



# LURA

Laird Ueberroth, RA & Associates Architect  
Key West, FL 33040

February 17, 2010

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

Re: RFP # 004-10, Request for Proposal Key West Bight Design and Project Management for Public Area Enhancement

Dear City Staff,

It is with great pleasure that Laird Ueberroth, R.A. & Associates Architect is responding to the CRA's Request for Proposal for the Key West Bight Design and Project Management for Public Area Enhancements. We are confident that, after reviewing our qualifications and experience, you will find Laird Ueberroth, R.A. & Associates Architect the firm to select to handle the design and project management services for this important project.

We look forward to working together to provide the CRA, the staff, and the community with the professional services they need.

Sincerely,

Laird Ueberroth, R.A.  
Laird Ueberroth, R.A. & Associates Architect





# LURA

Laird Ueberroth, RA & Associates Architect  
Key West, FL 33040



## PROPOSAL FOR THE KEY WEST BIGHT DESIGN AND PROJECT MANAGEMENT FOR PUBLIC AREA ENHANCEMENT

WAYFINDING/ DIRECTIONAL SIGNAGE

For more information you may contact:  
[LairdU@Bellsouth.net](mailto:LairdU@Bellsouth.net)



Laird Ueberroth, RA & Assoc.  
1729 Seminary St., Key West, 33040

305-295-2926 or  
305-849-9076



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Key West, FL 33040

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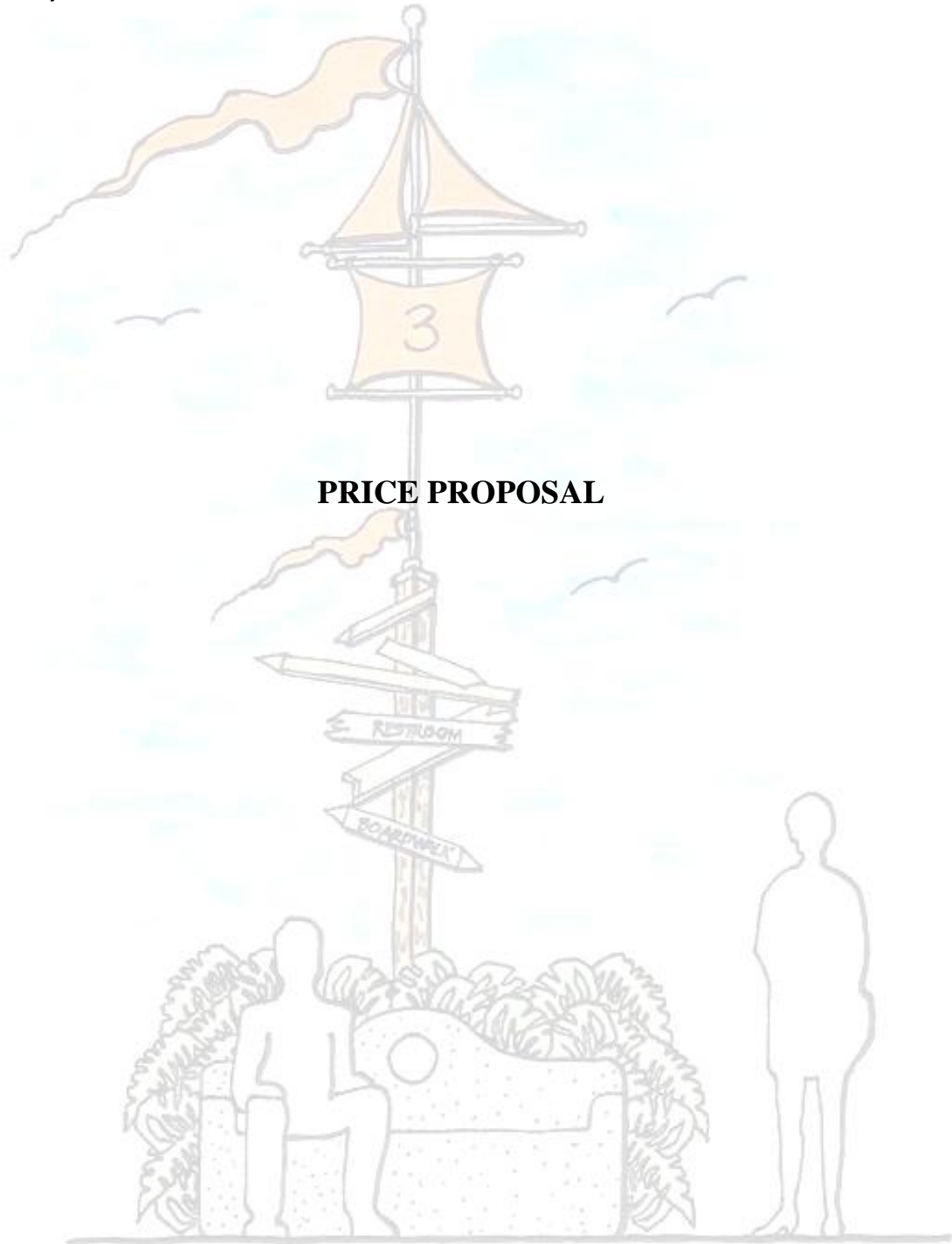
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305-849-9076

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:** Laird Ueberroth RA & Associates  
**Address:** 1729 Seminary Street  
Key West FL 33040  
**Contact Name:** Laird Ueberroth  
**Email:** lairdu@bellsouth.net  
**Telephone:** 305-849-9076  
**Fax:** 877-463-2814

**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**

**PROPOSAL FORM**

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

**LUMP SUM PROPOSAL PRICE FOR:**

**DESIGN SERVICES**

\$ 59,938.00

**Proposal Total in Words**

Fifty Nine Thousand Nine Hundred Thirty Eight  $\frac{00}{100}$

**PROJECT MANAGEMENT SERVICES**

\$ 70,656.00

**Proposal Total in Words**

Seventy Thousand Six Hundred Fifty Six  $\frac{00}{100}$

**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.

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: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Portion of Work: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Portion of Work: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

PROPOSER

The name of the Proposer submitting this Proposal is: Laird Heberroth RA + Associates

Doing business at 1729 Seminary Street

City Key West State FL Zip 33040

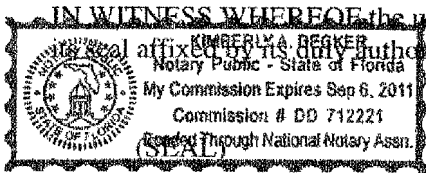
Telephone No. 305-849-9076

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

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
<u>Laird Ueberroth</u>	<u>Principal</u>
_____	_____
_____	_____

**If Corporation**



IN WITNESS WHEREOF the undersigned corporation has caused this instrument to be executed and sealed by its duly authorized officers this 16 day of Feb., 2010

Name of Corporation \_\_\_\_\_

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

Title: \_\_\_\_\_

Attest: \_\_\_\_\_

Secretary

**If Sole Proprietor or Partnership**

IN WITNESS hereto the undersigned has set his/her/its hand this 16th day of February, 2010.

Signature of Proposer [Handwritten Signature]

Title Principal

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's Project Management for Public Area Enhancement
2. This sworn statement is submitted by Laird Ueberroth RA + Associates  
(Name of entity submitting sworn statement)  
whose business address is 1729 Seminary Street  
Key West FL 33040 and (if applicable) its Federal Employer Identification Number (FEIN) is 210-38-8268 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement.)
3. My name is Laird Ueberroth and my relationship to  
(Please print name of individual signing)  
the entity named above is Principal
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"

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 no 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.)

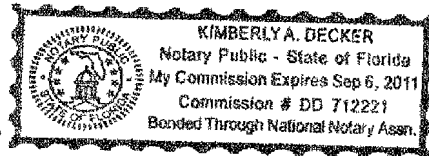
The person or affiliate has not been put on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)

(Signature)

2/16/10

(Date)

STATE OF Florida  
COUNTY OF Monroe



PERSONALLY APPEARED BEFORE ME, the undersigned authority,

Laird Ueberroth who, after first being sworn by me, affixed his/her signature in the  
(Name of individual signing)

space provided above on this 16 day of Feb., 2010.

My commission expires:

9-6-2011

Kimberly A. Decker  
NOTARY PUBLIC



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

Laird Heberroth RA + Associates  
Name of Business

KEY WEST BIGHT PROJECT		SCHEDULE OF VALUES	
<b>DESIGN PHASE</b>			
	Produce Conceptual Design document	6014.50	lump sum
	Develop Preliminary Design	4646.00	lump sum
	Prepare Final Design	15709.00	lump sum
	Prepare Construction Documents, Drawings and Specifications	19389.00	lump sum
	Prepare Bid Package	12017.50	lump sum
	Prepare and submit permit application and drawings to City for construction permit	2162.00	lump sum
	TOTAL DESIGN PHASE	59938.00	
<b>PROJECT MANAGEMENT PHASE</b>			
	Bidding Phase	4968.00	lump sum
	Construction Administration	42067.00	4 monthly payments of 10,516.75
	Construction Field Observation	23621.00	3 monthly payments of 7,873.67
	TOTAL PROJECT MANAGEMENT PHASE	70656.00	
<b>TOTAL PROJECT FEES</b>		130594.00	



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## **PROFESSIONAL QUALIFICATIONS AND EXPERIENCE**

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## **Professional Qualifications and Experience**

Laird Ueberroth, R.A. & Associates is a local firm who uses local staff that have lived and worked in Key West and the Florida Keys since 1985. We feel that we are uniquely qualified to work for the CRA on the Key West Bight Enhancement Project for many reasons:

- We live and work in the Florida Keys
- We understand the local issues
- We care about our community and our sensitive ecosystem
- We appreciate the impact that tourism has on our businesses
- We know how to get a project completed in Key West and the Florida Keys
- We have extensive experience working with all the regulatory agencies having jurisdiction in the Keys
- We have years of local experience working as professionals architects/engineers in the City of Key West and Monroe County

The staff that will be specifically working on this project are:

- **Laird Ueberroth, Professional Architect**
- **David S. Koppel, Professional Engineer**
- **Shane Smith, Landscape Designer**

### **Laird Ueberroth, Professional Architect**

Mr. Ueberroth is a licensed Florida General Contractor (Fl. Lic. No. RG29110731) as well as a Registered Architect (Fl Lic. No. AR91731). He has forty years of experience in architecture and construction. This combined experience has served him well. It is one thing to design a project that looks good on paper and it is another to be able to build the project as designed. Mr. Ueberroth's expertise in both architecture and construction will result in a construction project that will minimize, if not eliminate, construction change orders.

Mr. Ueberroth has worked on many large scale complex federal government and private sector multi-million dollar projects. Some specific projects are listed below:

Bayside Landing is a multi-million dollar, eighteen unit multi-family affordable housing project on land donated by the Monroe County Land Trust. The plan for Bayside Landing includes a through street with speed controls, a recreation area including an elevated viewing deck overlooking the canal, site lighting, a pedestrian walkway providing access to a Route One bus stop, and the recreation area at the rear of the site, as well as an indigenous landscape plan.

His tenure with STV engineers as Project Manager operating out of their McLean, VA, office has provided him with the necessary experience to manage large complex projects requiring formal documentation and communication protocols. As Project Manager and Team Leader, he directed site assessments of United States Department of State consulates and embassies in

Turkey, Cyprus, Gambia and Guinea-Bissau. These assessments included physical security status and design upgrades including all vehicular and pedestrian access, lighting, landscaping, fencing, sally ports, gates, signage, intercom systems, retractable bollards, security cameras, and vehicular parking. Design Criteria included protecting State Department personnel from covert intrusion and attack from a five ton truck, while projecting a posture of openness and welcome to the host country's community.

Another case in point is the Air Force Systems Command year 2000 Master Plan, Building 1535, Andrews Air Force Base, Suitland, MD. This project required development of new perimeter security including all vehicular and pedestrian access to the Air Force's Pentagon, including over 500 vehicle parking, in a tiered security system for visitors, staff, contractors and VIP's. The plan included new roadways and sidewalks, site lighting, landscaping, and all building entry security and all proposed building expansion. The project required weekly progress meetings to review performance and progress toward agreed-upon deadlines and to keep the Owner appraised of the project status. Working on large scale projects has provided in-depth experience and refined skills in:

1. Meticulous communication and documentation
2. Precise record keeping and filing
3. Careful resource estimating and management
4. Complex CPM scheduling to meet schedule deadlines
5. Detailed cost estimating
6. Managing procedures and protocols

Other projects of note, performed while in private practice, by Mr. Ueberroth as architect, include Lucky's Landing a 36 unit luxury condominium development on two acres along the Spanish Channel on Little Torch Key. The project included a community center, marina, lagoon, two swimming pools, a reflecting pool, and parking for 72 vehicles, as well as an indigenous landscaping plan including pedestrian pathways to the various amenities and the adjacent Parrotise Restaurant. Rosemont Hills, Luxury Solar Condominiums, a sixteen unit planned development in Bethlehem, PA, included a private road, curb cuts and new sidewalks, signage, site lighting and landscaping.

Mr. Ueberroth began his career as a designer for RKR/Hess Architects, Stroudsburg, PA. As Designer for The Pocono Mountain areas premier design firm Mr. Ueberroth contributed to a multi-million dollar development master plan for the Fernwood Resort, including a fifty plus unit vacation home development, resort pedestrian and vehicular circulation plan, including access to ice skating, skiing, restaurants, convention center and scenic pathways in the woodlands surrounding the resort.

Mr. Ueberroth has the following credentials:

Bachelor of Architecture, Syracuse University, Syracuse New York,	1974
Registered Architect Commonwealth of Pennsylvania,	1978
Registered Architect Commonwealth of Virginia,	1985
Registered Architect State of Maryland,	1989

Registered Architect State of Florida, 2004  
Licensed General Contractor, Commonwealth of Pennsylvania, & Virginia 1980-2004 (closed)  
Licensed Registered General Contractor, State of Florida, Lic. No. RG291103684 2005-Present

Paul Harris Fellow, Rotary International  
Junior Warden, St Paul's Episcopal Church, Key West, Florida 2008-2009  
Architectural Commission of the Episcopal Diocese of South Florida 2008-Present  
Past Chairman Construction Committee, Habitat for Humanity of the Lower Keys 2007-2008  
Member Builders Association of South Florida

Award for Design Excellence in Energy Efficient Design, by Pennsylvania Power and Light Co.  
for the Varricchio Office Building, Sunshine Rd., Allentown, PA.

Throughout his forty years of hands on experience in architecture and construction Mr. Ueberoth has participated in developing site plans, sensitive to the needs of their end users. This experience makes him fully qualified to undertake the Bight Enhancements proposed.

### **David S. Koppel, Professional Engineer**

David S. Koppel, Professional Engineer has been County Engineer for Monroe County for 22 years. During that time Mr. Koppel has worked on numerous projects for the County. It can be said that during the last 20 years no one is more familiar with public projects in Key West and the Florida Keys than Mr. Koppel.

David S. Koppel will serve as Professional Engineer for this project. He has been a professional engineer licensed in the State of Florida for over 20 years and is intimately familiar with construction projects in Key West and the Florida Keys. Mr. Koppel was the County Engineer for Monroe County for 22 years. During this time, Mr. Koppel oversaw a small team of engineering staff and directed the design, permitting, surveying, construction administration and engineering inspection work to improve countless projects throughout Monroe County. As part of the work effort included to complete a project, the following tasks were required and provided by Mr. Koppel and his staff:

Surveying

Design

Estimating cost

Permitting preparation

Geotechnical investigation

Preparation of construction plans, contract documents, general conditions and technical specifications

Review of bids

Project management and administration

Construction engineering and inspection

Construction closeout

Since 1987, Mr. Koppel was responsible for managing and implementing Monroe County's Capital Improvements Program and Monroe County's Seven Year Road and Bridge Program.

One of the more recent projects that Mr. Koppel worked on was the construction of a new airport terminal and parking garage at the Key West International Airport. Mr. Koppel was asked to oversee the project by the County Mayor and County Administrator after problems with the contractor were not able to be resolved. As a result of Mr. Koppel's involvement and experience, lawsuits were averted and the project was able to proceed and has been successfully completed.

In addition to this project, other projects that Mr. Koppel was responsible for overseeing within the City of Key West were:

Old County Courthouse

Gato Building

Harvey Government Center at Historic Truman School

Mr. Koppel was the engineer of record for most of the County's park projects. He was responsible for preparing permit applications and permit drawings, public input and presentations, design drawings, construction documents, technical specifications, general conditions, contract documents, bidding documents, project management and administration, and contract closeout on the following projects:

Big Pine Community Park

Key Largo Comm. Park

Stock Island Bernstein Park

Big Coppitt Park

Wihelmena Harvey Park

Baypoint Park

Jesse Hobbs Park

Additionally, Mr. Koppel was the engineer of record on virtually all of Monroe County's road and bicycle path projects performed during his 22 years tenure with Monroe County. One such project was Palm Ave. in Key West. Mr. Koppel worked closely with City Staff and City Commissioner Merilee McCoy to improve Palm Ave. by creating bicycle paths on both sides of the road, improving the intersection at White St. by adding a left turn lane, upgrading the stormwater management system, and providing additional landscaping along the roadway.

During Mr. Koppel's tenure with Monroe County, he developed an excellent working relationship with a number of regulatory agencies responsible for oversight of work in the Keys. On the federal level, he has worked with the National Marine Sanctuary, the Army Corp of Engineers, and the US Fish and Wildlife Service. On the state level, he has worked with the DCA, FDOT, FDEP, SFWMD, DOH, FCAA, and FWS. On the local level, he has worked with all the local municipalities. Mr. Koppel knows many of the agency staff and works well with them.

Mr. Koppel also served as the County's Traffic Engineer. Therefore, when questions arose regarding the need for signage, lighting, traffic signals, or any other transportation issue, Mr. Koppel was called. Mr. Koppel was responsible for establishing the speed limits on all roads in unincorporated Monroe County including the County maintained roads within the City of Key West. Mr. Koppel also worked with FDOT to get many signs installed on US1. He is familiar with FDOT requirements and will be able to obtain the necessary FDOT permits if signage on US1 is desirable.

As County Engineer for Monroe County, Mr. Koppel served as spokesperson for the Engineering Department and the County on a variety of subjects. He has frequently made presentations to

various boards, homeowners associations and organizations. He is accustomed to handling difficult questions and speaking to the media. Whether it is a single person or a large group, Mr. Koppel will provide the needed information in a clearly understood manner.

In addition to all the duties stated above, Mr. Koppel oversaw many consultants over the years. A couple of things stand out from that experience. First, the consultant needs to remember who they work for. Sadly, too often an owner has to fight with a consultant to make him understand that the consultant's solution is not doable or affordable. This arrogant attitude has no place in today's business world. Second, a consultant needs to be open-minded and flexible. A consultant may go into a project with a certain idea but after speaking with staff or the public, a better idea or solution may be learned. A good consultant will take all that input in and then modify the project. Of course, the project budget still must be maintained. Laird Ueberroth, R.A. will provide the CRA and the City of Key West with its "biggest bang for the buck."

### **Shane Smith, Landscape Designer**

Also, on the team is Shane Smith. Mr. Smith is a landscape designer with substantial Florida Keys experience that encompasses both private and public sector projects. He works seamlessly with interdisciplinary teams that include clients, architects, engineers, planners, and general contractors throughout the design and construction process.

He holds a degree in Landscape Architecture from the University of Florida. Mr. Smith has a working knowledge of tropical plant material and native Florida Keys vegetation. His portfolio includes a range of design and community development projects including public spaces, commercial areas, highway beautification efforts, FDOT projects, and high end residential homes. He is well versed in developing conceptual designs, storm water management systems, planting plans, irrigation systems, fountains, outdoor gathering places, shade structures, ADA requirements, and pedestrian trails. His design knowledge is complemented by his efficiency and accuracy in the development of cost estimates, as-built drawings, and construction documentation. His design/build background enables him to work effectively with clients and their contractors to ensure successful project implementation.

Community design and redevelopment initiatives which require extensive communication efforts are his specialty. These types of public projects involve team meetings, collaboration, public workshops, education efforts, production work, and regulatory coordination. Notable public projects on Mr. Smith's resume include the Volusia County Spring to Spring Trail, New Port Richey Railroad Square, City of Hawthorne Streetscape Master Plan, Florida Keys Overseas Heritage Trail, Downtown Tampa Traffic Signal Box Beautification effort, Manatee Elementary School, and numerous FDOT and local roadway projects throughout the state.

Between Laird Ueberroth, David Koppel, and Shane Smith, Laird Ueberroth, R.A. & Associates, Inc. has over 75 cumulative years of A/E experience with over 30+ years in the Florida Keys. Being local, we have to live with our decisions and the reputation we have. Therefore, we have a vested interest in the outcome of our projects and are committed to produce quality work that we are all proud of. We guarantee personalized service and can respond at a moment's notice. If something needs to be looked at immediately, we are here. If a meeting comes up where our presence would be advantageous, we are here. And being local, any money that we earn goes back into the community where our families go shopping.

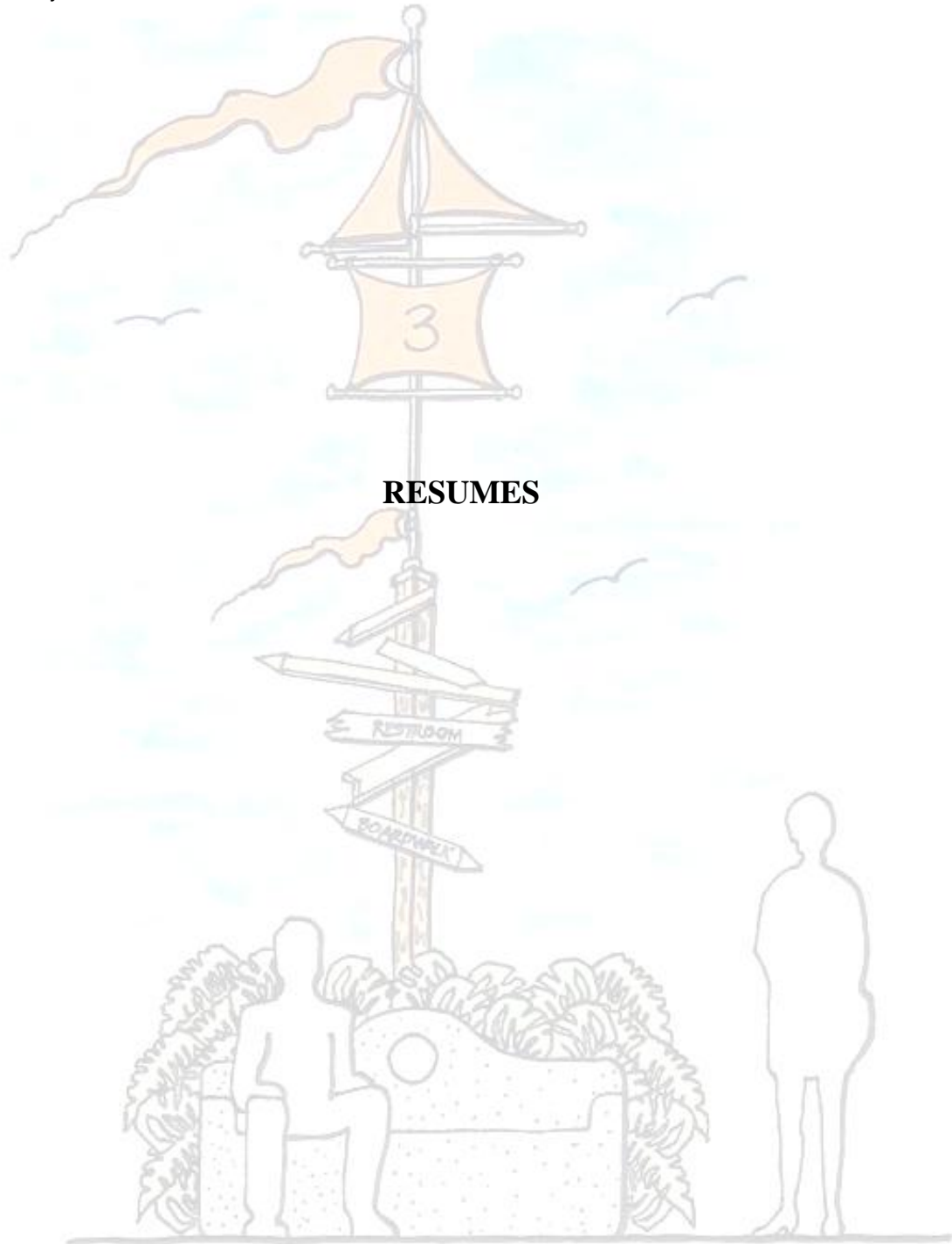
Put local experience and local presence to work for you by selecting Laird Ueberroth, R.A. & Associates to perform design and project management services for enhancements to the public areas of Key West Bight.





# LURA

Laird Ueberroth, RA & Associates Architect  
Key West, FL 33040



**RESUMES**

WAYFINDING/ DIRECTIONAL SIGNAGE

For more information you may contact:  
LairdU@Bellsouth.net



Laird Ueberroth, RA & Assoc.  
1729 Seminary St., Key West, 33040

305-295-2926 or  
305-849-9076

# DAVID S. KOPPEL, P.E.

2773 Koehn Avenue  
Big Pine Key, Florida 33043  
(305) 872-0873

## OBJECTIVE

---

A responsible and professional engineering position that will allow me to use my education and experience to enhance the community in which I live.

## EXPERIENCE

---

June 2009 to  
present

**Laird Ueberroth, R.A. & Associates Architect**

**Key West, FL**

***Project Manager***

***July 2009 to-date***

Working with Laird Ueberroth, R.A. & Associates Architect while starting my own business. Providing professional engineering services as needed.

**DAVID S. KOPPEL, P.E.**

**Big Pine Key, FL**

***Owner***

***June 2009 to-date***

Started own business to provide professional engineering services in my community

1987 to  
April 2009

**MONROE COUNTY**

**Key West, FL**

***County Engineer***

***February 1988 to April 2009***

Responsible for all functions of the Engineering Department including technical, administrative and fiscal decisions, and providing engineering services to all County Departments

- Oversees in-house engineering services, construction management, inspection, and surveying.
- In responsible charge of all in-house design projects, preparation of specifications and estimates, sign/seal documents.
- Manages the County's Capital Improvements Plan
- Manages the County's Seven Year Road and Bridge Plan
- Negotiates and oversees Architect/Engineer contracts.
- Reviews contractors' bid package, qualifications, references, and work history prior to recommending award of bid
- Monitors all construction projects on a daily basis, reviews/approves pay requests, change orders, resolves problems/disputes
- Performs spot inspections for quality control of inspection staff
- Analyzes traffic and roadway data
- Evaluates and justifies future roadway widening projects based on service volume, surrounding development, existing roadway conditions, developing construction costs
- Prepares project reports for BOCC, County Administrator and public
- Prepares budgets and estimates for departmental operations.
- Reviews and evaluates applications for County right-of-way permits and for utility

work and restoration of the right-of-way.

- Prepares letters of coordination for new development.
- Coordinates work with various local and state agencies.
- Develops and coordinates wastewater projects with FCAA.
- Serves as County's Stormwater Engineer.
- Serves as Division Coordinator for County Administrator during emergencies and disasters.
- Serves on the Development Review Committee, FDOT Technical Advisory Committee and Hazard Mitigation Task Force.
- Speaks to civic clubs, property owners, and the media as required. Official spokesperson for all Departmental issues.

***Resident Engineer***

***April 1987 to February 1988***

Responsible for all functions of the Engineering Department including administrative, technical, and fiscal decisions:

- Manages in-house staff of six employees and consulting engineers.
- Oversees in-house inspection of numerous construction projects occurring simultaneously.
- Negotiates change orders with contractors.
- Prepares reports, conduct public meetings and preconstruction conferences; public speaking at County Commission and other meetings.
- Works with environmental agencies and traffic operations.

**POST, BUCKLEY, SCHUH & JERNIGAN, INC.**

**Key West, FL**

***Project Engineer***

***October 1985 to April 1987***

- In responsible charge of Construction Engineering and Inspection on multiple major roadway improvement projects on US 1, Monroe County, including over six miles of four-laning.
- Previous responsibilities as Project Engineer also included the Construction Engineering and Inspection of the runway reconstruction and airside lighting at Marathon Airport.

**FLORIDA DEPARTMENT OF TRANSPORTATION**

**Miami, FL**

***Maintenance Contracts Engineer, District Six***

***1984 to October 1985***

Responsible for preparation and development of technical plans, specifications, contract documents, production coordination, cost estimates and construction

engineering inspection including construction and contract documentation of some 40 state contract maintenance projects.

Also responsible for service as Project Engineer when required.

***Professional Engineer Trainee, District One*** ***1982 to 1983***

Full time FDOT P.E. training program, statewide.

Practical experience in all facets of the Department, including Design, Construction, Maintenance, Location, Traffic Operations and Planning.

EDUCATION

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<b>1982</b>	<b>B. S. C. E.</b>	<b>University of South Florida</b>	<b>Tampa, FL</b>
	<ul style="list-style-type: none"><li>▪ Continuing Education - ongoing<ul style="list-style-type: none"><li>• Professionalism, Ethics, and the Law</li><li>• Legal Testimony: Trial and Deposition</li><li>• Tort Liability – Field Responsibility</li><li>• Building Code, Structural</li><li>• How to Manage Projects, Priorities and Deadlines</li><li>• Work Area Safety and Traffic Control</li><li>• Safety Program Implementation</li></ul></li></ul>		

REGISTRATION

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- **State of Florida, Professional Engineer since 1988**
- **License Number P.E. 40164**
- Certificate of Qualifications, Advance Maintenance of Traffic

MEMBERSHIPS

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- **National Society of Professional Engineers**
- **Florida Association of County Engineers**



# LURA

Laird Ueberroth, RA & Associates Architect

Key West, FL 33040

Bachelor of Architecture, Syracuse University, Syracuse New York,	1974
Registered Architect Commonwealth of Pennsylvania,	1978
Registered Architect Commonwealth of Virginia,	1985
Registered Architect State of Maryland,	1989
Registered Architect State of Florida,	2004
Licensed General Contractor, Commonwealth of Pennsylvania, & Virginia	1980-2004 (closed)
Licensed Registered General Contractor, State of Florida, Lic. No. RG291103684	2005-Present

Paul Harris Fellow, Rotary International  
Junior Warden, St Paul's Episcopal Church, Key West, Florida 2008-2009  
Architectural Commission of the Episcopal Diocese of South Florida 2008-Present  
Past Chairman Construction Committee, Habitat for Humanity of the Lower Keys 2007-2008  
Member Builders Association of South Florida

Award for Design Excellence in Energy Efficient Design, by Pennsylvania Power and Light Co. for the Varricchio Office Building, Sunshine Rd., Allentown, PA.

## Select Projects of Note:

Varricchio Office Building, Allentown, PA  
Award winning solar heated, earth sheltered 5000 sq. foot prototype commercial office building

Rosemont Hills Luxury Condominiums, Bethlehem, PA  
Developer and General Contractor for this Twenty-six unit passive solar heated residential condominium project

General Mail Processing and Vehicular Maintenance Facility, Bethesda, MD  
One Hundred-Fifty Thousand square foot new automated mail processing facility, USPS, Gaithersburg, MD.

American Trial Lawyers Association Headquarters, Georgetown, MD  
Complete renovation of eight story thirty thousand sq. ft. association headquarters, while fully occupied, including new facilities plan to reorganize and consolidate association functions.

Large Animal Veterinary Research Laboratory, Ames, Iowa  
Master plan for the restructuring and expansion of this 25,000 sq. ft. Dept. of Agriculture facility

Department of State Embassy Upgrade, Istanbul, Adana, Banjul, Nicosia, Bissau,  
Strategic assessments of Embassy and Consulate facilities for the Dept. of State including recommendations resulting in the construction of new facilities.

Air Force Systems Command 2000 Master Plan, Building 1535, Andrews AFB, Suitland, MD.  
Complete Master Plan including Physical security, vehicular & pedestrian entry, Landscaping, and facilities plan.

Kit of Parts, automated Post Office construction documents assembly program, for the USPS  
Managed 2 million dollar project to assemble multiple configurations of postal mail facilities construction documents through 'intelligent' computer software interface.

Architectural Graphic Standards, American Institute of Architects, Washington, DC  
Researched and developed guidelines for high rise office design, planning and project management

Satellite Launch and Flight Control Center Renovation, INTELSAT, Washington, DC  
Total Renovation from computer cabling to lighting of this 10,000 sq. ft. fully operational facility responsible for the flight and control of six billion dollars worth of telecommunications satellites

Marlin Pier, Garrison Bight, Key West, FL, for City of Key West, FL. Demolished 450 foot concrete pier and installed new 24 slip floating houseboat pier anchored to 18" diameter 30 foot long pre-stressed concrete piles drilled into cap rock

Columbarium, St. Paul's Episcopal Church, Key West, FL  
Designed and installed Limestone enclosure for 350 internment spaces

Bayside Landing, Habitat for Humanity of the Lower Keys, Big Coppitt, FL  
Planning Design and construction of this eighteen unit affordable housing development project

SeaCamp Underground 5000 gallon Pollution Storage Tank replacement, Big Pine Key, FL  
Removed and disposed of existing single wall tank and replaced with dual wall tank and dispenser.

Lazy Way Retail Expansion, City of Key West, FL 480 sq. ft. retail addition including permitting.





# LURA

Laird Ueberroth, RA & Associates Architect  
Key West, FL 33040

2008-Present Purchased Environmental Construction services, Inc

Laird Ueberroth, RA President, Environmental Construction Services, Inc.

2005-2008 **Nautilus Building and Design, LLC**

Obtained Florida Registered General Contractors license to provide full design and building services to select Florida Keys clients under the name of Nautilus Building and Design, LLC. Below is a list of Projects.

**Jim Marsh Residence: 2501 Staples Ave., Key West, FL**

Provided Architectural services, including structural survey of existing buildings for the renovation and addition. Work included lifting the entire structure and moving to new location on site as well as removing part of existing roof structure to create cathedral ceilings, and the addition of a master bedroom/bath suite, a new front porch, side yard deck and new pool. A new foundation was designed and constructed to facilitate the moving and raising of the structure. The existing wood frame was reinforced and strapped to meet ASCE 7-98 requirements.

**Ueberroth Residence: 1729 Seminary St., Key West, FL**

Provided complete Design/Build services, including construction permitting and structural survey of the existing building for the complete gutting and renovation of a guest cottage and the installation of a new pool and surrounding Brazilian hardwood deck. Work included lifting the entire structure as well as removing the existing roof structure to create a cathedral ceiling and loft. A new foundation was designed and constructed to facilitate the raising of the structure. The existing wood frame was reinforced and strapped to meet ASCE 7-98 requirements. The pool included the forming and casting in place of an 8'-0" wide by 4'-0" high concrete arch waterfall feature at the end of the 10'-0" by 23'-0" pool. The surrounding deck containing over 500 square feet was finished with Ipe with all edges picture framed and all screws plugged. New landscaping was installed including 500 square feet of antique brick paving and over 20 ornamental palm trees.

**Leeward Isle II Condominium, Lee Hanke, Owner: 921 Packer St., Key West, FL**

Provided Architectural services, including HARC review and approval of design and structural survey of the existing building for the Addition and Renovation. Work included the installation of a new gable roof with 'V' crimp metal panels, the redesign of the front façade, and an addition to the rear of the structure. A new foundation was designed and constructed to facilitate the addition and new roof. The existing wood frame was reinforced and strapped to meet ASCE 7-98 requirements.

**1506 Seminary Condominium: 1506 Seminary St., Key West, FL**

Provided complete Design/Build services including construction permitting, for this duplex condominium. Work includes partial demolition and raising of the structure as well as a two story addition, two pools, a new roof and new siding on the existing structure as well as a new entrance façade a bedroom addition and complete renovation of an existing carport. A new foundation was designed and constructed to facilitate the new work. The frame was reinforced to meet ASCE 7-98 requirements.

**Garcia Residence: 1342 Ashby., Key West, FL**

Designed a Traditional Contemporary 2500 square foot Cape Cod home in Mid-Town. The building replaced a flood damaged home and was elevated and shifted to meet building setbacks. The completed home has a dramatic wrap around porch ending





# LURA

Laird Ueberroth, RA & Associates Architect  
Key West, FL 33040

with an outside kitchen overlooking the pool. The Living room is set off by a large arched light well allowing natural light from the Palladian window to filter into the living space.

Laird Ueberroth, RA President, Environmental Construction Services, Inc.

### **Ueberroth Residence: 1729 Seminary St., Key West, FL**

Complete Design/Build services including construction permitting of this Modern 2000 square foot wood sided home in Mid-Town. The building replaced a flood damaged home and was elevated and shifted to meet building setbacks and to allow for off street parking. The home is sheathed in vertical T&G quarter sawn cypress with a transparent wood stain finish. Of note is the one of a kind Green Roof deck fully landscaped and sodded to create a roof garden which is accessed by a custom made, white powder coated spiral stair leading from the rear master bedroom deck to the roof garden. The home is floored with rustic honed marble and has natural wood accents through out.

### **Brooke Residence: 214 'G' Avenue., Big Coppitt, FL**

Designed a Contemporary 2100 square foot elevated CBS home which uses prefabricated aerated concrete structural floor panels and conventional cast in place concrete techniques. The three bedroom two bath stucco home has tiled floors, trussed hip roofs and covered front and rear porches.

### **Ferrell Residence: 103 Shore Ave, Big Coppitt, FL**

Designed a Contemporary 2000 square foot home. The building replaces a flood damaged home and is elevated and shifted to meet building setbacks. This frame three bedroom, three bath, home has large wrap around covered porches to shade the house and is sided in James Hardi concrete siding for low maintenance and strength.

### **Harrold Residence: 320 Admirals Lane., Key West, FL**

Designed a Widows Walk atop this Truman Annex single family home. The decked Widows Walk has a fiberglass understructure to prevent water intrusion and is surrounded by a vinyl clad aluminum railing system designed to match the architecture of the home, for strength and low maintenance. The walk is reached through a folding stairway terminating at a Bilco spring loaded Hatchway for easy access to the roof.

### **St. Paul's Episcopal Church Columbarium, Key West, FL**

Designed and installed a limestone cap for the existing columbarium. Design includes 350 square removable stone internment spaces enclosed with a four inch thick shaped frame fitted to the top of the existing elevated concrete enclosure.

### **St. Paul's Episcopal Church Roof Replacement, Key West, FL**

Specified, obtained HARC and building approvals, and administered the contract to strip and replace the 6,500 s.f. historic metal shingle roof on the historic gothic Church.

### **Bayside Landing: Big Coppitt, FL**

Designed an eighteen unit residential development for Habitat for Humanity of the Lower Keys. The fully landscaped project contains a through street with an intersecting cross walk which terminates at a public area overlooking a canal with an elevated observation platform. The modular affordable housing units are grouped into three configurations. All have carports and custom elevated covered front and rear porches as well as on grade storage rooms.





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Key West, FL 33040

## **Marrubio Residence: 9 Whistling Duck Way, Key West, FL**

Designed and permitted a renovation to this golf course duplex. The Work included enclosing the large rear covered porch with Anderson Coastal hurricane rated wood windows, installing a small convenience lavatory on the main floor and opening the living room completely into the new enclosed area by 'cutting in' a sixteen inch deep engineered wood beam to span the new opening.

## **Skeel Residence Dock: Summerland Key, FL**

Designed a new pre-cast concrete dock sixty feet long containing 600 square feet and space for two future boat lifts. The design uses pre-cast concrete pilings, pile caps and deck sections as well as plastic sheet piling and marine grade wood whalers.

## **Coco Plum Dock: , Summerland Key, FL**

Designed a new marine grade wood dock containing 60 boat slips and space for two future boat lifts. The design includes wood pilings, galvanized metal hurricane ties, as well as plastic sheet piling and marine grade wood whalers at the shoreline

## **Addition and Renovation to Budde's Hobby Shop**

Added fifteen hundred square feet to front of Budde's Hobby Shop to prepare for lease to Ashley Furniture. The Work included a new storefront glazing system, concrete ADA compliant entrance ramp and entrance stair, new lighting and emergency lighting and exit signage.

## **Lucky's Marina, Summerland Key, FL**

Designed a new marine grade wood dock containing 36 boat slips, a fuel dock, and the restoration of a silted boat basin into a natural lagoon with finger slips for sailboats and kayaks, and two boat lifts. The design includes wood and precast concrete pilings, galvanized metal hurricane ties, as well as plastic sheet piling and marine grade wood whalers at the shoreline. Over two hundred linear feet of wave break is included on the seaward side of the dock and a ten foot wide concrete apron covers the entire landward side of the seawall.

## **Bayside Landing Two, Big Coppitt, FL**

Designed a new twelve unit residential development for Habitat for Humanity of the Lower Keys. The fully landscaped project contains a two entrances and a public area overlooking a canal with an elevated observation platform. The modular affordable housing units are grouped into two configurations. All have carports and custom elevated covered front and rear porches as well as on grade storage rooms.

## **St. Paul's Episcopal Church Rectory Renovation, Key West, FL**

Designed a complete renovation to an existing three bedroom two bath home for use as a new suburban Rectory. Work included flood damage repair, new kitchen and bathroom configurations, exterior envelope upgrade including new roof, windows, doors, exterior trim and painting. All new interior finishes and lighting were provided.





Shane S. Smith, Associate ASLA  
 29020 Magnolia Lane  
 Big Pine Key, FL 33043  
 (305) 393-1018  
 shane\_keys@att.net

**Experience:**

**WilsonMiller (vendor)**

Florida Keys  
 April 2008 - Present  
 CEI Inspector/Landscape Designer

Mr. Smith performs Construction Inspection and Construction Administration activities on historic bridges for the 106 mile long Florida Keys Overseas Heritage Trail project. He is responsible for managing the general contractors, estimating quantities, and ensuring that the materials utilized are consistent with plan specifications and federal grant requirements. With his varied construction background, Mr. Smith is skilled at coordinating between project engineers and site contractors to troubleshoot and resolve potential cost overruns and field changes. In addition to his CEI experience, he utilizes his experience as a formally trained landscape architect to help develop design concepts, construction drawings and as-builts for rest areas, landscape features, and bid specification packages. He works directly with the client to help resolve design challenges, assist in field measurements, review construction documents, recommend plant materials, attend public workshops, and to collaborate on ways to better incorporate the trail into the community.

**D'Asign Source**

Marathon, Florida  
 August 2007 – December 2008  
 Landscape Designer

Mr. Smith currently held a professional design position at D'Asign Source, a high-end, design-build firm in the Florida Keys. He worked with a team of architects, landscape architects, planners, and general contractors to design high-end residential and commercial projects throughout the Florida Keys. Mr. Smith was responsible for the landscape and hardscape elements of each project including conceptual plans, storm water management systems, planting designs, swimming pool and waterfall design, irrigation systems, outdoor kitchens, shade structures, tiki huts, and docks. Sidewalks, gathering places, and pedestrian trails were frequently incorporated into project designs. He created project cost estimates and construction documents and worked closely with the craftsmen, construction teams, and subcontractors to ensure the successful implementation of project plans. Mr. Smith developed renderings for client presentations and participated in client meetings and collaborative team sessions. He also lead garden and interpretive site tours for existing and potential clients.

**Reynolds, Smith, and Hills, Inc.**

Tampa, Florida  
 May 2005 through December 2005  
 Landscape Architecture Intern

During his landscape architecture internship, Mr. Smith was a team member in the Community Design Group. He worked with architects, engineers, and planners to complete landscape design and trail projects. He gained professional experience through team meetings, group projects, public workshops, production work, cost estimating, interdisciplinary and regulatory coordination. Mr. Smith created as-built drawings of hurricane damaged facilities in southeast Florida, and he developed planting plans and cost estimates for a large elementary school in southwest Florida. For trail projects, he completed site analysis, concept development, public input, and final alignment on a variety of trail and railroad squares.

Mr. Smith was also responsible for FDOT right-of-way landscape projects for the office. His gained a thorough understanding of FDOT procedures, design standards, and plan requirements and became well versed in the use of MicroStation, AutoCADD, and ArcGIS. He designed planting plans, mitigation plans, and design drawings for a variety of State and County roads and weigh stations. His civic duties included participating with the RS&H design team to complete a public art project in downtown Tampa FL.

Summary of Experience:

Mr. Smith has over 14 years of experience designing and managing a variety of planning, landscape architecture, and environmental projects. His expertise includes a keen understanding of the design process, a knowledge of regulatory requirements, and the ability to manage construction and implementation teams. He is skilled in scheduling, budgeting, estimating, materials selection, construction documentation, and contractor oversight. Through his professional training in the field of landscape architecture, Mr. Smith has developed the ability to collaborate with engineers, architects, planners, scientists, and the public.

Specialized Skills:

- Ability to Manage Construction Crews and Contractors
- Class A Commercial Drivers License
- Ability to Operate Heavy Equipment
- Knowledge of FDOT Design Standards
- Knowledge of a variety of plant materials
- Computer skills: AutoCADD, ArcGIS, Powerpoint, Excel, Photoshop, Word

**D'Asign Source**

Marathon, Florida  
1999 through 2000  
Site Supervisor

Mr. Smith managed the field activities for the design and installation of high-end residential and commercial landscape projects in the Florida Keys. He supervised crews of landscape contractors during the installation of hardscape and landscape projects. This position provided experience in the implementation of all project phases including site plan review, grading, bed preparation, planting, bracing, fertilization, irrigation, construction of water features, and heavy equipment operations. At D'Asign Source, he gained a working knowledge of a variety of native and tropical plants that thrive in the Florida Keys.

**Intersol, Inc.**

Tampa, Florida  
1996 through 1999  
Field Manager

At Intersol, Mr. Smith supervised the field operations for an environmental management/remediation company. Duties included oversight of cleanup activities at petroleum and hazardous waste contaminated sites. His team performed soil excavation, storage tank removals, and disposal activities. Mr. Smith's duties also included the oversight of the emergency response team, as well as supervision of field sampling, decontamination activities, sample profiling, manifesting, packaging, and proper chemical labeling. The position included coordinating with the hazardous waste transportation haulers and drill teams and executing lab packs of waste chemicals for disposal. Mr. Smith and his team also performed laboratory relocation activities. For all projects, he was responsible for staffing, budget, schedule, and inventory including field supplies, remediation equipment, and emergency response needs. The job required frequent travel throughout the southeastern United States to evaluate environmental management needs for a varied client base.

**Education:****Bachelor of Arts in Landscape Architecture**

University of Florida  
Gainesville, Florida  
May 2007

Shane S. Smith, Associate ASLA  
29020 Magnolia Lane  
Big Pine Key, FL 33043  
(305) 393-1018  
shane\_keys@att.net



**LURA**

Laird Ueberroth, RA & Associates Architect  
Key West, FL 33040

**KNOWLEDGE OF THE KEY WEST BIGHT AND CAROLINE STREET  
CORRIDOR'S MISSION AND VISION**

For more information you may contact:  
[LairdU@Bellsouth.net](mailto:LairdU@Bellsouth.net)



Laird Ueberroth, RA & Assoc.  
1729 Seminary St., Key West, 33040

305-295-2926 or  
305-849-9076

# KNOWLEDGE OF THE KEY WEST BIGHT AND CAROLINE STREET CORRIDOR'S MISSION AND VISION

Laird Ueberroth, R.A. & Associates is a local firm whose staff lives and works in Key West and the Lower Keys. We have been here for many years and have seen the transformation of the Key West Bight. As a result of the implementation of Bight's Master Plan, a continuous boardwalk with many amenities now exists. Yes, over the years, the Key West Bight area has seen vast improvements.

The staff of Laird Ueberroth, R.A. & Associates has read the November 1996 Caroline Street Community Redevelopment Plan and is familiar with its contents. For instance, in the Community Redevelopment Plan, the following objectives are stated:

- “1. The plan should seek to increase the amount of public open space along the waterfront.
2. The plan should improve the continuity of public access along the water's edge, without precluding the development of water-dependent uses determined to be desirable.
3. The plan should seek to maintain the "Old Key West" character that presently exists in portions of the study area.
4. The plan should, to the extent possible, seek to improve traffic circulation and reduce congestion in Old Town.
5. The plan should seek to increase marina facilities in the boat basin to the extent permitted by environmental regulations.
6. The plan should seek to retain those existing structures and activities within the study area which contribute to the "Old Key West" character.”

Not only is Laird Ueberroth, R.A. & Associates familiar with the November 1996 Caroline Street Community Redevelopment Plan, we have also reviewed the Key West Bight Master Plan. Many of the elements identified in the Master Plan have already been implemented. For instance, the Master Plan says this regarding the **Harborwalk**.

“A major component in the overall plan for the Bight is the continuous connection of the waterfront along the Harborwalk. The Harborwalk connects adjacent properties to other significant points of interest and activity centers such as Front Street. The Harborwalk is to be a key element in successfully attracting pedestrians, increasing exposure and access to the waterfront and reinforcing the ambiance of the waterfront. The Harborwalk will be constructed both landside and waterside with assorted materials to

create character and economic viability. Also the Harborwalk will generally be landside along parcels A and B (Seaport and Lazy Way) except at the Schooner Wharf Bar and William Street Plaza. It will be partially landside at the Market, cantilevered to achieve design width. It will be landside from the market through Turtle Kraals to Margaret Street plaza. The Walks will shift to waterside past the Half Shell Raw Bar to the Chevron site. From that point on, it will be landside.”

As we know, the Harborwalk has been successfully constructed as contemplated in the Master Plan.

Another element identified in the Master Plan is the maintenance and enhancement of the “**Villages**”. According to the Master Plan,

“One goal of the plan is to maintain these areas and enhance them through identification as focal points oriented to the water. The Harborwalk will provide the connection between the villages to create continuity. Plazas at Greene, William, Margaret and Grinnell Streets are designated as prominent public spaces with great views of the harbor, shops, restaurants, and historic structures and monuments. The Plazas will contain enticements, such as monuments, kiosks describing the history of The Bight and merchants displaying their wares, to draw people to the waterfront to explore The Bight's past and present.”

Much of the Master Plan has been accomplished regarding the “Villages”. However, additional enhancements are possible and are part of this project.

The Master Plan also calls for improvements to the “**District Entries**” into the Key West Bight area. The plan states,

“Each street leading into Key West Bight is proposed to have a common entry feature emphasizing the arrival into the Key West Bight project. Greene Street and Margaret Street will be the principal entries with more significant entry statements.

Green Street is an important pedestrian link to Duval Street; therefore, The Bight property along Greene Street and the plaza should be designed to attract pedestrians down to the waterfront from Duval Street. The use of specialty pavers, lighting, landscaping and signage or banners will provide and enhanced pedestrian attraction. This streetscape treatment should be continued from Duval Street all the way down to the Bight, creating a second major pedestrian axis. Business and homeowners along Greene Street should be encouraged to upgrade their building facades and parking areas. The use of banners with the Bight nautical theme can help the streetscape scene and provide identity and a sense of entry for the Bight.

Margaret Street is the primary entrance into the historic district which contains the Turtle Kraals, Cannery and Fish House. The identifying feature and sense of entry will occur at the intersection of Caroline and Margaret Streets. A monument to "Booty" Singleton will be the focus of the Margaret Street plaza. The monument will be place in

the plaza at the junction of the Harborwalk and Margaret Street centerline to assure visibility as people enter the plaza from all directions.”

Again we can see that much of the Master Plan has been accomplished regarding the “District Entries”. However, additional enhancements are possible and are part of this project.

Also contained in the Master Plan are various suggestions to improve the Plaza areas in the Bight. Note what the plan says,

“**Greene Street Plaza** will provide the focus to draw people from Duval Street to the waterfront. Tall masted vessels, such as old schooners, will be docked at the plaza. The appeal of the high masts and flags flying, especially when lit up at night, with open views to the water will stimulate interest and lure people toward the waterfront from Duval Street. The plaza will be paved with a decorative surface and will include benches, decorative lighting, and limited planting on the edges. This plaza is the setting for two land lease sites.

**William Street Plaza** is an active docking area with views to the open water. A widened section of Harborwalk, constructed waterside, will accommodate more people and activity. An attraction such as a schooner should be moored here, along with dinghy docking and water taxi service area. This active docking area is conveniently located adjacent to the Waterfront Market for tourist and boat owners and enhances the interaction between landside and waterside activities.

The **Margaret Street Plaza** will contain a memorial to Booty Singeton in honor of his development of the shrimping industry in Key West. The plaza anchors the historical waterfront dock area, comprised of the cannery, kraals, fish house and historical boat display. The plaza will be physically extended to incorporate a multi-use central parking area deigned to accommodate a trolley drop-off/pick-up station, limited and handicap parking, and special events such as farmer's markets and entertainment as added attractions. The entire area will be distinguished by special paving, seating, lighting and accent planting at the edges. The main plaza will be constructed to accept large tent covering for special events.”

By visiting the plaza areas, it is readily apparent that much of the master plan has been accomplished. Yet, there is still room for improvement and this project will address additional enhancements that can be made.

The last area we would like to mention from the Master Plan is **Lazy Way**. Lazy Way consists of several small retail shacks, a studio, bar and staging areas for boats docked along Lazy Way. The plan includes an additional 1,000 square foot land lease located adjacent to Greene Street Plaza to form an edge to the plaza and create a needed revenue opportunity. Lazy Way remains an important link through the Bight for pedestrians, bicycles, trolleys and limited service vehicles. Garden areas incorporating seating for pedestrians and boat patrons will be tucked into the open areas along the travel way.

Special paving treatment defined by bollards and landscape will indicate where the limited vehicular traffic is allowed. The trolleys and limited service vehicles can circulate as one way traffic from William Street to Elizabeth Street to minimize congestion with traffic using William Street to access the main parking lot. Alignment of the asphalt pavement will lead traffic into the parking area. Mountable curbs, change from asphalt to decorative paving, signage, landscape and structural elements will deter general traffic from entering the William Street plaza and Lazy Way. Only authorized service vehicles and the trolley should be allowed.”

Again we can see that much of the Master Plan has been accomplished regarding Lazy Way. However, additional enhancements are possible and are part of this project.

By reviewing the Key West Bight’s Master Plan and Caroline Street Community Redevelopment Plan, Laird Ueberroth, R.A. & Associates is well acquainted with the Key West Bight and Caroline Street Corridors’ mission and vision. That enables our team to deliver the design services that the community envisioned.



**LURA**

Laird Ueberroth, RA & Associates Architect  
Key West, FL 33040

**APPROACH AND DESIGN PHILOSOPHY INCLUDING  
ENVIRONMENTAL AND SUSTAINABILITY CONSIDERATIONS**

For more information you may contact:  
[LairdU@Bellsouth.net](mailto:LairdU@Bellsouth.net)



Laird Ueberroth, RA & Assoc.  
1729 Seminary St., Key West, 33040

305-295-2926 or  
305-849-9076

# APPROACH AND DESIGN PHILOSOPHY

## BACKGROUND

Key West is a romantic vacation destination that conjures distinct images in the educated traveler. To most Americans it is perhaps best known as the preferred get away destination for some of America's greatest writers. The image conjured by Key West is a remote unspoiled tropical paradise readily offering the adventures of sport fishing, diving, and the special beauty of the National Marine Sanctuary surrounding it. Upon arrival tourists quickly discover the wonderful historic nature of the island and its vibrant history as a commercial, military, and recreational seaport. They also soon discover the spectacular and unique natural beauty the tropical climate has bestowed on this small island at the end of the Florida Keys. Finally, after spending some time on the island one discovers it's most special feature: The people who have made it their home.

The Historic Bight has the potential to provide the destination traveler to the Florida Keys a unique glimpse into the historic seafaring past and an enhanced experience of the tropical paradise this island offers. The enhancements proposed for the Historic Bight can become markers, identifying a theme for future development which seeks to highlight and enhance the unique Key West vacation experience.

## HISTORIC

Visitors to the Historic Bight can be grouped into several categories. These groups have different goals and objectives for their time in Key West, and will require different queues or markers to attract them to the Bight. Gaining a greater understanding of these groups, their ideas of the Island and their objectives and or goals would be valuable information for designing the Bight enhancements.

A few of the categories of visitor are:

1. **The Day Tripper:** This is the cruise ship passenger who has a day in Key West and usually confines this time to a stroll up and down Duval Street. A variant of this is the adventurous traveler who is in Miami, and decides to 'see Key West' for the day.
2. **The Destination Traveler:** This is the vacationer drawn to Key West by an event, the boat races, Fantasy Fest, Gay Pride, Bike Week, etc. They come to town for a few days, to enjoy the specific event and the pleasures the island provides.

3. **The Traditional Vacationer:** This is the individual or family who has selected Key West for their annual one or two week vacation. They stay in a hotel, timeshare, or vacation rental. They are here to have fun and relax and are looking for pleasurable diversions to spend their time.

4. **Seasonal Visitor:** This is the classic snowbird, or a variation thereof. Typically they are affluent, retired, and usually know the island from previous visits. They are interested in quality of life and amenities, like sport fishing, dining out, the art scene, and obtaining the essentials of daily living from the most pleasant and highest quality sources.

5. **Locals:** This is the permanent resident. They have firmly established patterns of behavior, for obtaining the necessities of life. To a large extent, they ignore the 'tourist traps' and avoid the congestion associated with the tourist destinations. They use the tourist oriented areas of town occasionally for special times and weekend recreation.

The Duval Street corridor with its vibrant bar scene and uni-directional access has a strong attraction for the destination or day visitor. In order to pull this vacationer away from the Duval street corridor strong visual markers capable of being noticed over the bustle and excitement of Duval Street are required. These markers will also have to overcome the disadvantage of distance; there are two blocks of separation between Duval and the Historic Bight Gateway at the end of Front or Greene streets. To achieve this, very strong visual queues, recognizable from a distance, with bright colors, and large items of extreme interest, that echo or enhance the romantic sense of discovery possessed by the day visitor are necessary.

The Traditional Vacationer, looking for adventure and pleasurable diversions will be attracted by the same queues as the destination and day visitor. They are perhaps the easiest group to bring to the Bight, requiring only a safe and relatively aggravation free avenue to enter and leave by and clear signage that points the way.

Attracting the Seasonal Visitor is the perhaps the greatest challenge and offers the greatest reward if successful. Seasonal Visitors, know the island, they require safe, convenient travel to and from their destinations and seek high quality experiences in their quest for necessities, pleasures and other life experiences. They are intelligent and affluent and very communicative and supporting of their lifestyle and each other. Successfully drawing them to the Historic Bight would be a boon for the area and the businesses located there. To do so requires more than safe convenient access. This group requires high quality experiences, that stimulate their senses in a positive way and which provides the delight and joy they seek in their daily lives. If successful, their experiences will be shared over cocktails and dinners, and will quickly spread through their community producing measurable results.

This segment of the community is also very involved in local community activities, to the extent the Historic Bight interacts with groups like the Botanical Gardens, the various Arts Councils, and other civic groups it will be interacting with this vital segment of the population.

Locals also know the island well, and although their time is spent working, raising families and taking care of the business of daily life, they also, have a strong sense of community and require entertainment and social diversions. Any successful enhancement of the Historic Bight will naturally interest and draw in the Local community. Locals are also more aware of the working history and maritime characteristics of the Bight than any other group and are more connected to the working waterfront and its unique characteristics. Locals can perhaps contribute more to creating an authentic, historically accurate, and educational set of design components for the enhancements than any other group.

## **EXISTING CONDITIONS**

The Historic Bight is accessed from Duval Street on the West, Eaton Street on the South, the Ferry Terminal on the East, and from the water to the North.

The Historic Bight is unified by the Harbor Walk, a boardwalk along the water that stretches from Front Street on the west to the Ferry Terminal on the east. Like a shopping Mall promenade, the Harbor Walk passes, along its length, numerous points of interest, shopping and entertainment options, and points of exit and entrance.

The Harbor Walk and the Historic Bight are separated from the Duval and Eaton Street Corridors by two blocks of mixed use neighborhood, which creates a barrier separating the Bight from these two main activity corridors. Overcoming this separation with highly noticeable visual queues, safe convenient access to and from, and clear directional signage is essential to the success of the enhancements project.

The City layout in this area is a North-South and East-West grid of roads. These roads terminate at the Bight providing the main 'Gateways' or points of entry to the Harbor Walk, like entrances to a shopping mall. These roads provide the connections between the Duval and Eaton Street corridors and the Historic Bight. They are:

1. Front Street looking East and feeding from Duval St.
2. Greene Street looking East and feeding from Duval St.
3. Elizabeth St. looking North and feeding from Eaton St.
4. William St. Looking North and feeding from Eaton St.
5. Margaret St. looking North and feeding from Eaton St.
6. Grinnell St. looking North and feeding from Eaton St.

Where these streets end, at the bight, offer the greatest opportunities for developing the design elements that will meet the objectives of the proposed enhancements project.

Like a Shopping Mall the Historic Bight has 'Anchors' which draw visitors for the benefit of the smaller Bight vendors, these anchor establishments are also focal points, bringing people to the bight. These focal points offer the opportunity to familiarize or entice visitors with other Bight offerings.

These anchors are:

1. Alonzos and A&B Lobster House
2. Conch Republic Seafood
3. Schooner Wharf
4. The Tall Ships berthed at the end of William St.
5. Waterfront Market
6. Turtle Kraals and Half Shell Raw Bar
7. The Ferry Terminal and Dantes

Attention needs to be paid at these locations to remove the clutter and sensory overload, in order to allow the creation of clean, open, high quality markers that unify and direct visitors beyond these destinations.

### **Existing Conditions Analysis**

**Front Street Gateway:** Technically not part of the Bight, it is the termination of the Harbor Walk and is the closest point to Duval Street. A strong visual element here would pull pedestrians from the end of Duval Street. Day Trippers leaving the cruise ships will walk directly toward this gateway in order to reach Duval St. A strong visual element at this location which can generate curiosity and interest from a distance has the best opportunity to entice these day visitors to the Harbor Walk. Once they walk the two blocks to explore the enticing visual element, A highly user friendly graphical interface, which communicates their location and relationship to the Historic Bight with easily identifiable markers, both on the interface and in real space, along the Harbor Walk will create the interest and curiosity to continue down the Harbor Walk promenade.

**Greene Street Gateway:** This congested and heavily used intersection of Greene and Elizabeth Streets is the main entrance to the Historic Bight from the West. Conch Republic Seafood, The Key Lime Shoppe, and the Entrance To the Lazy Way Retail Shops are all

clustered here. Vehicular traffic needs to be handled better, with room to drop-off, and make the turn. The plaza area is very cluttered visually and lacks a focal point. A strong visual element here would also draw pedestrians from Duval.

**Lazy Way:** This lane of small retail shops would benefit from a facelift. There is great potential to turn this area into a park like setting. To realize its potential vehicular traffic needs to be greatly restricted, and the grounds need a quality upgrade.

**William Street Gateway:** The heart of the Bight. Schooner Wharf, the Sailing Ships berthed here, the Waterfront Market and B.O.'s are a natural draw to this gateway. More people enter the Bight here than any other part of the Bight. Unfortunately it is very poorly managed, and suffers from the Waterfront Market loading dock which seems to always have a large truck in the middle of the area, and tremendous visual clutter that obscures rather than emphasizes the Bight amenities. Vehicular traffic needs to be managed here as well in order to realize its potential.

**Margaret Street Gateway:** The Eastern entrance to the Bight. Good vehicular access at this location makes this the drop-off point of choice. Turtle Kraals, The Half Shell Raw Bar and Dantes provide a substantial draw to this location. The area would benefit from a quality upgrade. Live aboard boat berths and Ferry Terminal Traffic also feed into the Bight through this area.

**Harbor Walk:** The Walk is the main link, drawing the bight together. Generally it is in a weathered and run down state. It lacks unifying themes and generally suffers from the accumulation of visual clutter and random localized improvements. It lacks a unifying design theme, and recognizable visual guides.

## **ENVIRONMENTAL AND SUSTAINABILITY CONSIDERATIONS**

Key West is surrounded by the National Marine Sanctuary, and is the only tropical island in the continental United States reachable by automobile. It is recognized as a tropical paradise. Responsible design requires that every reasonable effort be made to preserve the pristine environment in which we live and from which we benefit.

Design Components will be chosen based on how well they meet the following criteria:

**Recycled Content:** Products with identifiable recycled content, including postindustrial content with a preference for post-consumer content.

**Natural, plentiful or renewable:** Materials harvested from sustainably managed sources and preferably have an independent certification (e.g., certified wood) and are certified by an independent third party.

**Resource efficient manufacturing process:** Products manufactured with resource-efficient processes including reducing energy consumption, minimizing waste (recycled, recyclable and or source reduced product packaging), and reducing greenhouse gases.

**Locally available:** Building materials, components, and systems found locally or regionally saving energy and resources in transportation to the project site.

**Salvaged, refurbished, or remanufactured:** Includes saving a material from disposal and renovating, repairing, restoring, or generally improving the appearance, performance, quality, functionality, or value of a product.

**Reusable or recyclable:** Select materials that can be easily dismantled and reused or recycled at the end of their useful life.

**Recycled or recyclable product packaging:** Products enclosed in recycled content or recyclable packaging.

**Durable:** Materials that are longer lasting or are comparable to conventional products with long life expectancies.

Signage and coated materials will be selected that meet the following criteria:

**Low or non-toxic:** Materials that emit few or no carcinogens, reproductive toxicants, or irritants as demonstrated by the manufacturer through appropriate testing.

**Minimal chemical emissions:** Products that have minimal emissions of Volatile Organic Compounds (VOCs). Products that also maximize resource and energy efficiency while reducing chemical emissions.

**Low-VOC assembly:** Materials installed with minimal VOC-producing compounds, or no-VOC mechanical attachment methods and minimal hazards.

**Moisture resistant:** Products and systems that resist moisture or inhibit the growth of biological contaminants.

**Healthfully maintained:** Materials, components, and systems that require only simple, non-toxic, or low-VOC methods of cleaning.

Design elements, if new, will be researched prior to selection, through the Green Product Association (GPA). The GPA, an international association, is the first inclusive platform to represent the entire life-cycle of products from construction through operations. The mission of the GPA is to lead an industry-wide market transformation so that building products meet a continuously increasing level of sustainability throughout their life cycle. The vision of GPA is that all products used in the built environment will be green, and that their performance criteria and metrics will be visible to all. The design selection process typically will include an environmental assessment process which involves the following three basic steps as required:

**1. Research.** This step involves gathering all technical information to be evaluated, including manufacturers' information such as Material Safety Data Sheets (MSDS), Indoor Air Quality (IAQ) test data, product warranties, source material characteristics, recycled content data, environmental statements, and durability information. In addition, this step may involve researching other environmental issues, building codes, government regulations, building industry articles, model green building product specifications, and other sources of product data. Research helps identify the full range of the project's building material options.

**2. Evaluation.** This step involves confirmation of the technical information, as well as filling in information gaps. For example, the evaluator may request product certifications from manufacturers to help sort out possible exaggerated environmental product claims. Evaluation and assessment is relatively simple when comparing similar types of building materials using the environmental criteria. For example, a recycled content assessment between various manufacturers of medium density fiberboard is a relatively straightforward "apples to apples" comparison. However, the evaluation process is more complex when comparing different products with the same function. Then it may become necessary to process both descriptive and quantitative forms of data.

A life cycle assessment (LCA) is an evaluation of the relative "greenness" of building materials and products. LCA addresses the impacts of a product through all of its life stages. Although rather simple in principle, this approach has been difficult and expensive in actual practice (although that appears to be changing).

One tool that uses the LCA methodology is BEES (**B**uilding for **E**nvironmental and **E**conomic **S**ustainability) software. It allows users to balance the environmental and economic performance of building products. The software was developed by the National Institute of Standards and Technology's Building and Fire Research Laboratory and can be [downloaded free on their Web site](#).

**3. Selection.** This step may involve the use of an evaluation matrix for scoring the project-specific environmental criteria. The total score of each product evaluation will indicate the product with the highest environmental attributes. Individual criteria included in the rating system can be weighted to accommodate project-specific goals and objectives.

The objective of these efforts is to preserve the pristine quality of the Key West environment and to set a visual example for the thousands of visitors to the Historic Bight that might inspire them to implement similar approaches in their home communities.

## **DESIGN GOALS AND OBJECTIVES**

### **Goals**

- Create a vibrant active neighborhood community known as the Historic Bight

- Draw visitors to the amenities offered by the Harbor Walk in quantities matching Duval St.
- Establish active pedestrian, bicycle, pedi-cab, taxi and shuttle links between Duval St. and the Historic Bight gateways
- Raise the quality of the Historic Bight experience to make it a regular destination for Locals, Seasonal visitors, and Destination travelers.

## **Objectives**

- Draw visitors to the Historic Bight from the Duval St. and Eaton Street Corridors through the feeder pathways of Front St., Greene St., Elizabeth St., William, St., Margaret St., Grinnell St., and from the Ferry Terminal.
- Create a Sense of Continuity and Identity that unifies the Bight
- Provide Safe and Hassle free Access for Pedestrians and Bicycles to and from the Bight
- Provide improvements for ADA access.
- Remove dangerous conditions within the Bight
- Increase the quality of experience, sense of discovery and Joy for Visitors to the Bight
- Enhance or amplify the characteristics exemplified by a Tropical Paradise and Historic Working Waterfront throughout the Historic Bight.
- Through the use of visual queues and signage create a sense of comfort, sense of place and destination for pedestrians on the Harbor Walk which will draw them in and remove the stress of entering an enclosed boardwalk.
- Create a bicycle pathway that parallels the Harbor Walk and links the various Gateways in the Bight that conflicts with vehicles as little as possible.

## **DESIGN PHILOSOPHY**

There are three strategic objectives in our Design Philosophy for the Enhancements of the Historic Bight:

1. Draw pedestrians and day visitors to the Bight, primarily from Duval St. through the Greene St. and Front St. Gateways using highly visible and interesting visual focal points
2. Enhance the quality of experience within the Bight, especially along the Harbor Walk, at Lazy Way, and at the Margaret and William St. Gateways to make the Bight a destination of choice for seasonal visitors and Locals using dramatic tropical plantings, lighting, and safe, easy access to and from Bight amenities.
3. Unify the Historic Bight through the use of strong common elements, including lighting, landscaping, signage, colors, and materials to create a neighborhood identity.

- Use drought tolerant Dense Indigenous Tropical plantings and specimen plants to direct sight lines, create borders, frame features, and enhance the quality of the environment. Where practical, use plantings to provide sun shading, and as focal points.
- Use salvaged maritime elements such as actual ships masts, hardware, cannons, large ship anchors, shrimp net booms, etc. as components of design elements in order to create an authentic, historic maritime theme.
- Provide an easy to see and follow color coded map and way-finding trail system to show visitors where they are, what lies ahead and how to get there and get back, to encourage safe exploration of the Bight. Emphasize car, taxi, bus, shuttle, pedi-cab drop-off and pick-up points. Link the maps to highly visual markers throughout the Bight at points of interest.
- Engage the local community to add life and local color and texture to plaza focal points. Possibilities include, Garden Clubs to rotate flowering plants such as orchids and hibiscus, bird enthusiasts to bring parrots, the Arts community to display sculpture and other outdoor art, Collectors to display maritime artifacts. Seek grants for green walls and green roofs, for sunshades, Tourism council grants for revolving displays and Artist grants for sculpture and other artwork.
- Use actual salvaged maritime elements as focal points and visual queues at plazas and gateways, especially at Front and Greene streets that are visible from a distance to draw pedestrians from Duval St. Examples include large ship propellers, anchors, shrimp nets hung from booms, historic cannons, elevated drydocked hulls, etc.
- Develop the area along Lazy Way from Schooner Wharf to Conch Republic Seafood as a pedestrian plaza with amenities to encourage spending time, such as café tables and chairs, sun shade, access to light food and refreshments, landscaping and lighting to emphasize a park setting.
- Install directional signage along the entry corridors of Front, Greene, Elizabeth, William, Margaret and Grinnell Sts. that guide the public to the Bight gateways. Design the signage to work for pedestrians, bicyclists, and automobiles. Segregate to the extent possible, vehicle, bicycle and pedestrian travel to and throughout the Bight to minimize user conflicts.

The elements of this theme are:

Tropical: Paradise, climate, vegetation, natural, atmosphere, beautiful, romantic

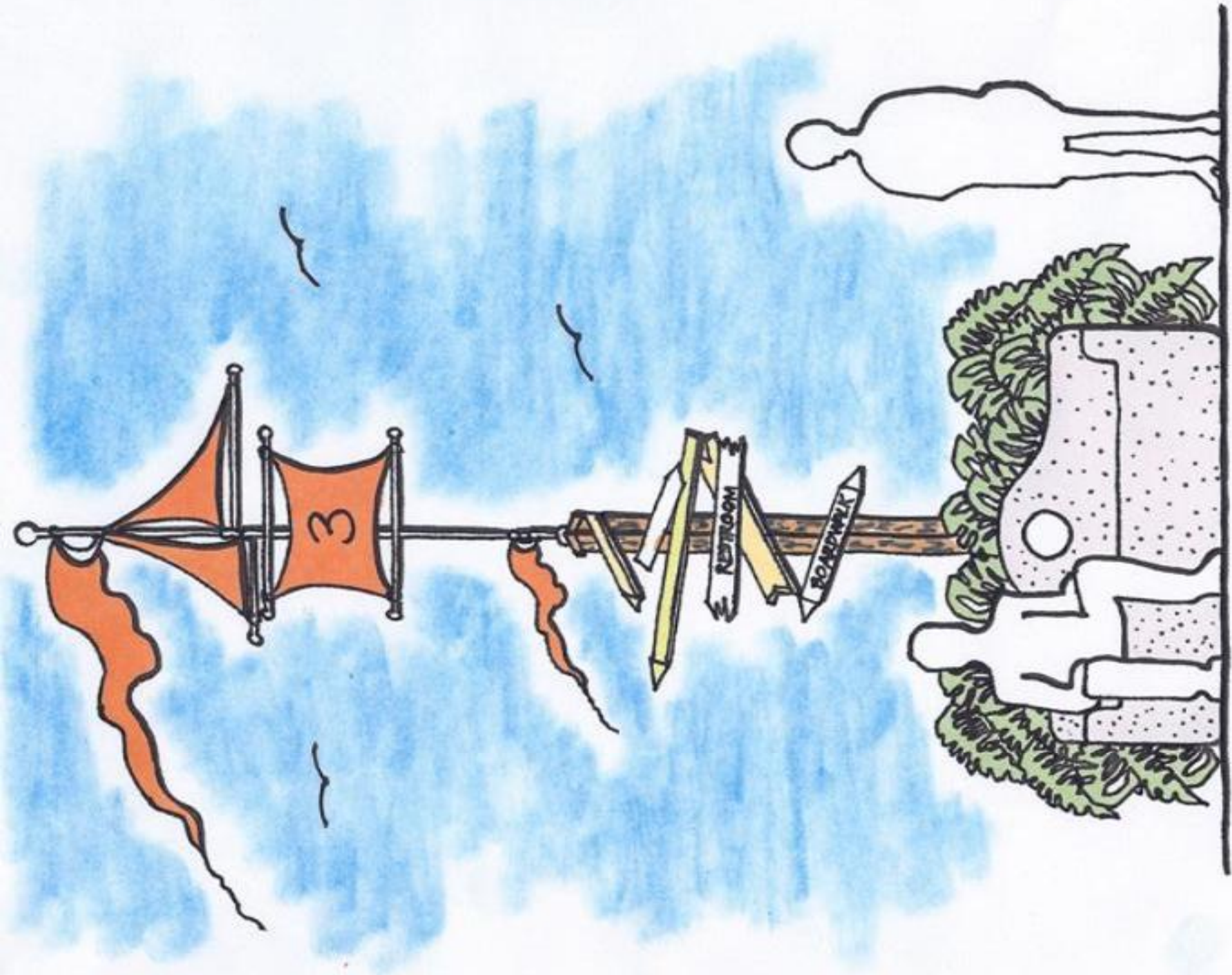
Historic: Unspoiled, original, educational, unique, special, authentic, important

Exotic: Unique, unusual, special, beautiful, alluring

Maritime: Adventurous, rugged, nautical, seafaring, weathered, durable, treasure

Remote: Special, sought after, one of a kind, unique

Incorporating these elements into a design theme that will identify and unify the sprawling and diverse Historic Bight recognizable to the vacationer as a destination of choice is the core objective of this proposal. Most importantly, the design will complement and enhance the architectural styles of Key West and will maximize the rich, cultural heritage, which is known worldwide to exist *only* in the Conch Republic.



WAYFINDING/ DIRECTIONAL SIGNAGE



# LURA

Laird Ueberroth, RA & Associates Architect  
Key West, FL 33040

## **TIME FRAME FOR COMPLETION**

For more information you may contact:  
[LairdU@Bellsouth.net](mailto:LairdU@Bellsouth.net)



Laird Ueberroth, RA & Assoc.  
1729 Seminary St., Key West, 33040

305-295-2926 or  
305-849-9076

Laird Ueberroth, RA & Associates

ID	Icon	Task Name	Duration	Start	Finish	February	March	April	May	June	July	August	Septemb	October	Novemb
						Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
1	Icon	Notice to Proceed	1 day?	Mon 3/15/10	Mon 3/15/10										
2		Meeting w/CRA & Staff	1 day?	Tue 3/16/10	Tue 3/16/10										
3	Icon	Produce Conceptual Design	10 days	Mon 3/15/10	Fri 3/26/10										
4		Public Meeting w/Community	1 day?	Mon 3/29/10	Mon 3/29/10										
5		Produce Preliminary Design	14 days	Mon 3/29/10	Thu 4/15/10										
6		Staff Review	7 days	Fri 4/16/10	Mon 4/26/10										
7		Public Meeting w/staff	1 day?	Tue 4/27/10	Tue 4/27/10										
8	Icon	Coordination w/departments	5 days	Wed 4/21/10	Tue 4/27/10										
9		Prepare Site Plans	10 days	Fri 4/16/10	Thu 4/29/10										
10		Produce Final Design	5 days	Wed 4/28/10	Tue 5/4/10										
11		Staff Review	7 days	Wed 5/5/10	Thu 5/13/10										
12	Icon	Prepare ConDocs	30 days	Mon 4/12/10	Fri 5/21/10										
13		Prepare Front end Docs	5 days	Fri 5/14/10	Thu 5/20/10										
14		Prepare Project Manual	5 days	Fri 5/21/10	Thu 5/27/10										
15		Prepare Bid Package	2 days	Fri 5/28/10	Mon 5/31/10										
16		Prepare Cost Estimate	2 days	Mon 5/24/10	Tue 5/25/10										
17		Bid Package to Staff Review	5 days	Tue 6/1/10	Mon 6/7/10										
18		Prepare and Submit Permit	3 days	Mon 5/24/10	Wed 5/26/10										
19		Advertise Bid	14 days	Tue 6/8/10	Fri 6/25/10										
20		Review Bids	1 day?	Mon 6/28/10	Mon 6/28/10										
21		Tabulate and analyze Bids	1 day?	Tue 6/29/10	Tue 6/29/10										
22		Submit Recommendations	1 day?	Wed 6/30/10	Wed 6/30/10										
23	Icon	Public Meeting to award Contra	1 day?	Wed 7/7/10	Wed 7/7/10										
24		Review Submittal for Contract	5 days	Thu 7/1/10	Wed 7/7/10										
25		Execution of Contract	1 day?	Thu 7/8/10	Thu 7/8/10										
26	Icon	Preconstruction Meeting	1 day?	Mon 7/12/10	Mon 7/12/10										
27	Icon	Issue NTP	1 day?	Wed 7/21/10	Wed 7/21/10										
28		Construction Term	90 days	Thu 7/22/10	Wed 11/24/10										
29		Project Closeout	2 days	Thu 11/25/10	Fri 11/26/10										

Project: historic bight Date: Mon 2/15/10	Task		Milestone		External Tasks	
	Split		Summary		External Milestone	
	Progress		Project Summary		Deadline	

<b>PROJECT SCHEDULE</b>					
<b>Design Services</b>	<b>Task</b>	<b>Duration, calendar days</b>	<b>Start Date</b>	<b>Duration</b>	<b>Completion Date</b>
1	Notice to proceed issued to Consultant	1	3/17/2010	1	3/18/2010
2	Kick off meeting with CRA and/or staff	1	3/18/2010	1	3/19/2010
3	Conduct Public Meeting with community	7, includes advertisement	3/25/2010	7	4/1/2010
4	Produce Conceptual Design document	5	3/30/2010	5	4/4/2010
5	Conduct Public Meeting with staff and community	7, includes advertisement	4/6/2010	7	4/13/2010
6	Develop Preliminary Design	6	4/12/2010	6	4/18/2010
7	Submit Preliminary Design document to staff for review	4, includes staff review	4/16/2010	4	4/20/2010
8	Attend Public Meeting with CRA and staff to receive comments and approval to proceed to Final Design	7, includes advertisement	4/23/2010	7	4/30/2010
9	Coordination with Planning, Building, HARC, Tree Commission and other staff as necessary	14, concurrent with prior tasks	4/16/2010	14	4/30/2010
10	Prepare site plan, includes field measurements	7, concurrent with prior tasks	4/23/2010	7	4/30/2010
11	Prepare Final Design	14	5/7/2010	14	5/21/2010
12	Submit Final Design to staff for approval	5, includes staff review	5/12/2010	5	5/17/2010
13	Prepare Construction Documents, Drawings and Specifications	30	6/11/2010	30	7/11/2010
14	Prepare Front End Documents	5	6/16/2010	5	6/21/2010
15	Prepare Project Manual	5	6/21/2010	5	6/26/2010
16	Prepare Bid Package	3	6/24/2010	3	6/27/2010
17	Prepare estimate of probable construction cost	1	6/25/2010	1	6/26/2010
18	Submit Bid Package to staff for review and publication	7, includes advertisement	7/2/2010	7	7/9/2010
19	Prepare and submit permit application and drawings to City for construction permit	1	7/2/2010	1	7/3/2010
<b>Project Management Services</b>	<b>Task</b>	<b>Duration, calendar days</b>	<b>Start Date</b>	<b>Duration</b>	<b>Completion Date</b>
20	City to advertise bids	30	7/3/2010		8/2/2010
21	During bidding, respond to Contractors' questions				
22	Prepare Addendums as needed during the bid phase				
23	Submit Addendums to staff for approval and publication				
24	Bids due		8/2/2010		8/2/2010
25	Tabulate and analyze bids.	1	8/3/2010	1	8/4/2010
26	Provide staff with a recommendation to award contract	1	8/4/2010	1	8/5/2010
27	Attend Public Meeting when contract approval is scheduled	14, includes advertisement	8/18/2010	14	9/1/2010
28	Review executed contract, insurance certificates and other documents submitted by the Contractor prior to City execution	10, includes contractor response time	9/1/2010	10	9/11/2010
29	Recommend City execution of contract	1	9/2/2010	1	9/3/2010
30	Conduct Pre-construction Meeting.	7, includes notification			9/9/2010
	a. Notify all required participants of date, time and location of meeting.				
	b. Set agenda and record minutes of meeting.				
	c. Distribute meeting minutes.				
31	Issue Notice-To-Proceed		9/9/2010		9/9/2010
32	Construction Time	90	9/9/2010	90	12/8/2010
33	Review and approve Schedule-Of-Values.				
34	Review and approve contractor submittals				
35	Receive, review and generate correspondence when required.				
36	Hold weekly construction meetings or as required				
	a. Notify required attendees.				
	b. Chair the meetings.				
	c. Set agenda of meetings.				
	d. Generate Meeting Minutes.				
	e. Distribute minutes and information				
37	Project Schedule monitoring.				
	a. Make note of deviations from Project Schedule.				
	b. Determine reasons for deviation.				
	c. Inquire as to contractor plans to get back on schedule.				
38	Construction Cost Accounting.				
	a. Check applications for accuracy of payment based upon work completed.				
	b. Review and process Request for Payment.				
	c. Review total paid out, percentages of completion and cost, and retained dollar amount.				
39	Construction Field Observation.				
	a. Observe all work for conformance to contract and report any deviations to staff				
	b. Generate Construction Inspection Report for each day inspection occurs on site. (assuming twice per week when work is occurring)				
	c. Observe and report Safety Conditions.				
40	Inspection Coordination.				
	a. Confirm that all required inspections have been done and approved by proper agencies.				
41	Generate and process no charge Change Directives.				
42	Review Change Order Requests.				
43	Provide staff with recommendation for any Change Order Request				
44	Project Close Out.	7	12/8/2010	7	12/15/2010
	a. Coordinate Substantial Completion Inspection and Certificate.				
	b. Generate punch-list.				
	c. Coordinate all final inspections.				
	d. Review close out documents.				
	e. Process final Pay Request.				



# LURA

Laird Ueberroth, RA & Associates Architect  
Key West, FL 33040

## **PAST PROJECT HISTORY**

For more information you may contact:  
[LairdU@Bellsouth.net](mailto:LairdU@Bellsouth.net)



Laird Ueberroth, RA & Assoc.  
1729 Seminary St., Key West, 33040

305-295-2926 or  
305-849-9076



# LURA

Laird Ueberroth, RA & Associates Architect  
Key West, FL 33040

## **Laird Ueberroth, RA & Associates Architect Past Project History**

### **Jim Marsh Residence: 2501 Staples Ave., Key West, FL**

Provided Architectural services, including structural survey of existing buildings for the renovation and addition. Work included lifting the entire structure and moving to new location on site as well as removing part of existing roof structure to create cathedral ceilings, and the addition of a master bedroom/bath suite, a new front porch, side yard deck and new pool. A new foundation was designed and constructed to facilitate the moving and raising of the structure. The existing wood frame was reinforced and strapped to meet ASCE 7-98 requirements.

### **Ueberroth Residence: 1729 Seminary St., Key West, FL**

Provided complete Design/Build services, including construction permitting and structural survey of the existing building for the complete gutting and renovation of a guest cottage and the installation of a new pool and surrounding Brazilian hardwood deck. Work included lifting the entire structure as well as removing the existing roof structure to create a cathedral ceiling and loft. A new foundation was designed and constructed to facilitate the raising of the structure. The existing wood frame was reinforced and strapped to meet ASCE 7-98 requirements. The pool included the forming and casting in place of an 8'-0" wide by 4'-0" high concrete arch waterfall feature at the end of the 10'-0" by 23'-0" pool. The surrounding deck containing over 500 square feet was finished with Ipe with all edges picture framed and all screws plugged. New landscaping was installed including 500 square feet of antique brick paving and over 20 ornamental palm trees.

### **Leeward Isle II Condominium, Lee Hanke, Owner: 921 Packer St., Key West, FL**

Provided Architectural services, including HARC review and approval of design and structural survey of the existing building for the Addition and Renovation. Work included the installation of a new gable roof with 'V' crimp metal panels, the redesign of the front façade, and an addition to the rear of the structure. A new foundation was designed and constructed to facilitate the addition and new roof. The existing wood frame was reinforced and strapped to meet ASCE 7-98 requirements.

### **1506 Seminary Condominium: 1506 Seminary St., Key West, FL**

Provided complete Design/Build services including construction permitting, for this duplex condominium. Work includes partial demolition and raising of the structure as well as a two story addition, two pools, a new roof and new siding on the existing structure as well as a new entrance façade a bedroom addition and complete renovation of an existing carport. A new foundation was designed and constructed to facilitate the new work. The frame was reinforced to meet ASCE 7-98 requirements.





# LURA

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Key West, FL 33040

## **Garcia Residence: 1342 Ashby., Key West, FL**

Designed a Traditional Contemporary 2500 square foot Cape Cod home in Mid-Town. The building replaced a flood damaged home and was elevated and shifted to meet building setbacks. The completed home has a dramatic wrap around porch ending with an outside kitchen overlooking the pool. The Living room is set off by a large arched light well allowing natural light from the Palladian window to filter into the living space.

## **Ueberroth Residence: 1729 Seminary St., Key West, FL**

Complete Design/Build services including construction permitting of this Modern 2000 square foot wood sided home in Mid-Town. The building replaced a flood damaged home and was elevated and shifted to meet building setbacks and to allow for off street parking. The home is sheathed in vertical T&G quarter sawn cypress with a transparent wood stain finish. Of note is the one of a kind Green Roof deck fully landscaped and sodded to create a roof garden which is accessed by a custom made, white powder coated spiral stair leading from the rear master bedroom deck to the roof garden. The home is floored with rustic honed marble and has natural wood accents through out.

## **Brooke Residence: 214 'G' Avenue., Big Coppitt, FL**

Designed a Contemporary 2100 square foot elevated CBS home which uses prefabricated aerated concrete structural floor panels and conventional cast in place concrete techniques. The three bedroom two bath stucco home has tiled floors, trussed hip roofs and covered front and rear porches.

## **Ferrell Residence: 103 Shore Ave, Big Coppitt, FL**

Designed a Contemporary 2000 square foot home. The building replaces a flood damaged home and is elevated and shifted to meet building setbacks. This frame three bedroom, three bath, home has large wrap around covered porches to shade the house and is sided in James Hardi concrete siding for low maintenance and strength.

## **Harrold Residence: 320 Admirals Lane., Key West, FL**

Designed a Widows Walk atop this Truman Annex single family home. The decked Widows Walk has a fiberglass understructure to prevent water intrusion and is surrounded by a vinyl clad aluminum railing system designed to match the architecture of the home, for strength and low maintenance. The walk is reached through a folding stairway terminating at a Bilco spring loaded Hatchway for easy access to the roof.

## **St. Paul's Episcopal Church Columbarium, Key West, FL**

Designed and installed a limestone cap for the existing columbarium. Design includes 350 square removable stone internment spaces enclosed with a four inch thick shaped frame fitted to the top of the existing elevated concrete enclosure.





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## **St. Paul's Episcopal Church Roof Replacement, Key West, FL**

Specified, obtained HARC and building approvals, and administered the contract to strip and replace the 6,500 s.f. historic metal shingle roof on the historic gothic Church.

## **Bayside Landing: Big Coppitt, FL**

Designed an eighteen unit residential development for Habitat for Humanity of the Lower Keys. The fully landscaped project contains a through street with an intersecting cross walk which terminates at a public area overlooking a canal with an elevated observation platform. The modular affordable housing units are grouped into three configurations. All have carports and custom elevated covered front and rear porches as well as on grade storage rooms.

## **Marrubio Residence: 9 Whistling Duck Way, Key West, FL**

Designed and permitted a renovation to this golf course duplex. The Work included enclosing the large rear covered porch with Anderson Coastal hurricane rated wood windows, installing a small convenience lavatory on the main floor and opening the living room completely into the new enclosed area by 'cutting in' a sixteen inch deep engineered wood beam to span the new opening.

## **Skeel Residence Dock: Summerland Key, FL**

Designed a new pre-cast concrete dock sixty feet long containing 600 square feet and space for two future boat lifts. The design uses pre-cast concrete pilings, pile caps and deck sections as well as plastic sheet piling and marine grade wood whalers.

## **Coco Plum Dock: , Summerland Key, FL**

Designed a new marine grade wood dock containing 60 boat slips and space for two future boat lifts. The design includes wood pilings, galvanized metal hurricane ties, as well as plastic sheet piling and marine grade wood whalers at the shoreline

## **Addition and Renovation to Budde's Hobby Shop**

Added fifteen hundred square feet to front of Budde's Hobby Shop to prepare for lease to Ashley Furniture. The Work included a new storefront glazing system, concrete ADA compliant entrance ramp and entrance stair, new lighting and emergency lighting and exit signage.

## **Lucky's Marina, Summerland Key, FL**

Designed a new marine grade wood dock containing 36 boat slips, a fuel dock, and the restoration of a silted boat basin into a natural lagoon with finger slips for sailboats and kayaks, and two boat lifts. The design includes wood and precast concrete pilings, galvanized metal hurricane ties, as well as plastic sheet piling and marine grade wood whalers at the shoreline. Over two hundred linear feet of wave break





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is included on the seaward side of the dock and a ten foot wide concrete apron covers the entire landward side of the seawall.

## **Bayside Landing Two, Big Coppitt, FL**

Designed a new twelve unit residential development for Habitat for Humanity of the Lower Keys. The fully landscaped project contains a two entrances and a public area overlooking a canal with an elevated observation platform. The modular affordable housing units are grouped into two configurations. All have carports and custom elevated covered front and rear porches as well as on grade storage rooms.

## **St. Paul's Episcopal Church Rectory Renovation, Key West, FL**

Designed a complete renovation to an existing three bedroom two bath home for use as a new suburban Rectory. Work included flood damage repair, new kitchen and bathroom configurations, exterior envelope upgrade including new roof, windows, doors, exterior trim and painting. All new interior finishes and lighting were provided.



## **PAST PROJECT HISTORY OF DAVID S. KOPPEL, P.E.**

(WORK COMPLETED BY DAVID S. KOPPEL, P.E. AS MONROE COUNTY ENGINEER DURING THE PAST 5 YEARS)

### **Project Name: Big Pine Key Community Park**

Project address: End of Sands Road, Big Pine Key, FL

Name and address of organization: Monroe County, 1100 Simonton Street, Key West, FL

Name and telephone number of contact person for contract: Jerry Barnett and Judy Clarke, (305) 292-4426

Date of initiation and completion of contract for referenced project: Property purchased in 2002, Construction completed in 2008

Summary of project: New active recreation park on 10 acres, included demolition of existing structures, filling in a boat basin, construction of ballfield, tennis courts, basketball courts, roller hockey, pavilions, community center, exercise path, skate park, playground

Summary of services provided: Conducted public meetings for citizen input on design, performed preliminary engineering showing several proposed alternative site plans, performed traffic study for impact on neighborhood, prepared environmental permit applications (USFWS, ACOE, FDEP), prepared stormwater management plans and drainage calculations, prepared final design, technical specifications and project manual, review of contractor bids, construction engineering and project inspection services, with the aid of county staff in the engineering department.

Major issues addressed:

Transportation: Because of neighborhood concerns over potential increases in traffic as well as concern over the endangered key deer, traffic needed to be studied and traffic mitigation was developed and implemented. The site design of the park was developed so that the park entrance was in the nearest corner of the property thereby eliminating the need for traffic to travel on the dead end roads adjacent to the park.

Another traffic concern resulted in an entirely separate road project which widened the road from US1 to the park, Sands Road. Also, a new bike path from US1 to the park was constructed. Because of right-of-way constraints on Sands Road, the path was constructed along an adjacent road, County Road. The path then turned down Hibiscus Road where it then met Sands Road and then continued to the park. However, constraints at the intersection of Hibiscus Road and Sands Road required the intersection to be realigned and a four way stop installed. Finally, two speed humps were constructed on County Road to mitigate speed and potential harm to the deer.

Stormwater management: Complete stormwater management plans and drainage calculations were provided for this project. The project was designed for water quantity based upon the 25

year 3 day rain event to meet SFWMD standards. Also, the project was designed for water quality based upon the initial flush of 1 inch. To minimize expense drainage swales were used. The swales were located predominately around the perimeter of the park and also captured the runoff from the adjacent roads. The swales were landscaped with various native plants for conservation and esthetic purposes. Since construction, several heavy rains have occurred and the stormwater system seems to be working without any problems.

General engineering issues: Prior to working on the park site, several pieces of property had to be evaluated. Property size, surrounding land, preliminary environmental assessment, and build-ability of the identified property needed to be studied. Once the selected property was purchased, the existing structures had to be demolished. However prior to demolition, the property needed to be checked for asbestos and fuel contamination. A separate project was created to accomplish this work. Probably the biggest challenge of the entire project was the filing of the 1 acre boat basin that was in the center of the site. This was a controversial item because many thought the basin should remain. However, since the main purpose of the project was to create an active recreational park, the boat basin would not be compatible with this purpose. The basin was 1 acre in size and 13 feet deep. The hole required nearly a half million dollars of fill to bring it up to grade. However, prior to the filling of the basin, environmental permits were required. A joint application was submitted which resulted in numerous questions by the agencies. One question required a water quality study to be performed. The study demonstrated that the water was “septic” and not suitable for life. After much effort by many, permits were finally issued.

**Project Name: Breezeswept Beach Culverts**

Project address: West Indies Drive, Breezeswept Beach Subdivision, Ramrod Key

Name and address of organization: Monroe County, 1100 Simonton Street, Key West, FL

Name and telephone number of contact person for contract: Judy Clarke, (305) 292-4426

Date of initiation and completion of contract for referenced project: Public referendum passed 7 years ago, construction completed in 2008

Summary of project: Construction of a culvert connecting a canal to the open water

Summary of services provided: Creation of a special taxing district, identification of culvert location, preliminary engineering, permitting, prepared final design, technical specifications and project manual, review of contractor bid, construction engineering and project inspection services, with the aid of county staff in the engineering department.

Major issues addressed:

Since this project was funded by the homeowners, a referendum was required. Prior to this, numerous meetings with the homeowners’ association were held to discuss the process and the

project to get this project initiated. Also, the homeowners wanted assurances that the project would benefit the water quality within their canal. Since two other culvert projects were recently completed, antidotal comments from homeowners in those areas were used as references. After a majority was convinced of the need for the project a referendum passed and funding became available. A joint permit application was submitted, and as expected, a water study was required. A special consultant was hired, and with the help of many people, the permits were finally issued. Final design on the culverts was completed as well as the technical specifications and project manual. After the project was bid, the bid was negotiated down to meet the project budget. Construction engineering and inspection occurred, all with the help of capable staff.

**Project Name: Monroe County Stormwater Engineer**

Project address: Various commercial development throughout Monroe County

Name and address of organization: Monroe County, 1100 Simonton Street, Key West, FL

Name and telephone number of contact person for contract: Mary Tucker, (305) 289-2501

Date of initiation and completion of contract for referenced project: Ongoing for approximately 15 years

Summary of project: Review all commercial development for compliance with Monroe County's Stormwater Ordinance and Monroe County Code 9.5-293

Summary of services provided: Plans for all commercial development and redevelopment were reviewed for compliance with Monroe County's Stormwater Ordinance and Monroe County Code 9.5-293. This included checking calculations for accuracy, making sure drainage plans worked, and reviewing test reports and results.

Major issues addressed:

Since a variety of methods are used by civil engineers to perform stormwater calculations, knowledge of these different methodologies are essential prior to approving a project.

**Project Name: Key Deer Boulevard Improvements**

Project address: Key Deer Boulevard, Big Pine Key

Name and address of organization: Monroe County, 1100 Simonton Street, Key West, FL

Name and telephone number of contact person for contract: Judy Clarke, (305) 292-4426

Date of initiation and completion of contract for referenced project: Project budgeted 5 years ago, construction completed in 2008

Summary of project: Widening and resurfacing of Key Deer Blvd. Relocate bike path for safety reasons.

Summary of services provided: Obtained public input, provided preliminary engineering for design alternatives, prepared final design, technical specifications and project manual, review of contractor bids, construction engineering and project inspection services, with the aid of county staff in the engineering department.

Major issues addressed:

The existing geometry of Key Deer Blvd was substandard and needed to be brought up to the current requirements. Also, a safety issue needed to be corrected. The bike path started on one side of Key Deer Blvd and then crossed over to the other side. The new design corrected this deficiency. Finally, by restriping the road, additional storage capacity was provided for left turn movements onto US1.

**Project Name: Monroe County Traffic Engineer**

Project address: Various locations throughout Monroe County

Name and address of organization: Monroe County, 1100 Simonton Street, Key West, FL

Name and telephone number of contact person for contract: Judy Clarke, (305) 292-4426

Date of initiation and completion of contract for referenced project: Ongoing for approximately 15 years

Summary of project: Perform traffic/transportation engineering services

Summary of services provided: Investigate and perform traffic studies to determine the need for traffic signage, street lights, traffic signals, and/or roadway modifications. To make roadways safer for motorists and pedestrians alike these features may be needed. The MUTCD provides the guidance to engineers but other localized conditions must be factored into the equation to provide the best solution for a given situation.

Major issues addressed:

Various requests for signage were constantly made, particularly the request to lower speed limits. As a result, a County-wide speed limit study was performed resulting in an ordinance that established differing speed limits in the County.

**Project Name: Big Coppitt Key Park**

Project address: Ave G, Big Coppitt Key

Name and address of organization: Monroe County, 1100 Simonton Street, Key West, FL

Name and telephone number of contact person for contract: Jerry Barnett and Judy Clarke, (305) 292-4426

Date of initiation and completion of contract for referenced project: Public input began 8 years ago, Construction completed in 2007

Summary of project: Construction of a new active recreational park with basketball, roller hockey, racquetball, bocce, and a pavilion

Summary of services provided: Obtained public input, provided preliminary design, prepared stormwater management plans and drainage calculations, prepared final design, technical specifications and project manual, review of contractor bids, construction engineering and project inspection services, with the aid of county staff in the engineering department.

Major issues addressed:

The park site was limited in size. After public input, the site plan was developed which maximized the use of space. Complete stormwater management plans and drainage calculations were provided for this project. The project was designed for water quantity based upon the 25 year 1 day rain event to meet Monroe County's standards. Also, the project was designed for water quality based upon the initial flush of 1 inch. To minimize expense, drainage swales were used. The project was designed "in-house" producing signed/sealed plans, technical specifications and a project manual to go out for bid. Construction engineering and inspection services were also provided, all with the assistance of the engineering department's staff.

**Project Name: Big Pine Key Roads X**

Project address: Sands, Grieser, Big Pine Cove, Ross Haven, Dario's, Whispering Pines Subdivisions

Name and address of organization: Monroe County, 1100 Simonton Street, Key West, FL

Name and telephone number of contact person for contract: Judy Clarke, (305) 292-4426

Date of initiation and completion of contract for referenced project: Initiated in 2004, construction completed in 2006

Summary of project: Widening and resurfacing roads, including constructing stormwater management improvements at various locations

Summary of services provided: Coordination of work with USFWS, design, technical specifications and project manual, review of contractor bid, construction engineering and project inspection services, with the aid of county staff in the engineering department.

Major issues addressed:

Since this work was on Big Pine Key, concerns of the USFWS had to be addressed. Also, there were problems with the roads flooding. Draining trenches and swales were included as part of the project.

## **PAST PROJECT HISTORY OF SHANE SMITH (PROJECTS DURING THE LAST 5 YEARS)**

- DEP, Overseas Heritage Trail rest area plan, Big Pine Key, FL
- DEP, Overseas Heritage Trail planting plan, Ohio Key, FL
- DEP, Overseas Heritage Trail planting plan, Missouri Key, FL
- Laguna Cay (multi-family), pool and hardscape construction documents, Key Largo, FL
- Boesch Family Retreat, 10 acre site planning, Grassy Key, FL
- Buteau residence, pool and landscape construction documents, Lower Sugarloaf Key, FL
- Campbell residence, site plan, Big Pine Key, FL
- Cocoplum Beach Lots (multi-family), site plan, Cocoplum, FL
- Cook residence, hardscape and irrigation construction documents, Marathon, FL
- Giampaoli residence, pool and landscape construction documents, Sugarloaf, FL
- Perkins residence, pool construction documents, Islamorada, FL
- Proskine residence, pool and hardscape construction documents, Venetian Shores, FL
- Smith-Turner residence, pool and hardscape construction documents, Marathon, FL
- Tanner residence, gazebo and hardscape construction documents, Duck Key, FL
- City of Hawthorne, Downtown Revitalization/Streetscape Masterplan, Hawthorne, FL
- DOT, Planting plan SR 54 Pasco County, FL
- Site analysis, alignment, public workshop, Spring to Spring Trail, Volusia County, FL
- DOT, Planting plan, I-95 Copan Road Interchange
- Public Art Project, DOT Traffic Signal Box, Tampa FL
- Orange Avenue Streetscape Planting Plan, Winter Springs, FL
- Master Plan Concept Drawings, FSU Panama City Campus
- Design Workshop Prep, New Port Richey Railroad Square, New Port Richey, FL
- Project Management, planting plan, cost estimates, final submittal, Manatee Elementary, Manatee County, FL
- DOT, Clinton Avenue Mitigation Planting Plan
- DOT, Design Development Drawings, I-4 Weigh in Motion Stations