

March 1, 2019



Response to:  
City of Key West

## Request for Qualifications No. 19-001

### Architectural Services for Frederick Douglass Gym Extension

Key West, Florida



March 1, 2019

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

Re: **RFQ No. 19-001, Architectural Services for Frederick Douglass Gym Extension**

Dear Members of the Selection Committee:

hayes | cumming architects is very interested in the opportunity to work with the City of Key West on the continuation of improvements at this historic site in Bahama Village. We have experience with multiple projects within the Key West Historic District. Our locations in St Petersburg and West Palm Beach possess a wide range of experience in planning, programming and design of public buildings. We are also pleased to highlight that we have been working in the Florida Keys since 2002 and some of our major projects include:

- Frederick Douglass Gym Renovation, City of Key West – Due to extensive structural damage, the low bay portion of the Gym was demolished and reconfigured to provide new multipurpose space and a new roof/floor for the high bay gym
- FKCC Marine Technology Building – This new 40,000 s.f. building was designed to LEED-NC Silver standards and included new shop and classroom space with secure parking for vehicles and boats at the ground floor level
- FKCC Student Housing - A new 44,000 s.f., 100 bed student housing facility with secure parking, common areas and recreation amenities at the ground level as well as lounge and group kitchen space on the sleeping levels
- DHS Key West – This new 13,000 s.f. office over parking for the Department of Homeland Security-Immigration and Customs Enforcement included office space, meeting rooms and law enforcement support spaces

We are highly committed to continuing to serve the City, and growing the solid working relationship that has been built over the last seven years. It is our goal to ensure the result of our effort meets your needs and exceeds your expectations. Thank you for your consideration!

Yours very truly,

hayes | cumming architects p.a.



Andrew M. Hayes, AIA, LEED AP BD+C  
Principal

0. Letter of Interest

1. Specialized Experience & Technical Competence of the Firm

p. 1

2. Professional Qualifications of Project Team

p. 10

3. Ability & Capacity of Staff

p. 15

4. Comments & Critique of Exhibit 'C'

p. 25

5. Qualifications in City of Key West Historic District

p. 29

Exhibit A - Affidavits and Forms

Exhibit B - Professional Licenses



**Project Information:**

City of Key West RFQ # 19-001  
Architectural Services for Frederick Douglass Gym Extension

Hayes Cumming Architects, PA

Andrew M. Hayes, AIA, LEED AP BD+C  
Principal  
2529 Central Avenue  
Saint Petersburg, Florida 33713  
ph: 727.321.0900  
fx: 727.321.0903  
em: AHayes@HC-Arc.com



**DESIGN AND PERMITTING OF BUILDINGS WITHIN THE CITY OF KEY WEST**

- Twelve commercial buildings, three residential buildings in 15 years
- Three buildings within the Key West Historic District
- Extensive Experience with Cat 5 Buildings in Coastal Areas
- Experience with HARC & DRC over multiple projects
- Specific Feasibility Study Research for FD Gym Extension

**SPECIALIZED EXPERIENCE**

- Extensive SFWMD Experience
- FEMA Design & Compliance
- Crime Prevention Through Environmental Design (CPTED)
- Building Envelope & Missile Impact Design
- Experience working in the Keys since 2004
- Knowledge of Current Construction Methodologies
- Use of Appropriate Technologies & Best Practices
- Community Visioning & Stakeholder Input
- Master Planning
- Programming & Analysis
- Ability to Identify Problems & Resolve Conflicts
- Stewardship of Resources

**TECHNICAL COMPETENCE**

- Utilization of Building Information Modeling Software
- Scheduling Milestones & Meeting Deadlines
- Timely & Accurate Communication
- Construction Administration
- Budget Estimating & Cost Controls

**SPECIALIZED EXPERIENCE**

During the past decade, hayes | cumming architects has gained the following specialized experience below that would provide significant value to the City of Key West. In addition to the information highlighted below, Andrew M. Hayes has 30 years within the fields of architecture, planning, and construction.

**FEMA Design & Compliance**

In the last five years hayes | cumming architects has completed close to twenty projects within FEMA velocity and flood zones within the Tampa Bay region as well as the Florida Keys. The projects were predominantly institutional, educational and commercial building types with a few residential buildings as well. We are very well versed on the Coastal Construction requirements (FEMA-55) as well as the Coastal Construction Manual FEMA P-55 I, II & III, Edition III. We also are familiar with the FEMA Technical Bulletins with a specific focus on a technical issue that are released in between Coastal Manual Editions.

Emergency management of coastal environments is critical to life in the Florida Keys. Key West lies at the point of intersection for the South Atlantic coastal environment and the Gulf of Mexico coastal environment. Due to this fact the design of structures within the Florida Keys much take into account the potential effects of both of these coastal zones. Site design issues and structural foundations must be considered in the context of the performance they will give as well as the potential damage they can cause if they become separated from their structure and become components for destruction due to the drastic effects of hurricane forces.

**Experience working in the Keys since 2004**

Our first design opportunity in the Florida Keys was the Field Office for the Department of Homeland Security-ICE on North Roosevelt Boulevard with our predecessor firm. Andrew M. Hayes, AIA served as Principal-in-Charge. That project had a very aggressive schedule that was dictated by the Federal government.

We worked closely with Joe April, the City of Key West Building Official at the time. The project was broken into three discreet work packages in order to 'fast track' the schedule:

- Site/Civil & Foundation
- Building Envelope
- Interior build-out

This approach allowed over 80 days to be saved out of the original schedule prior to the impact of hurricanes Dennis, Katrina & Rita in 2005. These hurricanes also were a lesson in preparing a construction site for an impending potential disaster.

### **Crime Prevention Through Environmental Design (CPTED)**

Known as a multi-disciplinary approach to deterring criminal behavior through environmental design, CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts. As of 2004, most implementations of CPTED occur solely within the built environment. The three most common built environment strategies are natural surveillance, natural access control and natural territorial reinforcement.

- **Natural surveillance**

Natural surveillance increases the threat of apprehension by taking steps to increase the perception that people can be seen. Natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction among legitimate users of private and public space. Potential offenders feel increased scrutiny and limitations on their escape routes.

- **Natural access control**

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space. By selectively placing entrances and exits, fencing, lighting and landscape to limit access or control flow, natural access control occurs.

- **Natural territorial reinforcement**

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern. An environment designed to clearly delineate private space does two things. First, it creates a sense of ownership. Owners have a vested interest and are

more likely to challenge intruders or report them to the police. Second, the sense of owned space creates an environment where "strangers" or "intruders" stand out and are more easily identified. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs. Additionally, these objectives can be achieved by assignment of space to designated users in previously unassigned locations.

CPTED strategies are most successful when they inconvenience the end user the least and when the CPTED design process relies upon the combined efforts of environmental designers, land managers, community activists, and law enforcement professionals. Beyond the attraction of being cost effective in lowering the incidence of crime, CPTED typically reduces the overall costs of preventing crime. Retrofitting an existing environment to meet CPTED can sometimes be costly, but when incorporated in the original design phase of facility planning, cost of designing to CPTED principles are often lower than with traditional approaches. Operational costs are often lower also, as CPTED lighting designs can significantly lower energy use. Adding to the attraction of CPTED is that it lowers liability and in some instances provides for reduced insurance costs.

### **Building Envelope & Missile Impact Design**

Due to the harsh coastal environment of the Florida Keys, the envelope of a building requires more analysis and attention to detail than in most other parts of the state. The significant components are:

- Roof assemblies, flashing and insulation
- Exterior Glazing Systems
- Exterior Doors & Windows
- Vapor penetration & insulation of exterior walls
- Sealants & caulking at door and window perimeters



These components are looked at in the context of maintaining the integrity of the structure during significant storm events. Construction testing results for large and small missile impact are considered when selecting construction systems and components.

### **Stewardship of Resources**

The Florida Keys are such a unique and fragile microclimate that requires a sensitive design approach to the use of resources, both natural and manufactured. Energy use, potential waste and recycling are also important factors to be considered as part of approaching the design of a building from a life-cycle perspective as well.

The concept of stewardship is an ethic that embodies responsible planning and management of resources. This approach involves taking a holistic look at the use of materials and the cost of energy to operate a facility over its entire life. This is in direct contrast to a first-cost only approach to design and construction and places more value on a solution that looks at the entire picture of design, construction, operation and maintenance.

We take seriously our responsibility to be stewards of public funds in whatever we do.

### **Knowledge of Current Construction Methodologies, Technologies & Best Practices**

At Hayes | Cumming Architects we typically are involved in 40 - 50 hours of continuing education annually. We regularly host courses on various emerging materials, as well as systems and components involved in increasing energy efficiency.

Our focus areas are as follows:

- Andrew – practice management, construction industry trends and public architecture
- Alec– information technology & building envelope technologies
- Christopher - emerging construction materials

**Urban Design/Community Visioning & Stakeholder Input**

We have been involved in multiple projects that have included meeting with community groups and stakeholders in order to elicit input for projects that have a public component or are utilized by a larger group than the day-to-day users. These include:

- Florida Alzheimer Center & Research Institute – Tampa, Florida
- M.L.K Business District Association - St Petersburg, Florida
- Davis Islands Neighborhood task Force – Tampa, Florida
- Timer Pines Centre - Spring Hill, Florida

Some of these projects also included an element of consensus building to find common aspects of public comment in order to provide clearly defined criteria for project success.

**Master Planning/Programming & Analysis**

We have been involved in multiple planning projects that involved analyzing future growth/contraction, land use, facility utilization and infrastructure requirements in order to create a long term multi-phase development plan:

- Led Charette on Key West Salt Flats by Southwest Florida Resiliency Compact
- Campus Master Plan & Color Scheme, FKCC – Key West, Florida University Community
- Healthcare Campus – Trinity Florida
- Master Plan, St Petersburg Catholic High School - St Petersburg, Florida  
Master Plan, Phase I (2003) & Phase II (2014) Tampa Catholic High School – Tampa, Florida

**Ability to Identify Problems & Resolve Conflicts**

As part of our standard practices, we focus on good quality, clear and timely communication. We find that this is one of the best proactive practices that help in identifying problems early. In addition to this focus we have adapted the best practices below that also help proactively resolve potential issues:

- A two-four week 'Look Forward' as a standard agenda item during planning, design or construction

- A monthly Executive Report for key decision makers identifying the potential challenges of the next 30 days

In addition to the proactive measures above, we also have adapted the procedure below to facilitate resolving conflicts in-house.

- First, we ask each party to document their position or claim in writing
- Second, we have an independent third party (typically a construction professional) review and analyze each written position and identify common ground
- Third, we return the independent analysis of the positions to each party and ask for compromise proposals
- We attempt to broker a settlement directly with the parties involved
- When these measures do not produce consensus, we engage a mediator to perform a written analysis and sit down with each of the parties in an attempt to resolve the issue

### **TECHNICAL COMPETENCE**

We offer the following unique technical skills that will provide insight and value to the City of Key West:

#### **Utilization of Building Information Modeling (BIM) Software**

As a part of our founding principles we are committed to the use of state-of-the-art technology in the practice of architecture. Our technology tool of choice is Revit by AutoDesk. This powerful BIM software creates a virtual model of the building from the moment that very preliminary design concepts are developed. This provides to our clients three-dimensional images right from the start of design. This powerful imaging tool will allow the City of Key West to make informed decisions about potential concepts early in the design process. Since the building is modeled from the very beginning, quantity take-offs for construction budgeting are available from the beginning.

The power of this tool also allows natural light analysis and energy use studies to be performed in the very early stages of design. This information is valuable in making informed decisions regarding LEED criteria of specific projects and developing the appropriate strategy for successful certification.

### **Budget Estimating & Cost Controls**

Due to the inherent power and ability of BIM, construction budget estimating information is available early in the design process. This early availability of cost information facilitates informed decision making on how to obtain the best value for a given budget.

This is very different from value engineering, which looks at cost reduction once the majority of the building is designed. Our focus at the conceptual design stage is on the structural system, roof membrane and building envelope choices that represent the majority of the cost of a building. Only rarely under a value engineering scenario is the client able to look at these factors. And almost always it involves significant design cost and schedule impact.

### **Timely & Accurate Communication**

As with any good relationship or business endeavor communication is critical. We understand the value of communication and have developed standard procedures and forms to facilitate this. At the start of every project we sit down with the entire Owner team and Design team to develop a communication plan and communication diagram to ensure that the appropriate team members are involved in communication critical to their respective role. We also strive to ensure that correspondence/e-mail is not dispersed in a 'shotgun' approach that burdens team members with communication that is of little value to their role in the process.

We manage the communication process by asking two simple questions:

- What is the value added by a particular member receiving this communication?
- Is there any value lost if a particular team member does not receive this communication?

**Peer Review and LEED consultant as Standard Practice**

On all of our projects above two million dollars in construction value we engage an outside peer review of our work prior to releasing it. For projects below two million dollars that function is provided by one of the firm principals not directly involved with the specific project. This ensures that someone detached from the design process on a daily basis has a chance to analyze the work and provide an additional perspective.

For all projects that will be 'green buildings' or LEED certified we engage a consultant that possesses specialized knowledge with section 255.2575(2) Florida Statue and LEED certification standards.

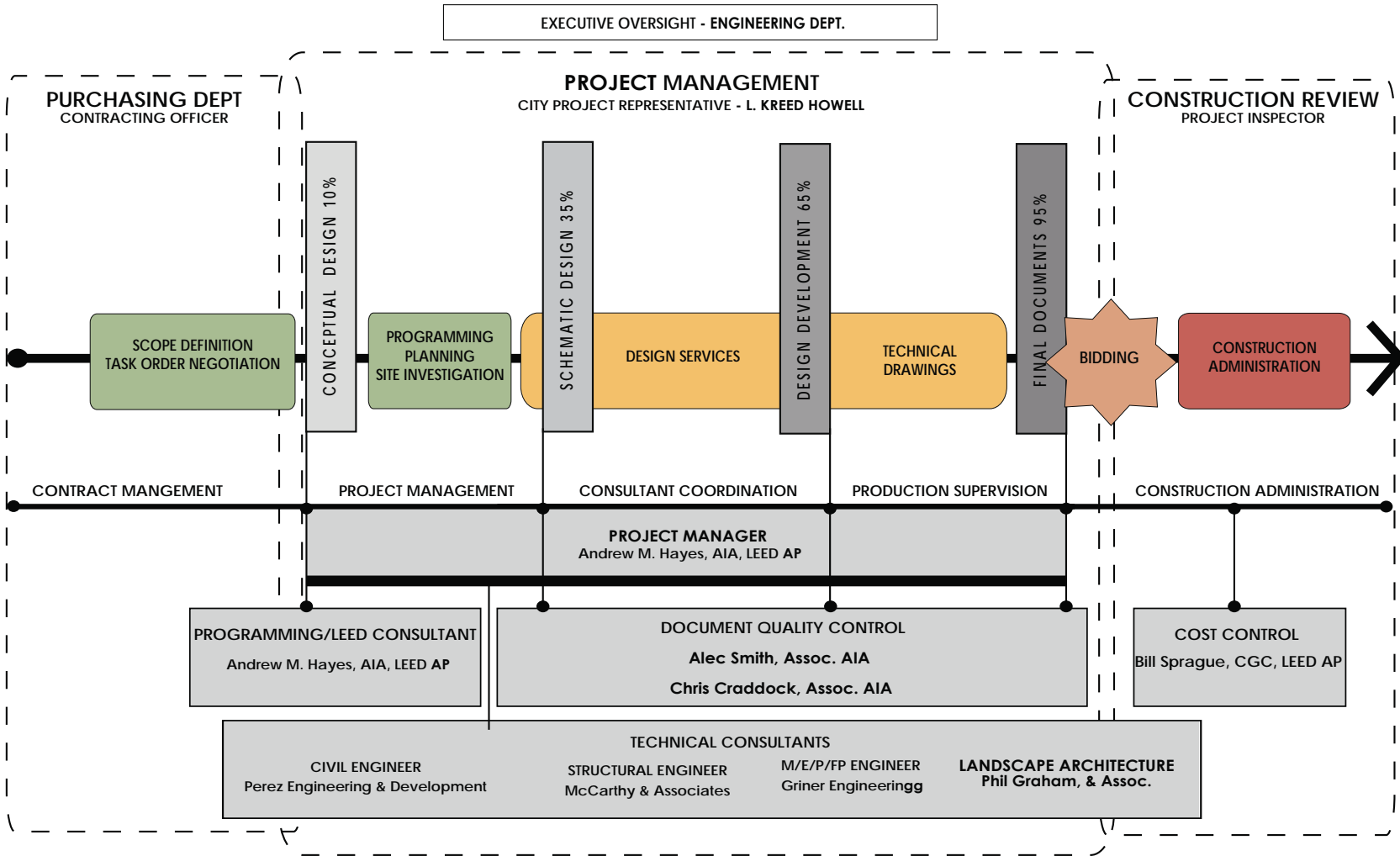
**Scheduling Milestones & Meeting Deadlines**

There is an old axiom in construction, 'Measure twice – cut once.' In the architecture industry today this is known as 'lean architecture'. The concept of lean architecture is to perform the majority of the design analysis up front using the technology tools and industry information during design, when decisions by the client have the most bearing on cost. This approach modifies the amount of time spent during programming, schematic design and design development as compared to the traditional approach. Under the traditional approach the most time is spent developing the construction documents. Under the lean architecture approach the most time is spent working out the structural systems and building envelope. Development of the construction documents happens relatively quickly.

Due to the annual risk caused by the hurricane season in the Florida Keys each year, construction schedules need to be carefully considered. While the conventional wisdom may say get it done quickly, there is clear evidence that shows construction which occurs outside of the hurricane season minimizes risk and increases the chance of a better built project in the end. When reasonable scheduling occurs and contingency planning is built into the design and construction schedule there is better value provided to our client. When the above factors are incorporated into the approach to project delivery the best possible scenario is created to deliver a project 'on-time and on-budget.'



**CITY OF KEY WEST - FREDERICK DOUGLASS GYM EXTENSION  
COMMUNICATION & SERVICE DELIVERY APPROACH**



hayes | cumming architects CONSULTANT TEAM

hayes | cumming architects utilizes consultants that it has worked with regularly to ensure quality of service and documents through utilization of established communication methods. Consultants that are included as part of the proposed team, their role and related historical experience for this Project.

KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS											
NAMES OF KEY PERSONNEL	ROLE IN THIS CONTRACT	EXAMPLE PROJECTS LISTED BELOW (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Andrew Hayes, AIA, LEED AP	Principal-in-Charge	X	X	X	X	X	X	X	X	X	X
Alec Smith, Assoc. AIA	Project Manager	X	X	X	X	X	X	X	X	X	X
Michael Lingerfelt, FAIA, LEED BD+C	LEED Consultant	X									
Bill Sprague, GCA, LEED AP	Construction Mgr.		X	X			X	X	X	X	X
E. Michael McCarthy, PE	Struc. Engineer	X			X	X	X	X	X	X	X
Joseph P. Griner, PE, LEED AP	Mech. Engineer	X	X	X				X			X
Jose Rosario, PE	Electrical Engineer	X	X	X				X			X
Phil Graham, FASLA	Landscape Arch't	X			X	X				X	
Allen Perez, PE	Civil Engineer				X		X	X	X	X	X

EXAMPLE PROJECTS KEY			
NO.	TITLE OF EXAMPLE PROJECT (FROM ABOVE)	NO.	TITLE OF EXAMPLE PROJECT (FROM ABOVE)
1	Tampa Catholic High School Administrative & Student Services Complex Tampa, Florida	6	Florida Keys Community College New Marine Technology Building Key West, FL
2	U.S. Dept. of State - Diplomatic Transit Facility Misc. Alterations - Perimeter Security Measures Sanaa, Yemen	7	Hyatt Key West - Resort & Marina Renovation of Shor Grill & Commercial Kitchen Key West, FL
3	U.S. Dept. of State - Diplomatic Transit Facility Misc. Alterations - Boilers, Water System & Laundry Sanaa, Yemen	8	Florida Keys Community College Exterior Envelope Repair & Repaint Key West, FL
4	City of Key West Renovation of Frederick Douglass Gym Key West, FL	9	Florida Keys Community College New Student Housing Key West, FL
5	City of St Petersburg Renovation of Fire Station 9 St Petersburg, FL	10	Department of Homeland Security New Field Office Key West, FL



STANDARD FORM (SF)

254

Architect-Engineer and Related Services Questionnaire

1. Firm Name / Business Address:

hayes|cumming architects pa  
2529 Central Avenue  
St Petersburg, Florida 33713  
Email: ahayes@hc-arc.com

1a. Submittal is for  Parent Company  Branch or Subsidiary Office

2. Year Present Firm Established:

2006

3. Date Prepared:

April 3, 2017

4. Specify type of ownership and check below, if applicable.

Corporation

A. Small Business

B. Small Disadvantaged Business

C. Woman-owned Business

5. Name of Parent Company, if any:

N/A

5a. Former Parent company Name(s), if any, and Year(s) Established:

Hayes Architects, Inc. 2000 - 2003

6. Name of not more than Two Principals to Contact: Title / Telephone

1) Andrew M. Hayes, President / 727.321.0900

7. Present Offices: City / State / Telephone / No. Personnel Each Office

St Petersburg, Florida / 727.321.0900 / 5

7a. Total Personnel

7

8. Personnel by Discipline: (List each person only once, by primary function.)

<u>1</u> Administrative	_____ Electrical Engineers	_____ Oceanographers	_____	_____
<u>1</u> Architects	_____ Estimators	_____ Planners: Urban/Regional	_____	_____
_____ Chemical Engineers	_____ Geologists	_____ Sanitary Engineers	_____	_____
_____ Civil Engineers	_____ Hydrologists	_____ Soils Engineers	_____	_____
_____ Construction Inspectors	<u>1</u> Interior Designers	_____ Specification Writers	_____	_____
<u>2</u> Draftsman	_____ Landscape Architects	_____ Structural Engineers	_____	_____
_____ Ecologists	_____ Mechanical Engineers	_____ Surveyors	_____	_____
_____ Economists	_____ Mining Engineers	_____ Transportation Engineers	_____	_____

9. Summary of Professional Services Fees Received: (Insert index number)

	Last 5 Years (most recent year first)				
	2018	2017	2016	2015	2014
Direct Federal contract work, including overseas	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
All other domestic work	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>
All other foreign work*	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Ranges of Professional Services Fees

INDEX

1. Less than \$100,000
2. \$100,000 to \$250,000
3. \$250,000 to \$500,000
4. \$500,000 to \$1 million
5. \$1 million to \$2 million
6. \$2 million to \$5 million
7. \$5 million to \$10 million
8. \$10 million or greater


\*Firms interested in foreign work, but without such experience, check here:

10. Profile of Firm's Project Experience, Last 5 Years

Profile Codes	Number of Projects	Total Gross Fees (in thousands)	Profile Codes	Number of Projects	Total Gross Fees (in thousands)	Profile Codes	Number of Projects	Total Gross Fees (in thousands)
1) 006	2	87	11) 088	2	462	21)		
2) 013	9	631	12)			22)		
3) 016	5	552	13)			23)		
4) 029	7	6,088	14)			24)		
5) 036	7	6,513	15)			25)		
6) 048	3	92	16)			26)		
7) 049	5	254	17)			27)		
8) 058	1	376	18)			28)		
9) 072	6	1,788	19)			29)		
10) 079	3	576	20)			30)		

11. Project Examples, Last 5 Years

Profile Code	"P," "C," "JV" or "IE"	Project Name and Location	Owner Name and Address	Cost of Work (in thousands)	Completion Date (actual or Estimated)
036	C	Administrative & Student Services Complex Tampa Catholic High School Tampa, Florida	Catholic Diocese of St Petersburg 6333 Ninth Avenue North ST Petersburg, FL 33713	2,675	07/2019
036	C	Perimeter Security Measures & Improvements Diplomatic Transit Facility Sanaa, Yemen	U.S. Department of State Overseas Building Operations Washington, DC 20520	2,200	03/2018
036	C	Misc. Alterations - Boilers, Water & Laundry Systems Diplomatic Transit Facility Sanaa, Yemen	U.S. Department of State Overseas Building Operations Washington, DC 20520	1,100	11/2017
036	P	Frederick Douglass Gym Renovation 111 Olivia St. Key West, Florida 33040	City of Key West - Engineering Dept. 1300 White St. Key West, Florida 33040	2,400	07/2017
029	P	Marine Technology Building 5901 College Rd. Key West, Florida 33040	Florida Keys Community College 5901 College Rd. Key West, Florida 33040	6,085	01/2013
088	P	Miscellaneous Alterations - Small City Buildings Various Locations St Petersburg, Florida	City St Petersburg-Engineering & Cap. Imp. P.O. Box 2842 St Petersburg, Florida 33731-2842	1,040	08/2011
048	P	Hyatt Key West - Resort & Marina 601 Front Street Key West, Florida 33040	Hyatt Development - Southeast 9000 Universal Blvd. Orlando, FL 32819	1,533	09/2010

049	P	New Student Housing – Lagoon Landing 5901 College Rd. Key West, Florida 33040	Florida Keys Community College– D.S.O. 5901 College Road Key West, Florida 33040	4,800	08/2011
029	P	Holy Family School–Life Safety/Energy Upgrades 200 – 78 <sup>th</sup> Avenue NE St Petersburg, Florida 33702	Catholic Diocese of St Petersburg P.O. Box 40200 St Petersburg, Florida 33743-0200	606	08/2009
072	P	Dept. of Homeland Security Office Building 2000 North Roosevelt Boulevard Key West, Florida	Kiely Commercial Inc.(GSA Developer) 711 South Howard St. Suite 201 Tampa, Florida 33606	3,922	08/2007
016	P	Multiple Tenant Build-outs – Aveda Florida Lifestyle Salons & Spas St Petersburg, Tampa, Ft Lauderdale, Naples	Aveda Florida, LLC P.O. Box 1336 St Petersburg, Florida 33712	1640	09/2006- 02/2008
029	P	Envelope Repair & Repaint – Various Bldgs. 5901 College Rd. Key West, Florida 33040	Florida Keys Community College 5901 College Rd. Key West, Florida 33040	350	10/2006
016 049	P	The Meridian 2358 Central Avenue St Petersburg, Florida 33701	JPA Investment Group, LLC 341 3 <sup>rd</sup> Street South St Petersburg, Florida 33701	1,150	10/2009
079	P	FKCC – Marina & North Campus Master Plan 5901 College Rd. Key West, Florida 33040	Florida Keys Community College 5901 College Road Key West, Florida 33040	1,105	011/2007
013	P	St Francis of Assisi – Social Hall Addition 4450 County Road 579 Seffner, FL 33584-8361	Catholic Diocese of St Petersburg P.O. Box 40200 St Petersburg, Florida 33743-0200	965	04/2007
016	P	San Martin Village 10730-10795 Gandy Blvd. St Petersburg, Florida 33702	CDE Development Group 5509 W. Gray Street, Suite 201 Tampa, Florida 33609	2,360	07/2007
079	I	Byrd Alzheimer Center & Research Institute Owner’s Representative & Programming Only Tampa, Florida	Byrd Alzheimer Center & Research Institute 4100 Fletcher Avenue Tampa, Florida 33647	18,850	05/2007
079	P	Tampa Catholic H.S. Master Plan 4630 North Rome Avenue Tampa, Florida	Catholic Diocese of St Petersburg P.O. Box 40200 St Petersburg, Florida 33743-0200	865	08/2003
				Date:	
				March 1, 2019	
Signature:				Typed Name and Title: Andrew M. Haves. AIA.	



Architectural Prime Consultant and Sub-Consultant Firms with responsibilities for each.

hayes   cumming architects pa andrew m. hayes, aia, leed ap alec smith, assoc. aia christopher craddock, assoc. aia	architecture
b.w. sprague, inc bill sprague, gca, leed ap	cost control
mccarthy and associates e. michael mccarthy, pe	structural engineers
griner engineering, inc. joseph p. griner, pe, leed bd+c jose rosario pe	m/e/p engineers
phil graham landscape architecture phillip graham jr, asla, leed ap	landscape architecture
perez engineering & development allen perez, pe	civil engineer

recent project experience

- **Tampa Catholic H.S. - Administrative & Student Services Comple**  
New Building/Renovation - 2,675,000  
Sanaa, Yemen
- **U.S. Department of State - Diplomatic Transit Facility**  
Perimeter Security Measures  
March 2018 - 2,000,000  
Sanaa, Yemen
- **U.S. Department of State - Diplomatic Transit Facility**  
Miscellaneous Alterations to Boiler, Fresh Water & Laundry Systems  
August 2017 - \$1,106,000  
Sanaa, Yemen
- **City of Key West - Renovation of Frederick Douglass Gym**  
Renovations to Frederick Douglass Gymnasium & Recreation Center  
July, 2017 - \$2,100,000  
Key West, FL
- **FKCC Student Housing**  
New 100 bed 23,600 s.f. Building  
August 2012 - \$4,600,000  
Key West, FL
- **FKCC Marina & North Campus Master Plan**  
12.7 acre site with marina, central courtyard and landscaping  
April 2010 - \$1,150,000  
Key West, FL
- **Holy Family Parish**  
Complete Interior Renovation of Church - 2010  
School Envelope & Window Repair/Replacement - 2009  
Summer 2010 - \$2,267,000  
St. Petersburg, FL
- **FKCC Campus Wide Repair and Repaint**  
105,000 sf of Exterior Envelope Repair/Repaint due to Hurricane Damage  
October 2006 - \$350,000  
Key West, FL
- **Byrd Alzheimer Center & Research Institute**  
Programming/Owner's Representative  
March 2006 - \$20,000,000  
USF Campus, Tampa, FL
- **Hyatt Key West**  
Interior Renovation of Restaraunt & Commercial Kitchen  
August 2008 - \$650,000  
Key West, FL
- **Department of Homeland Security  
Immigration and Customs Enforcement \***  
Phase I - 12,000 sf office building  
Phase II - tenant improvements  
May 2006 - \$3,922,514  
Key West, FL

\* architect of record while principal at ruyle.hayes+jennewein architects, p.a.

professional experience

hayes|cumming architects pa  
2006 - present  
ruyle.hayes+jennewein architects pa  
2001 - 2006  
Hayes Architects, Inc.  
1998 - 2001  
Scott Partnership Architecture, Inc.  
1995-1998  
Lewis Ingleson, AIA, Architect, Ltd.  
1991-1995

education

Master of Architecture & Urban Design  
Virginia Polytechnic & State University

Bachelor of Architecture  
, University of Hawaii

Associate of Science  
, Comm. College of the Air Force

professional registration

NCARB, Florida

affiliations

2015, President, AI A Florida  
2013-2012, V.P. Advocacy & Gov't Affairs  
2013-2007, Board of Directors  
American Institute of Architects-Florida  
2012, Board President  
Grand Central Business District  
2012, Board Vice President  
St Petersburg Museum of History  
2011-2010, Citizens Advisory Board  
Pinellas Metropolitan Planning Org.  
2010 President; AIA Tampa Bay  
2005-1991, Florida Air National Guard  
1990-1982, United States Air Force

andrew m. hayes  
aia, leed ap



Having been trained in Hawaii, Mr. Hayes approaches each commission by interacting with and analyzing the project site. In doing so, the inherent environmental qualities to be featured and respected are discovered. So begins the symbiotic relationship between environment and structure.

His career focus has been providing comprehensive design solutions that work in harmony with the environment, solve user needs and enhance economic value. Project excellence is obtained by client service through listening, adhering to budgets and maintaining schedules. This assures timely and economic delivery of each project.

## E. MICHAEL MCCARTHY, PE



### EDUCATION

BA, Architectural Engineering; Pennsylvania State University (1978)

Special Studies, University of Leeds, England (1977)

### PROFESSIONAL REGISTRATIONS

Professional Engineer: FL (#32629, exp. 2-28-19)

Special Building Inspector: FL (#0158 exp. 2-28-19)

### CERTIFICATIONS/TRAININGS

FAA Instrument Rated Pilot

### PROFESSIONAL AFFILIATIONS

American Concrete Institute

American Society of Civil Engineers  
ASCE Committee

Pinellas County Construction Licensing Board

YMCA of the Suncoast Building and Grounds

### HONORS/AWARDS

Lynch Elementary School - ENR Southeast 2012 Best Projects

Opal Sands Resort – ENR Southeast 2016 Best Projects

St. Mark's the Evangelist Catholic Church – 2016 TCA Tilt-up Achievement Award – Spiritual Division

### PUBLICATIONS/ PRESENTATIONS

"New Clearwater Hotel – A Challenging Wind and Flood Design", Structure Magazine, July 2017

### EXPERIENCE SUMMARY

Mr. McCarthy, PE is a licensed professional structural engineer who recently joined Pennoni, serving as Associate Vice President in our Clearwater, FL office after owning his own firm for over 30 years. Mr. McCarthy has almost 40 years of experience in the analysis, design and construction of both new and renovation educational projects, and is privileged serving the Diocese throughout the years.

### REPRESENTATIVE PROJECTS

#### **Academy of the Holy Names Performing Arts Center, Tampa, FL (2014 - 2016)**

Full structural services on a new 32,000 square foot one-story Performing Art Center located on the existing K-12 private school campus in Tampa, Florida.

#### **Academy of the Holy Names Heritage Center, Tampa, FL (2014 – 2016)**

Renovations include: 1) Enclosing existing covered walkways each side of the corridor that connects the existing chapel to the existing school and level floors, 2) Add ADA ramps, 3) Widen existing doors, and 4) Evaluate and repair or replace cracks in existing sidewalk.

#### **Academy of the Holy Names Gymnasium Entry, Tampa, FL (2015 - 2016)**

Add entry canopy element at the existing gymnasium main entry. Demo portion of the existing parapet, reinforce existing cmu walls for new canopy and parapet. Add new steel framed canopy.

#### **Academy of the Holy Names Pool Investigation, Tampa, FL (2009)**

Assisted with structural investigation of a pool located at the Academy.

#### **Tampa Catholic High School Learning Center Lab, Tampa, FL (2016)**

Assisted Hayes Cumming architects in an analysis of a concrete beam support being removed if 14 feet of wall is removed below it.

#### **Tampa Catholic High School New Buildings, Tampa, FL (2002 - 2003)**

Teamed with Hayes Cumming architects with the new Chapel and Science Technology buildings.

#### **Additional Diocese Projects:**

#### **St. Jude's the Apostle Catholic Church, St. Petersburg, FL (2010 - 2013)**

The Diocese of St. Petersburg celebrated with a dedication of the \$9M makeover with a 7,000 square feet expansion to an existing 25,713 square feet facility. Renovations to the existing church building with cry room and choir balconies included: Removed and relocated the four alter columns; evaluated the choir framing and design for new chilled water pipes, and evaluated the mechanical rooms and designed openings for AHU replacement.

#### **Our Lady of Lourdes Catholic Church, Dunedin, FL (1985 - 2015)**

Throughout the years, our firm has completed renovations that range from the parish rectory-1985, classrooms-1995, special events center-2002, substantial renovations-2014, to the most current in 2015 of the platform and sanctuary glass.



## Joseph H. Griner III, P.E., LEED AP

### President

Mr. Griner has more than 30 years of experience in the engineering design and commissioning of mechanical, electrical, plumbing and fire protection systems for federal government, municipal and military facilities in the US and overseas.

### *Partial list of relevant experience*

#### *Pinellas County Judicial Center Parking Garage, Clearwater, FL*

Engineer of record for the mechanical, electrical, plumbing and fire protection engineering services for the new construction of a parking garage for the Pinellas County Justice Center. The fire protection design system included NFPA 13 hydraulic calculations, head, riser and piping for a dry type fire protection system.

#### *City of Seminole Emergency Operations Center*

Engineer of Record for the mechanical, plumbing and fire protection engineering designs for the new construction of the administration office, storage and garage space for current and future needs. The building is designed to a CAT 5 event with redundant emergency systems. Project included LEED® engineering design services as outlined in the U.S. Green Building Council Guidelines and received LEED *Platinum-Certification*.

#### *City of St. Petersburg Police Department*

*Engineer of record for the mechanical, electrical design and equipment review for chiller replacement at Police Headquarters. Most recently, Griner is providing "Phase I" commissioning services for construction of a new \$65 million police headquarters building.*

#### *Pinellas County Public Works Emergency Responders Building, Clearwater, FL*

Mechanical, plumbing, fire protection engineering and LEED® design services were provided for a new 85,000 square foot, two story Emergency Responders Building and a 10,000 square foot Vehicle Storage Building. The Emergency Responders Building is a storm hardened structure designed to withstand a CAT 5 event. This building received LEED *Gold-Certification*.

### Years of Experience

30+ years Total Experience  
26 years at Griner Engineering

### Education

BS in Chemical Engineering  
*University of South Florida*

### Professional Registration

- Florida Registered Professional Engineer (PE No. 39491)
- Certified Building Commissioning Professional (No. 54128)
- NICET Level III (No. 131621)
- LEED® Professional Accreditation

### Affiliations

- American Institute of Energy Engineers
- National Fire Protection Association (NFPA)
- Florida Institute of Consulting Engineers (Past)





### Years of Experience

10+ years Experience

3+ years at Griner  
Engineering

### Education

BS in Electrical Engineering  
*University of Puerto Rico*

### Licensing & Affiliations

Florida Registered Professional  
Engineer  
(PE No. 74457)

InfoComm International

## Jose A. Rosario, P.E.

### Electrical Engineer

Mr. Rosario has over 10 years of experience in electrical engineering design and system integration as well as commissioning involvement. His government experience includes design and supervision of the installation for the integrated lighting control to the three main operation centers in CENTOM Forward Headquarters at Doha, Qatar that included sixteen teleconference rooms with multifunctional, secure, telecommunication requirements.

### Project Responsibility

In addition to electrical design, Mr. Rosario serves as Project Manager overseeing design coordination, project schedule, and other designers. Mr. Rosario is adept to ensure the project is on time and within budgeting guidelines.

### Partial list of experience

#### *City of St. Petersburg Police Department, St. Petersburg, FL*

*Providing electrical commissioning services for the new construction of the St. Petersburg Police Department Headquarters building. Commissioned systems include: air conditioning system, condenser water system, chiller and cooling towers, emergency electrical power system and uninterruptible power supply system.*

#### *FLEET Fuel Dispensing and Security Upgrades, St. Petersburg, FL*

Provided the electrical design for the new fuel dispensing systems, and security systems design at three separate locations within the City. Designs included coordination for upgraded wiring, control plans and specifications for each site. Coordination of the security system design and installation with the City of Saint Petersburg.

#### *Boiler and Laundry Replacement Diplomat Transit Facility, Sanaa, Yemen.*

Provided engineering design and commissioning services job which included equipment installation specifications of the electrical distribution system for the laundry and fire protection system.

related project experience**Catholic Schools, Diocese of St. Petersburg**

Clearwater Central Catholic HS, St. Petersburg Catholic HS

**Pinellas County School Board, Pinellas County, FL**

70+ Pre-K, Elementary, Middle, Senior High Schools

**Catholic Churches, Diocese of St. Petersburg**

St. Judes Cathedral, St. Raphael's, St. Theresa, St. Ignatius, St. Andrew's

St. Michael's, Blessed Trinity, Our Lady's House of Prayer

**St. Petersburg Junior College**

Various Projects, St. Petersburg, Clearwater, & Tarpon Springs, FL

**Stetson University College of Law, Gulfport and Tampa, FL**

Master Plan, Administration Building, Library, Parking

**Eckerd College, St. Petersburg, FL**

Master Plan, Signage, Entry, Campus Improvements, all New Facilities

**Pinellas County Job Corps Center, St. Petersburg, FL****USFSP College of Business, St. Petersburg, FL****USFSP Science and Technology Building, St. Petersburg, FL****USFSP Campus Central Lawn and Fountain, St. Petersburg, FL****USF Holly Street Student Housing, Diagnostic Institute, Tampa, FL****USF East and West Pond Projects, Greenway Standards, Tampa, FL****USF Center for Teachers, St. Petersburg, FL****USF Libraries, St. Petersburg & Sarasota, FL****Palm Harbor University High School, New Construction, Palm Harbor, FL****Florida Gulf Coast University Campus 2015-2025 Master Plan, Fort Myers, FL****New College of Florida, Sarasota, FL**

Academic Center and Plaza, Cooke Library Plaza and Landscape Master Plan

**St. Anthony's Hospital, St. Petersburg, FL**

Medical Office Building & Garage, Emergency Center, Heart Center, Convent

**Water Works Park - River Walk, Gardens, Aquatics and Event Lawn, Tampa, FL****Rio Vista Recreational Amenity Park and Bike Trail, St. Petersburg, FL****Poynter Institute for Media Studies, St. Petersburg, FL****Salvador Dali Museum, St. Petersburg, FL**professional experience

Phil Graham Landscape Architecture, 2012-present

Graham-Booth Landscape Architecture, 2009-2012

Phil Graham Studio, VCDG, 2006-2009

Phil Graham & Company, P.A. 1979-2006

Phil Graham Jr., Landscape Design 1967-1979

education

B.A., Business Administration, Eckerd College

U.N.E., Landscape Architecture, University of Florida

LEED Accredited Professional

professional registration

Landscape Architect - Florida Certification #532

American Institute of Certified Planners, #016086

National Council of Landscape Architecture

Registration Boards, #236

affiliations

Florida State Board of

Landscape Architecture, Past Chair

Council of Fellows,

American Society of Landscape Architects

American Planning Association/

American Institute of Certified Planners

Pinellas County Permitting Advisory Committee

Waterfront Parks Foundation, Founder & President

St. Petersburg Downtown Council

St. Petersburg Planning Commission, Past Member

speaking engagements

Forever Green Trees Seminar

St. Petersburg Museum of Fine Arts

Garden Clubs of America

Florida Department of Transportation

University of Florida

**phil graham, jr.**  
**fasla, aicp, leed ap**

**phil graham**  
**landscape architecture**

Phil Graham, Jr., FASLA, AICP, LEED AP, is a registered landscape architect, a certified planner and a LEED Accredited Professional. Phil believes that good design is beautiful, functional and enduring. His love of the arts and imaginative approach to problem-solving are a professional trademark. A fourth-generation member of one of St. Petersburg's pioneer families, Phil recently formed the St. Petersburg Downtown Waterfront Parks Foundation to support and enhance the city's eleven miles of public parkland along Tampa Bay. Phil has served three terms on the Florida Board of Landscape Architects as member and Chairperson. Phil was a founding member of the St. Petersburg Planning Commission, and past member and Chairperson of the St. Petersburg City Beautiful Commission. Phil Graham was honored for his professional work with the first-ever, top award given by the American Society of Landscape Architects/Florida Chapter, the Frederic B. Stesau Award. He has been recognized with the Florida Design Arts Award given by the Secretary of State. Other notable professional awards include the Florida Native Plant Society as well as over 100 St. Petersburg City Beautiful Awards. For his civic contributions Phil has received the St. Petersburg Downtown Partnership Downtown Hall of Fame Award, the City of St. Petersburg Elva Rouse Award for outstanding contributions to the city's parks, and the City of St. Petersburg Legacy Award for his many years of outstanding service to the community. Phil has been guest speaker for a variety of professional, educational and horticultural groups with presentations on landscape architecture, art in design, roadway design and good business practices.

# Company Profile

## Perez Engineering & Development, Inc.

### Regulatory Approvals:

- South Florida Water Management District
- Florida Department of Transportation
- Florida Department of Environmental Protections
- Army Corps of Engineers



### Key Factors to your success:

- Commitment of Principal in Charge
- Local Experience on Relevant Projects
- Proven Performance in Monroe County
- Team Education and Expertise



## Professional Services

Perez Engineering & Development, Inc., has a team of dedicated professionals that have been helping clients by providing sensible solutions to their complex problems through our collaborative approach of working closely with clients to provide solutions to ensure successful projects.

The following is a brief summary of some of our professional services:

- ◆ Roadway Design
- ◆ Site plan development
- ◆ Design of storm water management systems
- ◆ Design of potable water systems
- ◆ Design of gravity and vacuum sanitary sewer systems
- ◆ Structural Engineering Services
- ◆ Preparation of construction drawings and details
- ◆ Preparation of construction specifications and contract documents
- ◆ Construction cost estimates
- ◆ Value engineering and QA/QC reviews
- ◆ Construction Phase Inspection Services

## Regulatory Approval and Coordination

In most design applications for facilities in Florida, permitting plays a major role. We are committed to a streamlined permitting approach to ensure adherence to the project schedule and budget. We investigate opportunities for co-location and combining permits upfront to reduce overall work efforts. Our clients benefit from reduced Agency review time, good Agency working relationships, and an overall reduced cost in consulting services. We have extensive experience in permitting through the Florida Department of Environmental Protection (FDEP), Florida Department of Transportation (FDOT), U.S. Army Corps of Engineers (ACOE), Environmental Protection Agency (EPA), various water management districts, and other related state and federal agencies.



1010 Kennedy Drive,  
Suite 201  
Key West, Fl. 33040  
(305) 293-9440  
(305) 296-0243 Fax

# Company Profile

## Perez Engineering & Development, Inc.

### Allen E. Perez, P.E. President

Mr. Perez has more than twenty-two (22) years of experience in roadway design, sanitary sewer systems, stormwater systems, potable water systems, , and general civil engineering services. His experience includes the management and technical preparation of master plans, construction documents, permit submittals, and construction services for a wide variety of development activity. Mr. Perez has been providing professional engineering services, from his Key West office, for projects throughout the Florida Keys for over fourteen (14) years.

Mr. Perez has experience in providing Civil Engineering services for a variety of private and public sector clients. The following is a summary of some of his current and past public sector continuing services contracts:

- *City of Key West*
  - *General Storm Water and Wastewater Engineer*
  - *Professional Engineering Consulting Services*
- *Monroe County*
  - *General Airport Consultant*
  - *Architectural/Engineering Services for Small Projects*
- *Florida Keys Aqueduct Authority*
  - *General Engineering Services*
- *Monroe County Housing Authority*
  - *General Engineering Services*
- *Key West Housing Authority*
  - *General Engineering Services*
- *Monroe County School Board*
  - *General Engineering Services*
- *Florida Keys Community College*
  - *General Engineering Services*

Mr. Perez’s engineering design experience is fairly diversified and includes hydraulic and hydrologic computer modeling of storm water management systems; the design of potable and sanitary utility systems, pump stations, paving and grading design.

### EDUCATION

University of South Florida, Bachelor of Science in Civil Engineering  
University of South Florida, Master of Science in Civil Engineering

### REGISTRATIONS

Registered Engineer – Florida No. 51468

### HIGHLIGHTED PROJECT EXPERIENCE

#### GOVERNMENT & INSTITUTIONAL EXPERIENCE

Key West City Administration Complex  
Key West Fire Station No. 2  
Monroe County Public Works Facility  
Monroe County Courthouse, Marathon  
Key West City Hall  
Stock Island Fire Station  
Big Pine Key Fire Station  
Higgs Beach Master Plan  
Horace O’ Bryant School  
Truman Waterfront Redevelopment  
NAVFAC Key West  
Marathon High School  
FKCC Marine Technology Building  
Poinciana Elementary School  
Plantation Key Elementary School

#### PRIVATE CLIENTS

Keys Federal Credit Union  
First State Bank  
Capital Bank  
Aids Help  
Habitat for Humanity  
Catholic Charities  
Spottswood Companies, Inc.



**Perez Engineering**  
& Development, Inc

1010 Kennedy Drive,  
Suite 201  
Key West, Fl. 33040  
(305) 293-9440  
(305) 296-0243 Fax

# BILLY (BILL) SPRAGUE

## *Construction Program Manager*

*#CGC019795 / #QB29147 / #BN5805*

825 Duval Street (mailing address only)

Key West, FL 33040

(305) 797-8676 cell

(305) 295-6081 fax

E-Mail [bwsprague@bellsouth.net](mailto:bwsprague@bellsouth.net)

### Personal Data

Born: Saint Joseph, MO.

Education: Central High School

Northeastern University / Boston / Certification Construction Management

Numerous Certifications

Military: U.S. Army / Honorable Discharge

U.S. Air Force / Honorable Discharge

### Summary of Experience

Over 40 years professional experience in the construction industry with the last 20 years directed toward Construction Management. I have held a Florida State Class A General Contractors License for over 25 years.

### Qualifications

- State of Florida Class A General Contractor's License
- State of Florida Building Inspector Certificate
- International Building Code Inspector Certification

## B.W. Sprague, Inc. / Construction Manager 1998-Present

1. Monroe County School District / Horace O'Bryan middle School	\$33,000,000
2. Afghan National Defense University, Kabul Afghanistan	\$80,000,000
3. Square One Burger Restaurant / Sarasota, FL (2)	\$ 1,200,000
4. Lower Florida Keys Health Care & Rehabilitation Center	\$ 3,000,000
5. City of Miami Springs Community Center	\$ 6,000,000
6. Islamorada Village of Islands	
• Founder Park / Community Center	\$ 1,500,000
• Founder Park Restroom & Shower Facility	\$ 906,000
• Fire Station #19	\$ 1,590,000
• Fire Station #21 / City Hall	\$ 4,500,000
7. Key West City Hall (Design Team Member)	\$25,000,000
8. Physicians Image Clinics (FL & LA)	\$ 1,500,000
9. Keys Federal Credit Union Headquarter Office	\$ 6,000,000
10. Florida Key Electric Cooperative Warehouse / Maintenance & Office Complex	\$14,000,000
11. Monroe County Sheriff Office	
• New Crime Lab	\$ 200,000
12. City of Marathon	
• Fire Station #14	\$ 6,000,000
13. Key West Surgical Center	\$ 2,000,000
14. Beachside Key West Resort	\$ 70,000.00
15. Florida Keys Community College	
• Hurricane Restoration	\$ 2,500,000
16. Island City Air / FOB / General Aviation Terminal / Key West	\$ 1,500,000
17. Hyatt Hotel & Resort Key West / Renovation	\$ 8,000,000
18. Million Dollar Resident, Key West, FL	\$ 1,300,000
19. Historical Renovation of Residence, Key West, FL	\$ 500,000
20. Exterior Ample Theater, Key West, FL	\$ 150,000
21. Renovation of Tennessee William Fine Art Theater, Key West, FL	\$ 600,000
22. Renovation Key West Night Club, Key West, FL	\$ 100,000
23. Hurricane George Reconstruction, Key West, FL	\$ 750,000
24. Environmental Science & Pavilion Laboratory, Key West, FL	\$ 75,000

**▪ city code compliance**

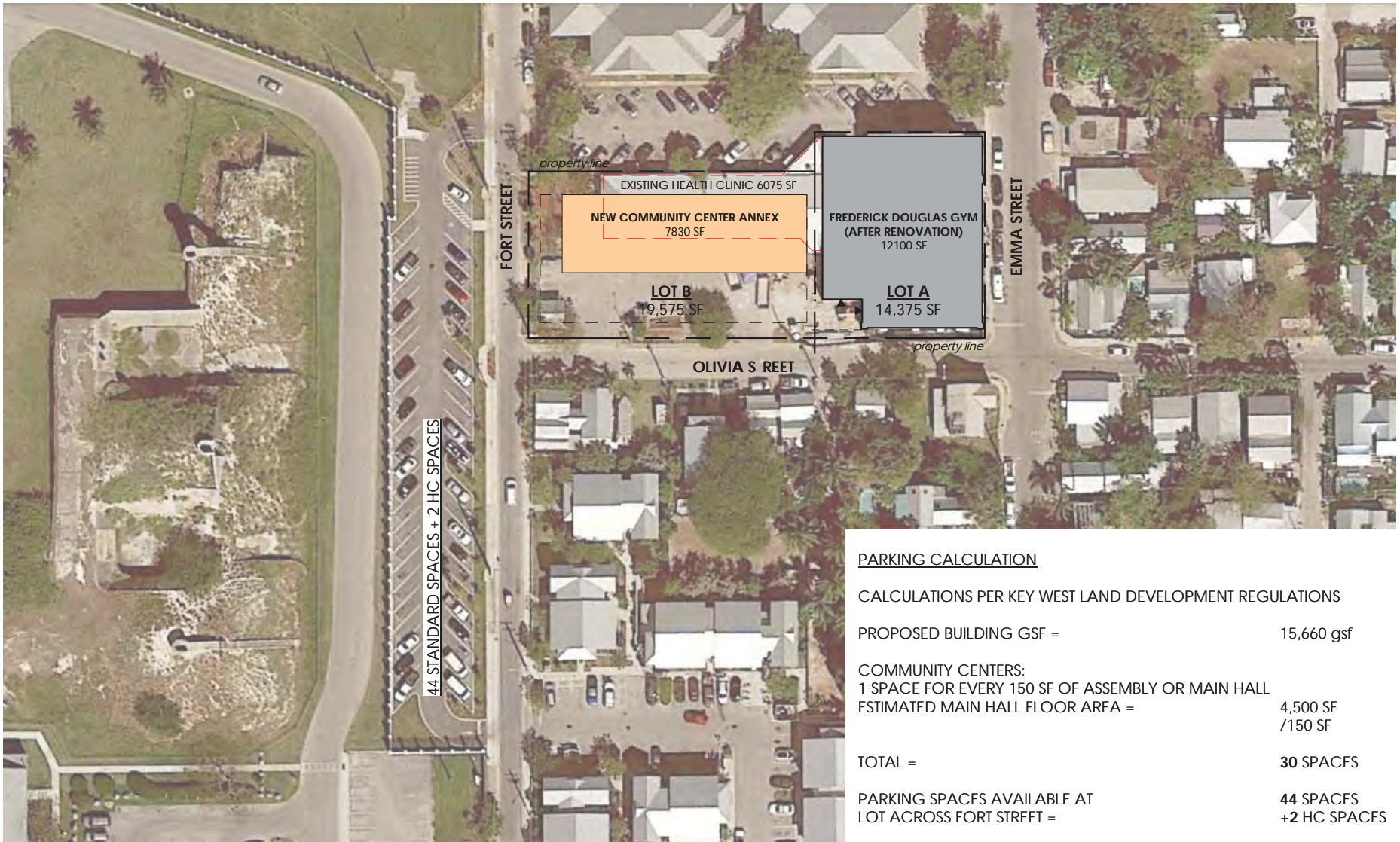
- The proposed gym extension will need to comply with Florida Building Code 6th Edition (2017) as well as City requirements for base flood elevation of ground floor slabs for new structures. this will most likely require the use of minor ramps from existing grade to floor levels elevated as necessary to comply with these requirements
- The new building will need to be equipped with fire sprinklers

**▪ anticipated variances & floor areas**

- Sec. 122-28, replacement or reconstruction, of the key west land use ordinance applies to this project and states:
  - (d) Properties without dwelling units. For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a noncomplying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the planning board for a variance
- In meetings between the consultant, engineering department and city planning department during the feasibility study in spring 2017, it was indicated that city planning could support the project based on the approach noted above

**▪ required parking**

- see next page



PARKING CALCULATION

CALCULATIONS PER KEY WEST LAND DEVELOPMENT REGULATIONS

PROPOSED BUILDING GSF = 15,660 gsf

COMMUNITY CENTERS:  
1 SPACE FOR EVERY 150 SF OF ASSEMBLY OR MAIN HALL  
ESTIMATED MAIN HALL FLOOR AREA = 4,500 SF /150 SF

TOTAL = 30 SPACES

PARKING SPACES AVAILABLE AT LOT ACROSS FORT STREET = 44 SPACES +2 HC SPACES



hayes | cumming architects was engaged to conduct a planning and feasibility study for this project in the fall of 2016. On April 6, 2017 this potential project was an agenda item for discussion at the Bahama Village Redevelopment Advisory Committee (BVRAC) meeting. Commissioner Lopez introduced the project and gave an overview of potential goals for the project. We provided a survey asking for input on the potential programming for the facility. At the meeting we received two specific comments in the form of action items from the committee:

- general planning and design of the Annex should align with the guidance spelled out in the Bahama Village Visioning Plan
- ADA accessible parking be located immediately adjacent to the proposed Annex building to be completed as Phase II of the capital improvements to the site

Within a few weeks of that meeting, and again on February 28, 2018, Engineering Department staff provided copies of the portion of the Visioning Plan (pp. 43-47) pertaining to this project. Several significant observations from the document need to be noted. All of the proposed site plan configurations in the visioning document include two elements;

- a parking lot for approximately 10 cars at the south end of the site
- a centrally located outdoor courtyard with buildings on two sides

Subsequent meetings and conversations with various stakeholders and City staff validated the courtyard was an essential component of the project. However, due to challenges with the non-conforming nature of the of the existing construction, and City of Key West land use ordinance requirements, it became clear that the parking load would be larger than the Visioning Plan anticipated. Due to this it was agreed amongst key City staff managing the project, that parking should be relocated across Fort Street to the existing parking lot controlled by the City with, only ADA accessible parking to remain on the Frederick Douglass Gym parcel.

On March 2, 2018 several feasibility/massing studies were provided to the Engineering Department. A coordination meeting was held with Commissioner Lopez and h | c architects received some comments back regarding the preferred concept. Revisions to the preferred concept were completed and forwarded back to City Staff, including the Planning Department. Around March 16, 2018, informal comments were received back from the Planning Department.

The below bullet points summarize underlying (in some cases conflicting) guidance received by h | c architects. Also, proposed design actions were taken to balance conflicting guidance/comments in an attempt to create a design concept that achieves, as much as possible, all of the various guidance, perspectives and constituent goals:

- Site Design & Tree Protection
  - the Visioning Plan document showed a parking lot at the south end of the parcel that would have obliterated the memory garden; all parking except for ADA parking has been relocated across Fort Street
  - the Site Plan presented maintains all of the large trees except for tree #12 which will be relocated and relocates two smaller trees, #10 and #11, recently installed
  - the dumpster will be relocated from the SE corner of the property to behind the building near the generator
  - The ADA parking is placed near the entry to the Annex as it is most likely handicap users of the facility will be utilizing services in the Annex as opposed to the Gym
- Urban Design & Building Massing
  - The two-story height of the proposed annex building shown in the preferred concept has been reduced from 30 feet to 24 feet, as 12 foot floor-to-floor heights are necessary in institutional buildings such as this to allow for structural member depth and depth of HVAC ducts running perpendicular to the structural framing
  - The scale of the proposed curved entry was reduced by 50 percent to allow the curved entry element at the Gym entrance to be dominant
  - The proposed building has been shifted 10 feet to the north to move it away from the existing memory garden

## frederick douglass gym & recreation center

111 Olivia Street  
Key West, FL 33040

project located within the key west historic district



**This renovated Gymnasium and new multi-purpose space for the community featured a new roof, new HVAC, new locker room, and offices; all with new interior finishes.** The exterior windows were replaced with structural translucent panels to allow diffused natural light to fill the gymnasium.

**Project Cost:**

\$2,100,000

**Project Size:**

12,153 sf

**Delivery Method:**

Competitive Bidding

**Building Use:**

Community Services

**Owner:**

City of Key West  
c/o Engineering Dept.  
1300 White Street  
James Bouquet, PE  
305.809.3962

**General Contractor:**

D. L. Porter Construction, Inc.  
6574 Palmer Park Circle  
Sarasota, FL 34238  
Jeremy Mosher, PM  
786.423.0864

project located within the key west historic district

## Shor Grill

Hyatt Key West  
Resort & Marina  
Key West, FL



This project consisted of renovating the interior of the cafe to create a new 1,050 s.f. dining experience. Work included replacement of all interior finishes and elements, furniture, fixtures and replacement of all kitchen and bar equipment was accomplished as well. The exterior seating areas adjacent to the cafe and the boardwalk decking was also replaced; along with miscellaneous structural repair/ replacement of the boardwalk to the marina.



**Project Cost:**  
\$415,000  
**Project Size:**  
1,860 s.f.  
**Delivery Method:**  
Construction Manager  
**Building Use:**  
Hospitality & Food Service  
**Owner:**  
Hyatt Hotels  
Hyatt Development Southeast  
Mike Cardwell, Project Manager  
9000 Universal Blvd.  
Orlando, FL 32819  
407.264.9777  
**Construction Manager:**  
Complete Property Services, Inc.  
Hank Gatti  
140 South Pine Avenue  
Oldsmar, FL 34677  
727.793.9777

This brand new state of the art laboratory and classroom building employs energy efficient technology and is designed to LEED-Silver certification standards.



## florida keys community college marine technology building

5901 College Road  
Key West, FL 33040



**Project Cost:**  
\$6,100,000  
**Project Size:**  
31,270 sf  
**Delivery Method:**  
Construction Manager  
**Building Use:**  
Classroom & Laboratory Building  
**Owner:**  
Dr. John Kehoe, V.P.  
Administrative Services  
Florida Keys Community College  
5901 College Road  
Key West, FL 33040  
**General Contractor:**  
To be Determined



## florida keys community college marine technology building

5901 College Road  
Key West, FL 33040

This brand new stand alone building will house 100 beds adjacent to the water with beautiful views of the Gulf of Mexico. Solar hot water, energy management systems and recycle areas in all of the units were provided. Other unique energy awareness concepts were employed that included story boards educating the students on 'green' design features of the building as well as providing the students with views into the interior walls so the students could observe how the building technology systems operated, thereby raising their consciousness of the need to conserve resources.



**Project Cost:**

\$4,800,000

**Project Size:**

40,261 sf

**Delivery Method:**

Construction Manager

**Building Use:**

Student Housing

**Developer:**

Student Suites

Dick Davis

Director of Development

3737 Elizabeth St., Ste. 104

Independence, MO 64057

816.874.4544

**Owner:**

Dr. John Kehoe, V.P.

Administrative Services

Florida Keys Community College

5901 College Road

Key West, FL 33040

**Construction Manager:**

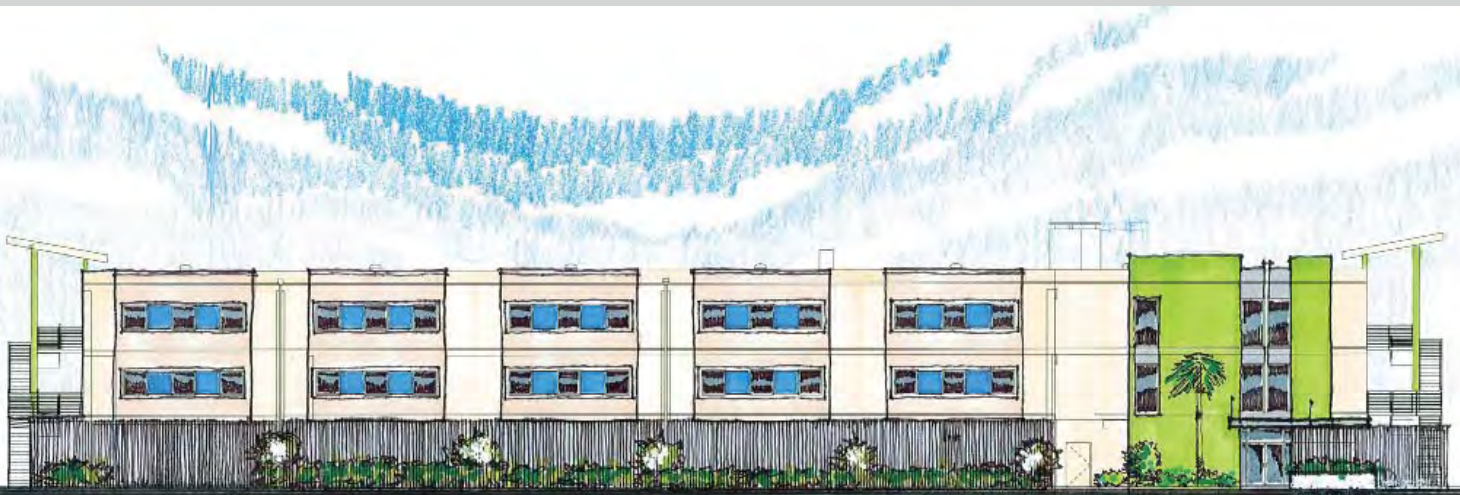
Sikon Construction Company

Steve Gorackowski, CEO

431 Fairway Drive

Deerfield Beach, FL 33441

954.354.8338



## department of homeland security

1900 N. Roosevelt Blvd.  
Key West, FL 33040



**This build-to-suit office for the Department of Homeland Security features a state of the art operations center and conference room / mass briefing area.** The structural design package was fast tracked in order to meet the tight schedule requirements of GSA.

**Project Cost:**  
\$3,922,514.00

**Project Size:**  
13,111 sf

**Delivery Method:**  
Construction Manager

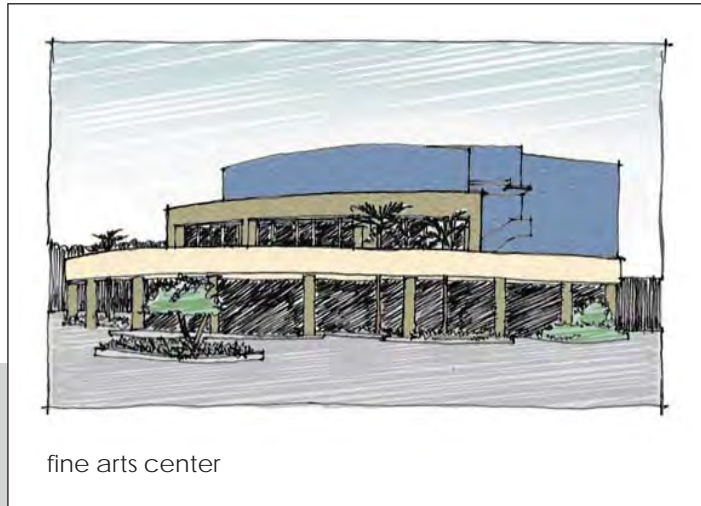
**Building Use:**  
New Government Office

**Owner:**  
Kiely Commercial, Inc.  
711 S. Howard Avenue  
Tampa, Florida 33606  
Danielle Kiely, Principal  
813.490.6625

**Construction Manager:**  
D. L. Porter Construction, Inc.  
6574 Palmer Park Circle  
Sarasota, FL 34238  
Tim Ollman, PM  
616.915.5517

\* personal experience of andrew m. hayes, aia  
while a principal of r.h +j architects, pa





fine arts center

**Exterior envelope damage caused by Hurricane Wilma forced the College to examine all the main buildings on the entire campus.** They found it was necessary to repair and replace damaged stucco & flashing. A new color scheme was selected to unify the campus and assist in wayfinding for students.

## florida keys community college

5901 College Road  
Key West, FL 33040

**Project Cost:**  
\$350,000.00

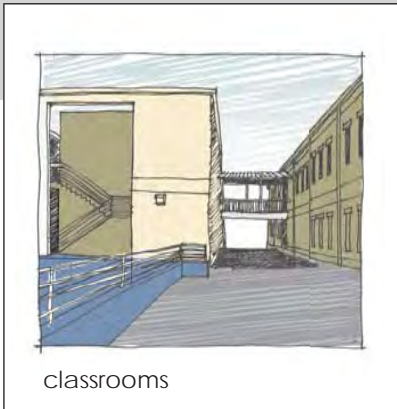
**Project Size:**  
Over 105,000 sf of wall area

**Delivery Method:**  
Construction Manager

**Building Use:**  
Educational

**Owner:**  
Jean Mauk, V.P.  
Administrative Services  
Florida Keys Community College  
5901 College Road  
Key West, FL 33040  
Bill Sprague, C.M.  
305.797.8676

**Construction Manager:**  
Dooley Mack  
Jose Martinez (Superintendent)  
954.410.3952



classrooms



main campus entry view





**ANTI-KICKBACK AFFIDAVIT**

STATE OF FLORIDA

SS:

COUNTY OF MONROE

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

BY:  \_\_\_\_\_

sworn and prescribed before me this 1 day of March, 2019

NOTARY PUBLIC, State of Florida

My commission expires:



**NON-COLLUSION AFFIDAVIT**


STATE OF FLORIDA )  
 )  
 ) : SS  
 )  
COUNTY OF MONROE )

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

By: \_\_\_\_\_  

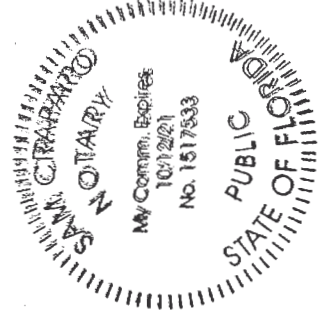

Sworn and subscribed before me this

\_\_\_\_\_ day of March, 2019.

  
\_\_\_\_\_

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 10/12/21



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

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

1. This sworn statement is submitted to Andrew M Hayes, Principal  
by Hayes Cumming Architects \_\_\_\_\_  
for

(print individual's name and title)  
(print name of entity submitting sworn statement)

whose business address is 2529 Central Avenue, St Petersburg, Florida 33717

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

76-0836931

(if the entity has no FEIN, include the Social Security Number of the individual signing  
this sworn statement):


2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "conviction" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 01, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
- a. A predecessor or successor of a person convicted of a public entity crime: or

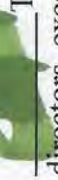
b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members and agent who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment of income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statute means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

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

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

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

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

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH ONE (1) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR THE CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

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

March 1, 2019  
\_\_\_\_\_  
(DATE)

STATE OF Florida

COUNTY OF Monroe

PERSONALLY APPEARED BEFORE ME, the undersigned authority

Andrew M Hayes who, after first being sworn by me,

(name of individual)

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

1 day of March, 2019



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

My commission expires:



**EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT**

STATE OF Florida )

: SS

COUNTY OF Monroe )

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

Hayes Cumming Architects

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

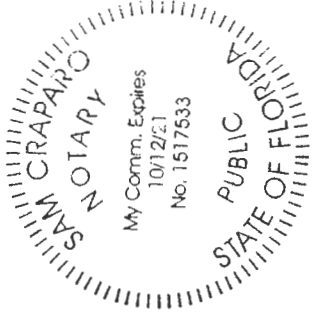


By: \_\_\_\_\_

Sworn and subscribed before me this 1 day of March 20  .

NOTARY PUBLIC, State of Florida at Large

My Commission Expires:



**CONE OF SILENCE AFFIDAVIT**

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

STATE OF Florida )

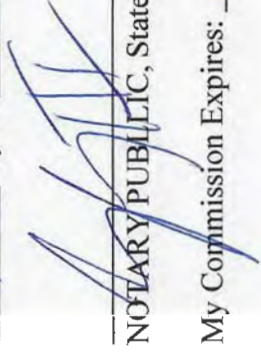
: SS

COUNTY OF Monroe )

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

Hayes Cumming Architects have read and understand the limitations and procedures regarding communications concerning City of Key West issued competitive solicitations pursuant to City of Key West Ordinance Section 2-773 Cone of Silence (attached). Sworn and subscribed before me this

1 day of March, 2019.

  
NOTARY PUBLIC, State of Florida at Large  
My Commission Expires: 10/12/21





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

- (a) *Definitions.* For purposes of this section, reference to one gender shall include the other, use of the plural shall include the singular, and use of the singular shall include the plural. The following definitions apply unless the context in which the word or phrase is used requires a different definition:
- (1) *Competitive solicitation* means a formal process by the City of Key West relating to the acquisition of goods or services, which process is intended to provide an equal and open opportunity to qualified persons and entities to be selected to provide the goods or services. Competitive solicitation shall include request for proposals ("RFP"), request for qualifications ("RFQ"), request for letters of interest ("RFLI"), invitation to bid ("ITB") or any other advertised solicitation.
  - (2) *Cone of silence* means a period of time during which there is a prohibition on communication regarding a particular competitive solicitation.
  - (3) *Evaluation or selection committee* means a group of persons appointed or designated by the city to evaluate, rank, select, or make a recommendation regarding a vendor or the vendor's response to the competitive solicitation. A member of such a committee shall be deemed a city official for the purposes of subsection (c) below.
  - (4) *Vendor* means a person or entity that has entered into or that desires to enter into a contract with the City of Key West or that seeks an award from the city to provide goods, perform a service, render an opinion or advice, or make a recommendation related to a competitive solicitation for compensation or other consideration.
  - (5) *Vendor's representative* means an owner, individual, employee, partner, officer, or member of the board of directors of a vendor, or a consultant, lobbyist, or actual or potential subcontractor or sub-consultant who acts at the behest of a vendor in communicating regarding a competitive solicitation.
- (b) *Prohibited communications.* A cone of silence shall be in effect during the course of a competitive solicitation and prohibit:
- (1) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and the city's administrative staff including, but not limited to, the city manager and his or her staff;
  - (2) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and the mayor, city commissioners, or their respective staff;
  - (3) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and any member of a city

- evaluation and/or selection committee therefore; and
- (4) Any communication regarding a particular competitive solicitation between the mayor, city commissioners, or their respective staff, and a member of a city evaluation and/or selection committee therefore.

(c) *Permitted communications.* Notwithstanding the foregoing, nothing contained herein shall prohibit:

- (1) Communication between members of the public who are not vendors or a vendor's representative and any city employee, official or member of the city commission;
- (2) Communications in writing at any time with any city employee, official or member of the city commission, unless specifically prohibited by the applicable competitive solicitation.
- (A) However, any written communication must be filed with the city clerk.  
Any city employee, official or member of the city commission receiving or making any written communication must immediately file it with the city clerk.
- (B) The city clerk shall include all written communication as part of the agenda item when publishing information related to a particular competitive solicitation;
- (3) Oral communications at duly noticed pre-bid conferences;
- (4) Oral presentations before publicly noticed evaluation and/or selection committees;
- (5) Contract discussions during any duly noticed public meeting;
- (6) Public presentations made to the city commission or advisory body thereof during any duly noticed public meeting;
- (7) Contract negotiations with city staff following the award of a competitive solicitation by the city commission; or
- (8) Purchases exempt from the competitive process pursuant to section 2-797 of these Code of Ordinances;

(d) *Procedure.*

- (1) The cone of silence shall be imposed upon each competitive solicitation at the time of public notice of such solicitation as provided by section 2-826 of this Code. Public notice of the cone of silence shall be included in the notice of the competitive solicitation. The city manager shall issue a written notice of the release of each competitive solicitation to the affected departments, with a copy thereof to each commission member, and shall include in any public solicitation for goods and services a statement disclosing the requirements of this ordinance.
- (2) The cone of silence shall terminate at the time the city commission or other authorized body makes final award or gives final approval of a contract, rejects all bids or responses to the competitive solicitation, or takes other action

- which ends the competitive solicitation.
- (3) Any city employee, official or member of the city commission that is approached concerning a competitive solicitation while the cone of silence is in effect shall notify such individual of the prohibitions contained in this section. While the cone of silence is in effect, any city employee, official or member of the city commission who is the recipient of any oral communication by a potential vendor or vendor's representative in violation of this section shall create a written record of the event. The record shall indicate the date of such communication, the persons with whom such communication occurred, and a general summation of the communication.
- (e) *Violations/penalties and procedures.*
- (1) A sworn complaint alleging a violation of this ordinance may be filed with the city attorney's office. In each such instance, an initial investigation shall be performed to determine the existence of a violation. If a violation is found to exist, the penalties and process shall be as provided in section 1-15 of this Code.
- (2) In addition to the penalties described herein and otherwise provided by law, a violation of this ordinance shall render the competitive solicitation void at the discretion of the city commission.
- (3) Any person who violates a provision of this section shall be prohibited from serving on a City of Key West advisory board, evaluation and/or selection committee.
- (4) In addition to any other penalty provided by law, violation of any provision of this ordinance by a City of Key West employee shall subject said employee to disciplinary action up to and including dismissal.
- (5) If a vendor is determined to have violated the provisions of this section on two more occasions it shall constitute evidence under City Code section 2-834 that the vendor is not properly qualified to carry out the obligations or to complete the work contemplated by any new competitive solicitation. The city's purchasing agent shall also commence any available debarment from city work proceeding that may be available upon a finding of two or more violations by a vendor of this section. *Ord. No. 377 § 7.6 (2013)*





Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF ARCHITECTURE & INTERIOR DESIGN**

THE ARCHITECT HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**HAYES, ANDREW MICHAEL**

2529 CENTRAL AVENUE  
ST PETERSBURG FL 33713

**LICENSE NUMBER: AR0016166**

**EXPIRATION DATE: FEBRUARY 28, 2021**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF ARCHITECTURE & INTERIOR DESIGN**

THE ARCHITECT CORPORATION HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**HAYES CUMMING ARCHITECTS PA**

2529 CENTRAL AVE  
ST PETERSBURG FL 33713

**LICENSE NUMBER: AA26001260**

**EXPIRATION DATE: FEBRUARY 28, 2021**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.