredging,
- ❖ Acquire required training and provide onboard quality assurance services and supervise all required monitoring activities during dredging project,
- ❖ Acquire after-dredge surveys to document project completion, and
- ❖ Prepare final reports for permitting agencies following work completion.



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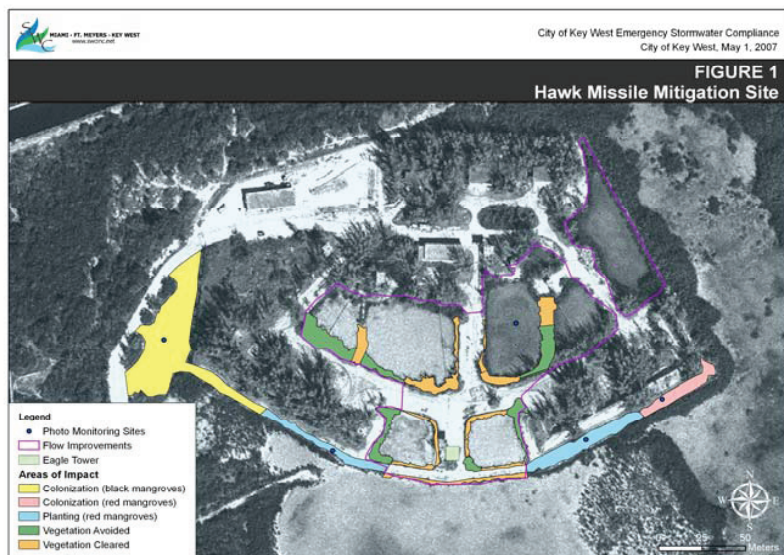
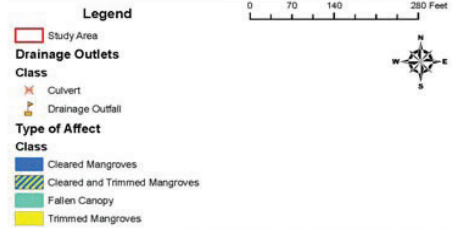


CITY OF KEY WEST STORMWATER COMPLIANCE

Sandra Walters Consultants, Inc. (SWC) assisted the City of Key West on compliance with environmental resource permitting requirements in regard to mangrove clearing associated with City stormwater system maintenance. The work resulted in a consent agreement adopted unanimously by both the Key West City Commission and the South Florida Water Management District (SFWMD) governing board that addressed mitigation to provide both for already-accomplished and additional immediate emergency mangrove clearing and future clearing required for maintenance of entire City stormwater system.

SWC responsibilities included:

- ❖ extensive coordination with staff of City of Key West, SFWMD, U.S. Army Corps of Engineers, Florida Department of Environmental Protection, and City-contracted engineering and hydrologic modeling consultants,
- ❖ detailed mapping, using ArcGIS 9.2, of already cleared and immediately needed emergency maintenance sites, to produce total impact areas,
- ❖ detailed characterization of emergency maintenance sites for development by SFWMD of functional loss scoring under Uniform Mitigation Assessment Method (UMAM),
- ❖ design of extensive mitigation plan involving restoration of 5.6 acres of wetland and enhancement at former Hawk Missile site in eastern Salt Ponds and creation of connection between Riviera Canal and western Salt Ponds to enhance 131 acres of wetlands and cause significant water-quality improvements,
- ❖ GIS mapping and ecological characterization of mitigation sites to provide data for SFWMD functional gain scoring with UMAM,
- ❖ coordination with project engineers to develop construction drawings to depict all elements of mitigation plan, including careful design of mangrove colonization and planting areas for appropriate elevations to assure long-term success criteria will be met,
- ❖ compilation of complete impact assessment and mitigation plan (307 pages), including construction drawings, for inclusion by reference in consent agreement,
- ❖ review and comment on consent agreement text proposed by SFWMD, and
- ❖ preparation of all plan copies and large graphics for presentations at consent agreement adoption hearings.



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Knowledge of Key West Bight and Caroline Street Corridor



The MSCW Team has thoroughly reviewed the scope of services and performed a cursory site investigation to better understand the current conditions, the pedestrian circulation, vehicular circulation, surrounding land uses, analysis of security (real & perceived), ADA compliance issues, connectivity to adjacent neighborhoods and other venue areas such as the cruiseship port area, the Duval Street area and others. In addition, MSCW has thoroughly reviewed the recently adopted Community Redevelopment Plan to gain further insight into the redevelopment goals that have been identified to date as well the strategic mission for the redevelopment efforts within the Caroline Street CRA area.

Based on our research and site investigation, it is evident that the Key West Bight is and will remain the historic seaport for the City of Key West. This area is comprised on many active commercial fishing vessels, ferry launch areas, public marina areas, and provides shared waterway access to the US Naval Coast Guard dockage. The Bight area is a very important visitor attraction and has become heavily dependant on tourism for its economic sustainability.



Along with the waterfront Bight area the Caroline Street corridor serves as the commercial spine for the community and remains one of the primary tourist destinations for Key West. Jointly this area also serves the immediate needs of the local residents by providing local service shopping, small food markets and other custom retailing. This area is primarily lower intensity in nature and is comprised of predominantly small retail shops in historic homes or older structures. The area south of Caroline Street is predominantly small lot residential with a mixture of historical structures. The focus of activity remains primarily along connected waterfront uses, marinas, ferry terminal, commercial docks and local restaurants, bars and shops along the waterfront, with spill over connectivity along the Caroline Street shops and retailers. This synergy needs between the two areas is supportive and needs to be reinforced.





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT
RFP #004-10



Prior to our site investigation our team thoroughly read the recently adopted CRA Master Plan. It is our understanding that the primary objectives of the urban revitalization efforts for the Caroline Street Corridor area are as follows:

1. Recognition of Unique Community Characteristics.
2. Innovative Use of Transportation, Pedestrian and Open View Corridors.
3. Advance Housing Stocks
4. Improve Infrastructure.
5. Stimulate Public and Private Participation
6. Address Parking and Traffic Congestion
7. Innovative Development and Use of Open Space
8. Promote Sustainable Community Redevelopment
9. Support Community Redevelopment
10. Emphasize a Safe and Clean Environment



Project Approach

MSCW is pleased to submit our project approach for the Key West Bight urban design project. We have assembled a team of professionals that all have extensive experience in this type of work as well as experience in Key West itself. We are confident without a doubt that this team can design and execute through construction a world class project for the CRA, the residents of Key West and the thousands of tourists that will use these waterfront areas.

The MSCW Team

The MSCW Team will be lead by David Perry, RLA, who leads our Urban Planning and Landscape Archtitectural Design Studio. Mr. Perry has over 22 years of experience, and has designed some of the most premier Urban Redevelopment, Streetscape and Waterfront Destination projects in Florida and throughout the Carribbean. Mr. Perry has substantial experience in leading multi-disciplinary teams on projects very similar to the one proposed by this RFP, and can ensure that this project is a priority.

MSCW's Team has been selected based on the required expertise needed for this project. All of our team members have extensive experience in design, permitting and field construction management of similar projects, Our team roles will be as follows:





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT
RFP #004-10



MSCW, Inc. – Will serve as the Prime Consultant and Team Manager through the course of the project. Our firm will provide Master Planning & Concept Design, Landscape Architectural Construction Design, and Field Construction Management Services, Meeting Facilitation and Permitting Management.



IDEA, Inc. – Will provide Concept, Theming, and Venue Brand Development, Master Plan Development Assistance, 3-D Visualization Design and Illustrative Graphics Design.



Chen & Associates – Will serve as our project civil engineer. Chen & Associates is currently under a master services agreement with the City of Key West to provide civil engineering design services and is well versed in the details of the area, site design requirements, permitting requirements, and is well known by City staff.



SWC Consultants – Will serve in two roles. As president of SWC, Sandy Walters is a local resident and is extremely familiar with the project scope, the area and its environmental design demands, the general public vision and desired image for the area, and the local political environment. As such, Ms. Walters will serve as a local public involvement liaison and will assist our team in facilitating any meetings. She will also serve as our environmental permitting specialist to assist our team as needed during the construction design/permitting process. Ms. Walters is well known and highly respected by City Staff and will prove very valuable in maintaining a local immediate presence.



ATM Engineering – Will serve as our marine engineering design expert in the event that any such services are needed during the course of the project. ATM has worked with our team many times before on similar projects both in Florida and the Caribbean. They are familiar with all local code and permitting requirements and have built some of the premiere waterfront and maritime projects in the world.



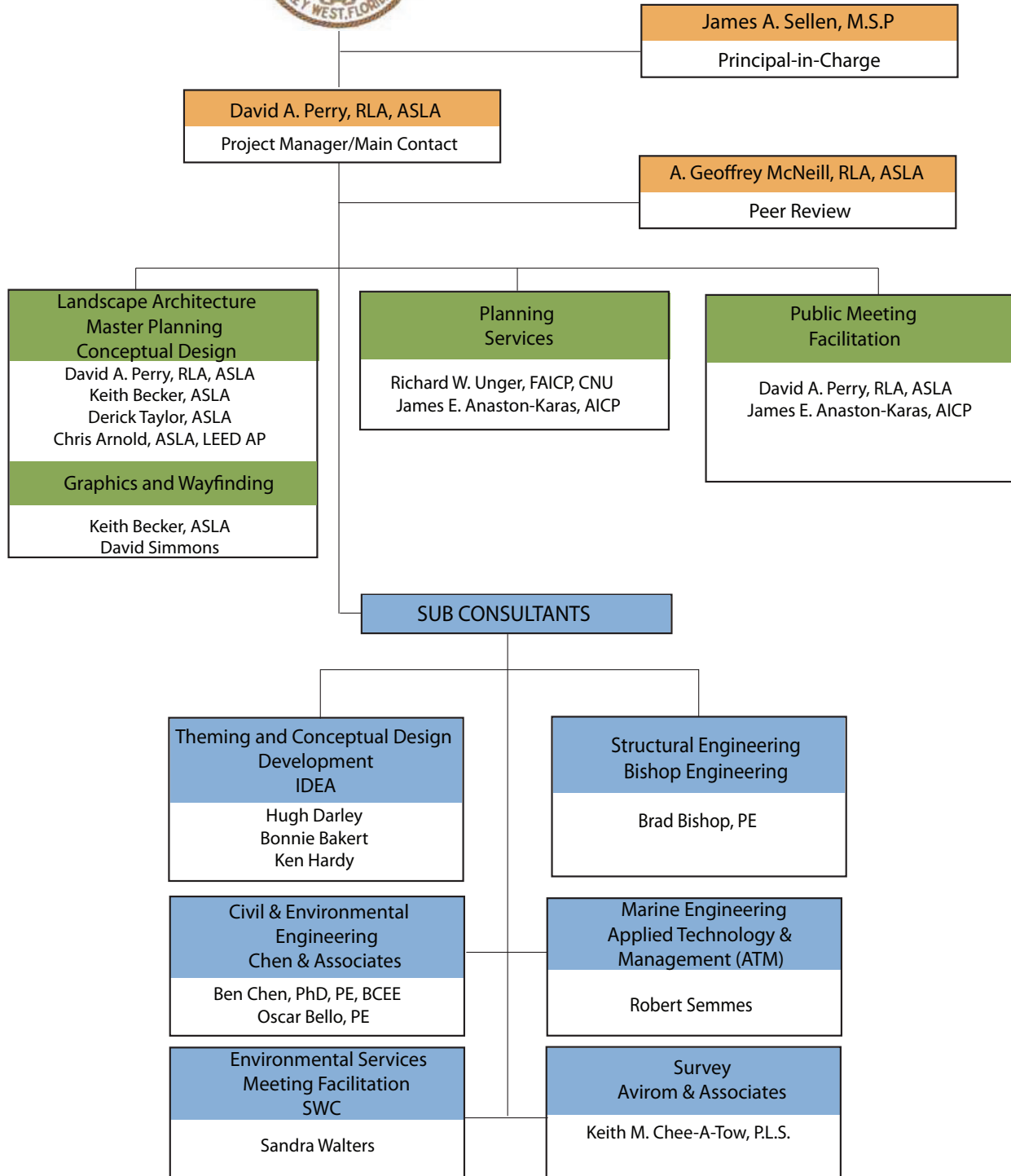
Avirom & Associates – Avirom & Associates will provide all ground survey for the proposed project as needed. Avirom & Associates is a local Key West firm and has extensive knowledge of the area and survey data available. In addition, this firm has worked with City Staff on many projects in the past and are highly respected.

Bishop Engineering – Bishop Engineering will provide all structural engineering design and structural peer review for the project. Me. Bishop has worked with our team for many yeats and is well versed in urban site design, thematic design and marine engineering.





Project Team





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT
RFP #004-10





Professional Qualifications and Experience

The MSCW Team, individually and as whole, has tremendous experience in waterfront, marina, port facility design, public venue design, themed environment design, redevelopment planning and design, construction design and implementation. We have worked on projects similar to this in Florida and throughout the Caribbean. We understand that Key West has been designated to be in an area of critical State concern, and that it is governed by intense growth management regulations that will need to be taken into consideration. Our team has an excellent reputation and rapport with the State governing agencies and will be able to facilitate all discussions relevant to this project expeditiously. We have also included team members that currently have continuing service agreements with the City. These firms are all well versed in local design and permitting requirements and will be able to facilitate any construction design permitting and/or construction administration questions as they may arise.

From a construction management standpoint, our team of landscape architects and engineers has substantial experience in urban design, thematic construction design, streetscape construction design, stormwater management design and permitting. In fact our team of landscape architects have provided landscape architectural theming design, construction design and construction management services under a master services agreement with the Walt Disney World Company for the last fifteen years, with projects ranging from highly detailed themed venue design, to streetscapes, to pedestrian waterfronts and resort venues.

Our team will commit the necessary staff to provide all field construction management for this project.





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT
RFP #004-10

General Approach & Methodology

In response to the Caroline Street Corridor and Bahama Village Community Redevelopment Agency (CRA) Request for Proposal for the revitalization and enhancement of all public areas in the Key West Bight Historic Seaport area, the MSCW team proposes its creative design services in partnership with IDEA, Inc. The company will apply its experience and uniquely qualified team of professional planners, designers, and branding specialists to create a comprehensive “Vision Plan” for the project which will focus the development of the project on the guest perceptions and experience with the objective of preserving the character of the historic working waterfront as the differentiating character that is quintessentially “Key West”.

Critical Issues that our Design Approach will Address are as Follows:

- 1. Pedestrian Design Environment** – The pedestrian experience must be recognized as having significant importance to the economic viability of this area, and as such the pedestrian routing, quality of the experience, signage and destination nodes must be a priority. The current pedestrian circulation patterns along the Bight area are fragmented due to lack of connectivity design over the years. Reestablishment of this connectivity, to the extent possible, must be a primary focus. Where ADA accessibility standards have not been met the redevelopment design efforts will identify and provide for design solutions.
- 2. Creating Bicycle Accessibility** – Bicycle access and connectivity is not clearly defined throughout this area. In an effort to help reduce vehicle traffic in this area it is important to create and encourage bicycle usage. Our design efforts will address this aspect of circulation to create a safer and more organized circulation pattern, as well as designing strategic parking for both parking of bicycles, and other smaller vehicles such as scooters and motorcycles.
- 3. Transit Design and Connectivity** – To maximize the usage and connectivity to this area the future design must be able to accommodate multiple forms of public transit. Key West is unique from the standpoint that already it operates multiple forms of public transit ranging from horse drawn carriages and trolley cars to buses. Safe access routing, connectivity between multiple forms of transit, transit connectivity between waterfront destinations, creation of identifiable drop-off destinations and a user friendly wayfinding signage program must be developed. This connection between transit and pedestrian mobility must be clearly organized, while at the same time creating a memorable experience of travel and destination.
- 4. Public Parking and Vehicular Circulation** - Public parking and vehicle circulation must also be analyzed and innovative solutions provided in order to maximize the safety, access and use for the pedestrian and the driver alike. Our team will analyze the current conditions and provide recommendations as to how the current conditions can be modified to create better functionality,





increased pedestrian safety, reduced vehicular conflicts and ultimately, maximized access to the waterfront.

5.Preserving Historical Context - Our design efforts will embrace the both the residents and key community stakeholders opinions and desires, while never losing sight of the unique character that is “Key West”. Our design process we will explore and accentuate the unique character of this community with the understanding that it must be preserved, respected and celebrated in its design, branding and ultimate construction. The final design must feel authentic in its character while allowing for variations in both building uses and activities. Our design must feel as if it evolved and was not simply superimposed over the existing community, thereby resulting in economic value to the existing commercial businesses and residential homes. The history of the “place” must be respected and brought out in the design. Key West remains one of the most significant historical cities in the United States and is an ever growing destination for both cruiseship passengers as well as those that come by other means. The historical context of the Key West Bight area has in some ways been fragmented over the years, but this is a phenomenal opportunity to rethink and regain a structured strategic plan for its future development, one that respects historical context while at the same time celebrating the place through increased public activity.

6.Establish a Sustainable Economic and Social Pattern – We recognize that our design efforts must support the long term economic sustainability of not just the waterfront area but Key West as a whole. This area must be seen as an economic engine for the City. Design patterns that will be developed in this area must be considered permanent in nature and not transient in its design, land uses, or character. It can not be seen as simply the tourist tee shirt shop and trinket zone that is punctuated with bars and restaurants that only support tourist activity. This development pattern does not respect or consider the local residents as the common denominator for success. Therefore, the development pattern must attract and encourage local public usage, and this will only occur if it feels as if it supports the local residents through such things as local restaurants vs. chain restaurants, local green/fish markets, local groceries, local offices and work places, new residential and possibly new governmental facilities. All of these land uses must be commonly tied together through accessibility and consistency in community accepted architectural style. While the initial focus of this RFP appears to be limited to certain specific areas of public improvements, our team recognizes that these public uses areas are the spine that is binding all of the pages of future development together. We will work with City staff through this design process to understand and develop the desired future land use patterns for this area.





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KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
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7. Public Involvement and Consensus Building - Our approach is focused on public interaction to gain both insight and consensus that will guide our design process. Our team will coordinate with City staff to define key commercial stakeholders, resident groups and local officials that we can meet with to help facilitate our design process. Our design process is meant to be very interactive and is outlined in more detail in the section “Preliminary Design Process” found below in this narrative approach.

8. Environmental Sustainability – The MSCW Team is very sensitive to the environmental sustainability of every project that we design. We pride ourselves on both research and correctly utilizing the most environmentally responsible materials and specifications of construction practices. We also realize that the location of this project requires additional environmental sensitivity to prevent any deleterious level of pollution into the water either by direct discharge or indirect discharge. With respect to stormwater management, our team of engineers is well versed in all current (and future) stormwater design criteria as will be required for this project. We have teamed with a local environmental biologist, Sandra Walters with SWC Environmental Services to assist us in our sustainability reviews, public meeting facilitation, and permitting for this project. She is well versed in all local and state environmental codes, and as a local resident has a strong vested interest in the protection of the Key West environment both during and after construction.

9. Perpetual Cost Sustainability – Our team realizes that the selection of materials and methods of construction are in substantial correlation to the perpetual maintenance costs of a project. We are also very sensitive to the fact that material deterioration and degradation is heightened in a seaside waterfront and in the highly intensive solar environments of Florida. Our team has substantial experience in this type of design and as such can provide the necessary guidance both during the design process as well as in the development of maintenance guidelines for the future maintenance of the project development areas.

10. Creation of “Authentic Place” – The creation of place is both physical and psychological. It is as much a lasting feeling about a place as it is the actual experience. This creation of place happens over time and not all at once. Our design can and will set the stage for local residents and visitors alike to see this place as a unique experience, one that respects the local character of this historic waterfront and is as photographic as it is memorable. The creation of place crosses many boundaries from architecture, to pedestrian design to signage and wayfinding to the marketing and advertising of a place. We understand the nuances, theming and details that make the difference between authenticity and transient design. Most importantly it must age well with the community, both as a permanent historical place and social gathering place. Our design team has designed many similar environments from concept through final implementation.





Preliminary Design Process

In an effort to address the immediate design requirements for this project, our team has provided a detailed overview of the Preliminary Design (Conceptual & Schematic levels) process with the understanding that this process will allow our team and Staff to establish a detailed construction design document scope, permitting timeline and ultimate construction management schedule.

An Vision Plan – A Road Map for Success

The MSCW/IDEA innovative Vision Planning process is a comprehensive guest-centric program that reflects the character, image, and brand essence of a branded destination. It visualizes a custom guest experience and defines distinctive concepts and programmatic attributes of the brand and destination incorporating multiple disciplines in order to creatively and also comprehensively takes a strong first step of project development.

The Vision Plan becomes a road map for success that guides every subsequent creative decision from theming and project programming to land planning and architecture, area development and signage and graphics. These vision guidelines also create a foundation for the definition of an operational philosophy to deliver the envisioned guest experience product efficiently for the long term success of the project.

The Key West Bight Historic Seaport Vision Plan

Our proposed professional services consist of creating a Vision Plan comprised of creative workshop and conceptual design packages for the revitalization and enhancement of the Key West Bight Historic Seaport. This service is estimated to be a 14 week effort of production over a 20 week period time, consisting of an orchestrated, multi-disciplinary conceptual design team effort, involving the research, creation, visualization and development of the guest experience, conceptual master plan, branded destination look and style for Key West Bight Historic Seaport

1. Tropical Brainstorm - Initial Site Visit and Creative Workshop

Following the initiation of the project, a MSCW/IDEA design team of designers led by David Perry and Hugh Darley will facilitate the initial creative workshop for the Key West Bight Historic Seaport destination within the format of a Tropical Brainstorm. This workshop will take place at approximately week 2, and will include the client team, project team members and project stakeholders collaborating on the overall initiatives of the branded destination. During the initial site visit, The MSCW/IDEA design team will participate in discussions with the client and project consultants to review the existing parameters and objectives of the project. The team will spend research time in the location, gather existing documents, drawings, maps, and taking reference photos.





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2. Conceptual Development

a. Creative Impressions (*apx: 50% Review of the Conceptual Design Effort*)

The MSCW/IDEA design team will develop its preliminary Conceptual Creative Impressions and present them to the client at approximately week 6, including:

- Findings from the Tropical Brainstorm workshop
- Preliminary Guest Experience Development
 - *Historic/cultural background overview - research the history of the Key West and its working waterfront, and integrate it into the brand itself in unique and meaningful ways, creating a strong sense of place and time, and fostering a greater connection to Key West Bight Historic Seaport within visitors, the local community.*
 - *Vernacular precedents study— architecture, hardscape, landscape, signage & graphics*
 - *Inspirational reference imagery and site photos*
 - *Preliminary guest experience vignette(s)*
 - *Gateway enhancement/sense of arrival study*
- Preliminary conceptual opportunities revitalization and enhancement at the various plaza areas and Harborwalk
 - *Site analysis*
 - *Conceptual site diagram(s)*
 - *Pedestrian circulation*
 - *Thematic zone approach*

* *Client Review & Input*

b. Conceptual Design

The MSCW/IDEA design team will further develop concepts and present to the client at approximately week 11, including:

- Guest Experience Development
 - *Illustrated entry features concepts*
 - *Branded experience storyline outline*
 - *Conceptual sketches of placemaking exhibits (revealing the history and heritage of Key West within heritage markers, specialty signage, and public art, to create a strong sense of place and a connection with residents and visitors)*
 - *Feature guest experience illustrations*
 - *Conceptual brand identity enhancement (vector)*
- Conceptual design of recommended revitalization and enhancement at the various plaza areas and Harborwalk
 - *Illustrative conceptual site plan*
 - *Conceptual site section(s)*
 - *Illustrative perspective aerial rendering*
 - *Key feature(s) conceptual detailing*
- Preliminary Signage & Graphics Concepts for way-finding and points of interest (area development signage & specialty signage)





c. Concept Book Deliverable

Upon final review of the concept design and input by the client, the MSCW/IDEA design team will incorporate any minor client changes or enhancements to the Vision Plan Concept Book.

The Vision Plan Concept Book is a compilation of all conceptual deliverables presented in a bound written color booklet format suitable for presentation and marketing purposes and will be. Three (3) printed booklets will be provided to the client at both the Conceptual Design Review and the 100% Vision Plan Concept Book Delivery. The deliverables will also be provided in a summarized digital PowerPoint format.

3. Conceptual Refinement

a. Schematic Design

Following the completion of the Vision Plan Concept Book, the MSCW/IDEA design team will proceed to further develop schematic design concepts and present to the client at approximately week 17, including:

- Refined conceptual opportunities revitalization and enhancement at the various plaza areas and Harborwalk
 - Refined Illustrative Master Plan
 - Enlargement Plans of each feature area
 - Sections & Details for each feature area
 - Phasing Exhibit
 - Conceptual Guest Perspective Rendering(s) at street level of enhanced streetscape and guest experience in feature areas.
- Reference Imagery for specifications – graphic reference information on hardscape, landscape, site furnishings and lighting recommendations.
- Signage & Graphics Refinement
 - Preliminary Signage Program for Area Development Signage and Specialty signage
 - Design Intent of Area Development Signage & Specialty Signage
 - Conceptual physical treatment recommendations regulation signage (if permitted)
 - Design Intent of specific placemaking exhibits recommended for the Harborwalk and associated plazas (revealing the history and heritage of Key West within heritage markers, specialty signage, and public art, to create a strong sense of place and a connection with residents and visitors) (collaboration with local art & historical society will be required)





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PROPOSAL FORM

**RFP #004-10 KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT FOR PUBLIC
AREA ENHANCEMENT**

LUMP SUM PROPOSAL PRICE FOR:

DESIGN SERVICES

\$188,200.00*

Proposal Total in Words

One Hundred Eighty Eight Thousand and Two Hundred Dollars

PROJECT MANAGEMENT SERVICES

\$18,000.00 / Month (Estimated) (Estimated Length of Construction 4 months)

Proposal Total in Words

Eighteen Thousand Dollars per month

PROPOSAL BREAKDOWN

The Proposer shall provide a schedule of values for all aspects of the project. The schedule of values shall be in sufficient detail to allow the owner to understand how the Proposer arrived at said proposal prices for design and prices for project management and shall become part of the contract for basis of payment. The City may ask for a more detailed schedule of values if one submitted is not sufficient.

- a. Plaza areas at Greene, William, Margaret and Grinnell Streets
- b. Harborwalk
- c. Historic Seaport Entry Features
- d. Landscaping
- e. Streetscaping, Signage, wayfinding
- f. Designated Parking areas for scooters, bicycles
- g. Lighting
- h. Pedestrian friendly walkways and bicycle routes, ADA compliance
- i. Re-development of any unused areas to facilitate and enhance utilization thereof
- j. Connectivity and integration of Key West Bight with Caroline Street Corridor Redevelopment Area utilizing consistent design features that could be applied to expanded areas throughout the city's waterfront.

Proposal price shall include design plans, design drawings, engineering, construction documents and specifications, permits and any other requirements for completion of the all components of the project.

* Note: Fees provided are for preliminary planning design services only since it is not possible to accurately determine scope and fees of the final construction document phase at this time. Once the preliminary design has been finalized and approved, MSCW, Inc. can provide a lump sum fee for these services.

** Note: MSCW has not included construction design service fees based on State Statute 287.055 (CCNA) which governs the selection of consulting firms in Florida. Requests for proposal can not include request or requirement for Architectural, Landscape Architectural or Civil Engineering consultation design services.





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MSCW/IDEA Vision Plan - Conceptual & Schematic Design

Project and Fee Schedule - approximately a 14 week production effort over a 20 week period

Week	Task	
1	Project Initiation/Preparation/Research/Scheduling	\$38,000.00
2	Tropical Brainstorm Workshop – Client/Stakeholder Meeting/Data Collection/Site Visit (Key West)	
CONCEPTUAL DEVELOPMENT		
3-5	Creative Impressions	\$44,000.00
6	Creative Impressions Review (Key West)	
7	Client Input	
8-10	Conceptual Design	
11	Conceptual Design Review (Key West)	
12	Client Input	
13	Final Publishing Concept Book	\$12,000.00
CONCEPTUAL REFINEMENT - SCHEMATIC DESIGN		
14-17	Schematic Design/Begin Detailed Engineering Research/Environmental Analysis & Review	
18	Schematic Design Review (Key West)	
19	Client Input	
20	Final Publishing Schematic Drawing Package	\$67,000.00

Preliminary Design Phase - Conceptual & Schematic Design	\$161,000.00
Estimated Reimbursable Expenses (Including Travel, Tolls, Lodging, Food, Taxes & Materials)	\$27,200.00
Preliminary Design Phase Total *	\$188,200.00

***Note:**

1. Future landscape architectural construction design, engineering construction design, marine construction design, environmental services, construction permitting and construction administration services Scope and Fees to be negotiated once the final concept and schematic design is complete and a defined level of construction design services can be determined.
2. Fees, as included, assume survey information is available from City based on the 120 day requested design schedule. If the survey is not available and it will be the responsibility for the Design Consultant to provide them, this service will be added in addition to the fees as shown.
3. The above listed fees include up to a total of four (4) meetings with CRA/Staff during the course of the preliminary design process. If additional meetings are desired they can be added based on a negotiated lump sum basis.
4. The schedule as shown provides for up to a total of three (3) weeks of staff review and comment preparation.



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EXHIBIT "A"
2009 – 2010 MSCW HOURLY RATE/DIRECT COST SCHEDULE

<u>Category</u>	<u>Hourly Rate</u>	<u>Category</u>	<u>Hourly Rate</u>
Expert Witness & Testimony	\$400.00	CADD Team Supervisor	\$115.00
Preparation for Deposition/Trial	300.00	Transportation Designer I	115.00
Senior Principal	235.00	Engineering Designer I	115.00
Team/Resource Leader	205.00	Senior Scientist	110.00
Senior Studio Leader	205.00	Senior Technician II	110.00
Studio Leader	205.00	Senior GIS Technician II	100.00
Team/Resource Manager	185.00	IT Manager	100.00
Client Relationship Manager II	185.00	Construction Services Coordinator	100.00
Studio Manager	185.00	Project Engineer	100.00
Senior Economist II	165.00	Planner II	100.00
Senior Project Manager II	165.00	Designer II	100.00
Senior Project Manager I	155.00	Project Landscape Architect	95.00
Senior Economist I	150.00	Staff Engineer	90.00
Project Manager	140.00	Planner I	90.00
Client Relationship Manager I	140.00	Designer I	90.00
Senior Transportation Designer II	135.00	Economist	90.00
Senior Engineering Designer II	135.00	Associate Scientist	85.00
Senior Project Engineer II	135.00	Senior Technician I	85.00
Senior Designer II	130.00	Senior GIS Technician I	85.00
Senior Planner II	130.00	Professional Staff	80.00
GIS/CADD Manager	130.00	LA Designer	80.00
Construction Services Manager	125.00	Environmental Specialist	75.00
Senior Transportation Designer I	125.00	Permitting Coordinator	75.00
Senior Engineering Designer I	125.00	Engineering Technician	70.00
Senior Project Engineer I	125.00	Planning Technician	70.00
Senior Planner I	120.00	GIS Technician	70.00
Senior Designer I	120.00	Executive Assistant	70.00
Transportation Designer II	120.00	CADD Technician	60.00
Engineering Designer II	120.00	Administrative Assistant	55.00
Senior Landscape Architect	120.00	Office Assistant	50.00
Prelim Subdiv Plan Coordinator	115.00	Research Assistant	50.00
Research Economist	115.00		

Reimbursable expenses are charged on a direct cost basis times a multiple of 1.1. Reimbursable expenses include, but are not limited to, all prints and reproduction costs associated with reports, prints and reproducible, postage and shipping; long distance calls; laboratory analysis; field kit charges; equipment rental; and expenses for travel outside a thirty (30) mile radius of the home office of MSCW's employee performing the travel (to include food, transportation, lodging, tolls and mileage).

In cases where overtime work is performed by hourly paid employees, it shall be billed at a rate of one and one-half (1 1/2) times the standard hourly rates.

Hourly rates are in effect through September 24, 2010. Rates shall be revised annually, effective September 25, 2010.





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IDEA, Inc. Billable Rate Schedule 2010

Principal-President	\$450.00 USD
Vice President	\$190.00 USD
Director/Senior Designer	\$175.00 USD
Manager/Designer	\$125.00 USD
Production	\$95.00 USD
Production Assistant	\$65.00 USD
Administration	\$45.00 USD



CHEN AND ASSOCIATES CIVIL AND ENVIRONMENTAL ENGINEERS
2010 Labor Rate Schedule

TITLE	HOURLY RATE
PRINCIPAL	\$ 175.00
SENIOR PROJECT MANAGER	\$ 130.00
SENIOR ENGINEER	\$ 115.00
SENIOR INSPECTOR	\$ 110.00
PROJECT ENGINEER	\$ 95.00
ENGINEER	\$ 85.00
INSPECTOR	\$ 88.00
TECHNICIAN / CADD DESIGNER	\$ 75.00
CLERICAL	\$ 55.00





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MSCW / IDEA, Inc. Vision Plan Work Plan (Concept & Schematic Design)
 (see general approach-methodology for detail)

	month 1		month 2		month 3		month 4		month 5											
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Key West Bight Historic Seaport Vision Plan Work Plan																				
Project Initiation/Project Team Kickoff Meeting	*																			
Tropical Brainstorm (Project & Client Team Workshop)																				
CONCEPT DEVELOPMENT																				
Creative Impressions																				
Client Review, Key West																				
Conceptual Design																				
Client Review, Key West (Concept Book review)																				
Final Delivery Concept Book																				
CONCEPT REFINEMENT																				
Schematic Design																				
Client Review, Key West (Schematic Design Pkg rev)																				
Final Delivery of Schematic Design Package																				





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Notice to Proposer: Use Black Ink or Type For Completing the Form.

PROPOSAL

To: CRA
Address: 525 Angela Street, Key West, Florida 33040
Project Title: KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT FOR PUBLIC AREA ENHANCEMENT
Project: RFP #004-10

PROPOSER'S INFORMATION

Name: MSCW, Inc.
Address: 4750 New Broad Street
Orlando, Florida 32814
Contact Name: James A. Sellen, M.S.P.
Email: James.Sellen@MSCWinc.com
Telephone: 407-422-3330
Fax: 407-422-3329

PROPOSER'S DECLARATION AND UNDERSTANDING

The undersigned, hereinafter called the Proposer, 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.

The Proposer further declares that he/she has carefully examined the Contract Documents for the project and conditions of work involved. Contract Documents, and that this Proposal is made according to the provisions and under the terms of the Contract Documents, which Documents are hereby made a part of this Proposal.

The Proposer further agrees that he/she has exercised his/her own judgment regarding the interpretation of job conditions and has utilized all data, which he/she believes pertinent from the Project Manager, Owner, and other sources in arriving at his/her conclusions.

CONTRACT EXECUTION





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SUBCONTRACTORS

The Proposer further proposes that the following subcontracting firms or businesses will be awarded subcontracts for the following portions of the work in the event that the Proposer is awarded the Contract:

Portion of Work: Concept, Theming, and Venue Brand Development, Master Plan Development Assistance, 3-D Visualization Design and Illustrative Graphics Design

Name: IDEA, Inc.

Address: 2618 Edgewater Drive, Suite 200, Orlando, Florida 32804

Portion of Work: Civil Engineering

Name: Chen & Associates

Address: 500 West Cypress Creek Road, Suite 410, Ft. Lauderdale, Florida 33309

Portion of Work: Local Public Involvement Liaison and Environmental Permitting Specialist

Name: SWC Consultants

Address: 6410 Fifth Street, Suite 3, Key West, Florida 33040

Portion of Work: Marine Engineering Design Expert

Name: ATM Engineering

Address: 5550 NW 11th Blvd. Gainesville, Florida 32653

Portion of Work: Survey

Name: Avirom & Associates, Inc.

Address: 50 S.W. 2nd Avenue, Boca Raton, Florida 33432

Portion of Work: Structural Engineering

Name: Bishop Engineering

Address: 972C Orange Avenue, Winter Park, Florida 32789

PROPOSER

The name of the Proposer submitting this Proposal is: **MSCW, Inc.**

Doing business at **4750 New Broad Street**

City **Orlando** State **Florida** Zip **32814**

Telephone No. **407-422-3330**

This address is where all communications concerning this Proposal shall be sent.



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The names of the principal officers of the Corporation submitting this Proposal, or of the Partnership, or of all persons interested in this Proposal as Principals are as follows:

Name	Title
Steve Miller, P.E.	Director, President & CEO
James A. Sellen, M.S.P.	Executive Vice President, Director of Community Planning & Design Studio
Kevin Walsh, P.E.	Executive Vice President and Engineering Leader
Neil Frazee, RLA	Vice President & DRI / Strategic Services Team Manager
Darla Miller, BS, MBA	Vice President and Environmental Team Manager
Geoff McNeill, AICP, RLA	Vice President and Community Design Studio Manager
Eric Warren, P.E.	Vice President and Engineering Team Manager
Lance Bennett, P.E.	Vice President and Engineering Manager

If Corporation

IN WITNESS WHEREOF the undersigned corporation has caused this instrument to be executed and its seal affixed by its duly authorized officers this 15 day of Feb., 2010

(SEAL)

Name of Corporation: MSCW, Inc.

By: 

Title: Executive Vice President

Attest: 

Secretary

If Sole Proprietor or Partnership

IN WITNESS hereto the undersigned has set his/her/its hand this _____ day of _____, 2010.

Signature of Proposer _____

Title _____



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SWORN STATEMENT UNDER SECTION 287.133(3)(a)

FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

PROJECT RFP #XXXXX: KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT FOR PUBLIC AREA ENHANCEMENT

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

1. This sworn statement is submitted with Proposal, Proposal or Contract No. RFP# 004-10 for Key West Bight Design and Project Management for Public Area Enhancement

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

whose business address is 4750 New Broad Street, Orlando, Florida 32814
and (if applicable) its Federal
Employer Identification Number (FEIN) is 59-1762052 (If the entity has no FEIN, S
include the Social Security Number of the individual signing this sworn statement.)

3. My name is James A. Sellen, M.S.P. and my relationship to
(Please print name of individual signing)

the entity named above is Executive Vice President

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

5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), 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 information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means
 1. A predecessor or successor of a person convicted of a public entity crime: or
 2. An entity under the control of any natural person who is active in the management of 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 agents who are active in the management of an affiliate. The ownership by one person of shares constituting controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(8), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Proposals or applies to Proposal 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"



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includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

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

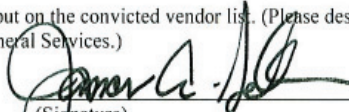
Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)

There has been a proceeding concerning the conviction before a hearing of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

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

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



(Signature)
February 15, 2010
(Date)

STATE OF Florida

COUNTY OF Orange

PERSONALLY APPEARED BEFORE ME, the undersigned authority,

James A. Sellen who, after first being sworn by me, affixed his/her signature in the
(Name of individual signing)

space provided above on this 15th day of February, 2010.

My commission expires: 5/7/2011 Rebecca E. Capostagno
NOTARY PUBLIC





CITY OF KEY WEST

KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT

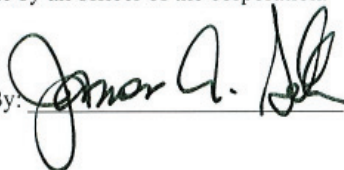
RFP # 004-10

ANTI-KICKBACK AFFIDAVIT

PROJECT RFP #004-10: KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT
FOR PUBLIC AREA ENHANCEMENT

STATE OF FLORIDA)
: SS
COUNTY OF MONROE)

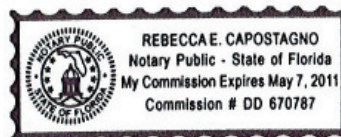
I, the undersigned hereby duly sworn, depose and say that no portion of the sum herein Proposal will be paid to any employees of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

By: 

Sworn and subscribed before me this

15th day of February, 2010.

Rebecca E. Capostagno
NOTARY PUBLIC, State of Florida at Large



My Commission Expires: May 7, 2011



ADDENDUM NO. 1

To All Proposers:

The following change is hereby made a part of RFP 004-10 - Key West Bight Design with Optional Project Management for Public Area Enhancement as fully and completely as if the same were fully set forth therein:

CLARIFICATION for number of copies to be submitted:

One (1) original, eight (8) hardcopies, and one (1) CD copy in PDF format of the proposals are to be submitted in two (2) sealed envelopes, one within the other, clearly marked on the outside "RFP 004-10 – Key West Bight Design & Project Management for Public Area Enhancement" and addressed to the City Clerk.

All Proposers shall acknowledge receipt and acceptance of this Addendum No. One by acknowledging Addendum in their proposal or by submitting the addendum with the bid package. Bids submitted without acknowledgement or without this Addendum may be considered non-responsive.


Signature

MSCW, Inc.
Name of Business

