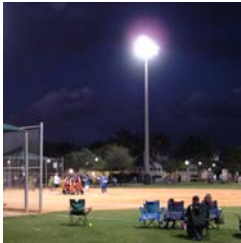


City of Key West RFQ for Architectural Services, No. 12-003

May 16, 2012



WOLFBERG ALVAREZ & PARTNERS ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN



May 16, 2012

City Clerk
City of Key West
3126 Flagler Ave.
Key West, FL 33040

RE: RFQ FOR GENERAL ARCHITECTURAL SERVICES, No. 12-003

Dear Selection Committee,

It is with great interest that Wolfberg Alvarez & Partners (WA), submits its qualifications to provide continuing architectural services to the City of Key West. As one of the largest multi-discipline design and planning firms in South Florida, WA offers a full-range of comprehensive professional design services and due to all our in-house services (architecture, mechanical, electrical, plumbing and civil engineering, cost estimating, and construction administration), WA offers the City a single-source for the tasks to be assigned under this contract.

Below is a sample list of municipal clients WA has worked with on a continuing basis on projects ranging from \$100,000 to \$10,000,000.


- Broward County
- Miami-Dade County
- NASA
- City of Ft. Lauderdale
- City of Miami
- City of Miami Beach
- City of Coral Gables
- City of North Bay Village
- General Services Administration (GSA)
- University of Miami
- Florida International University
- Village of Pinecrest
- Village of Palmetto Bay
- U.S. Postal Service
- U.S. Department of Agriculture
- U.S. Department of Treasury
- U.S. Corp of Engineers
- Miami-Dade County Public Schools

In working for these clients, WA has demonstrated a consistent ability to comprehend and meet the requirements for the most challenging program, design, schedule and budgetary constraints whether it's a new building or electrical and mechanical system upgrades including cooling tower replacements and other HVAC related improvements and building managements systems.

WA has unrivaled experience in new construction, major remodeling, and renovations for public clients and has been recognized as one of the most dynamic architecture and engineering firms in South Florida. This includes work throughout the Florida Keys. The firm recently completed work on a U.S. Coast Guard housing project in Marathon that received LEED Gold. The firm was the architect for the master planning of Truman Annex for the adaptive re-use of the area into a commercial and residential complex. We have included a summary of all the firms projects within Monroe County in our response.

I am confident that with our experience and size, WA will be able to respond to all of the County's design needs. Equally as important, with our positive approach to problem solving, we will not only meet your needs, we will offer a level of professional service that will exceed your expectations.

Sincerely,



Marcel Morlote, AIA
Sr. Vice President





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Company Profile

Wolfberg Alvarez & Partners (WA) is a local South Florida firm that has established a national reputation for design initiative and performance. Founded in 1976, by Julio E. Alvarez, PE and David A. Wolfberg, AIA, the firm has provided comprehensive design services on a diverse range of public and private projects.

Recognized for outstanding achievement and project performance, WA has been ranked among the top 60 Architecture/Engineering firms by *Building Design & Construction* in their annual *Survey of Top Firms* and among the "Architectural Giants" in the United States by *Corporate Design and Realty*. The firm has received numerous awards for architectural design and engineering excellence, and throughout the years it has remained committed to the basic precept of quality design.

With in-house capabilities in architecture, mechanical, electrical, plumbing and civil engineering disciplines and interior design services, the firm has met its commitments with an exceptional balance between architectural and engineering expertise. With a stable staffing level and exceptional professional expertise, WA has been able to respond to projects of any scope and complexity while assuring the personal contact and attention required for efficient and productive services.

All of the partners are involved in all levels of the decision-making process, providing professional responsiveness and design guidance. The senior management have an average tenor of 29 years at WA. The in-house team assigned to a project remains committed to that project for its duration, further enhancing project team coordination. This system of communication and continuity has

resulted in an impressive record of successfully completed public projects.

Experience With Governmental Agencies

WA has completed numerous local, state and federal governmental projects including the design of administration buildings, libraries, community centers, parks, plazas, historic restoration, vehicle maintenance facilities, police facilities, judicial, detention and public safety projects. Having completed design work for over 60 related agencies in the United States and Caribbean, the firm understands the needs of public agencies to meet established budgets and schedules, while achieving a functional, secure and well designed facility.

The firm has provided comprehensive design services in the last 15 years alone totaling more than 157,000,000 SF for a diverse range of public clients including Broward County, City of Ft. Lauderdale, Miami-Dade County, General



Services Administration, City of Miami, City of Miami Beach, South Florida Water Management District, NASA, Veterans Administration, State of Florida, Village of Palmetto Bay, Village of Pinecrest, Internal Revenue Service, U.S. Department of Justice and Miami-Dade County Public Schools to name a few.

Our experience in new construction, renovations

ARCHITECTURE
ENGINEERING
PLANNING
INTERIOR DESIGN





and remodeling, mechanical and electrical upgrades and repairs of public facilities has given the firm an intimate understanding of the specialized design solutions required for this type of contract. Our architects and designers strive to accommodate the diverse activities which may occur within public facilities including functional and flexible design solutions, state-of-the-art computerized material handling systems; storage and distribution systems; complex, integrated air quality-control systems critical to maintaining sensitive environments; maintenance and repair shops; offices and employee spaces. Interiors are planned in the minutest detail to maximize efficiency, production and employee satisfaction.

LEED

WA has extensive experience incorporating Energy Conservation features into the design of governmental facilities. Energy Conservation plays an important role in the design approach undertaken by WA on all of our projects. As far as our experience with “high performance green buildings” WA has always been on the leading edge of technology in providing clients with energy efficient buildings and systems such as thermal energy plants, cogeneration, solar collectors, efficient lighting systems, VAV and variable pumping systems among others.



Current projects WA is working on seeking LEED Silver certification or higher include:

- Camillus House Center, Miami, FL
- Shepard’s Court, Miami, FL
- Town of Miami Lakes Town Center, Miami Lakes, FL
- GSA Fleet Maintenance Facility, Miami, FL
- Miami-Dade Water and Sewer South Miami Heights Maintenance Facility, Miami, FL

- City of Miami Beach Property Management Facility, Miami Beach, FL
- NASA/University of New Orleans Research Administration Building, New Orleans, LA



City of Miami Beach Property Management Facility
Miami Beach, FL

Past Performance on Public Projects

WA is extremely proud of its record of performance with public agencies. The firm has continually demonstrated its ability to manage cost and quality and continues to receive high marks from its work with Miami-Dade County Public Schools. The firm is continuously evaluated by the school board and for the last three years the firm has received a 4.8 average out of a possible 5.0 for its quality of work. The firm also received a perfect score (4.0) on a performance evaluation from Miami-Dade County GSA for its work on the new Fleet Shop Maintenance Facility.

Ability to Perform the Work to Meet Schedule

With a breadth of resources under one roof WA is able to adhere to any schedule mandated by the City. WA has a history of strong performance level for on-call/term contracts for public agencies along with the ability to complete numerous projects, including simultaneous project assignments. The firm has held successive term contracts with the Miami-Dade County Public School system since 1991. In that time we have performed literally hundreds and hundreds of assignments for M-DCPS.



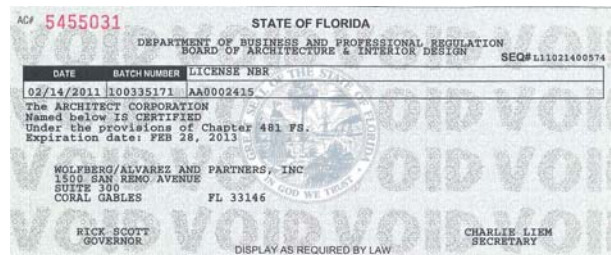


WA's success is based on both the hands-on approach taken by the principals and associates together with the integration of its disciplines in the delivery of successful solutions. In addition, all projects are subjected to a rigorous in-house Quality Assurance/Quality Control Program that spans the life of the project. It is this constant attention to client and project needs that has resulted in WA's proven track record of consistent on-time and within-budget project delivery.

- With extensive experience on numerous multi-project term contracts, the firm is organized to accommodate, and has experience in managing, shifts in volume of work.
- Through our office-wide team structure we are able to grow or shrink a team as needed.

Our consulting for the City of Key West will include comprehensive construction administration services with experienced inspection staff. In addition to ensuring that the City receives the benefit of our inspectors' experience during construction observation, our construction phase personnel can attend preconstruction conferences and regular project meetings, and provide review and approval of pay estimates and all other activities required to ensure that the City achieves well coordinated construction of the proposed improvements.

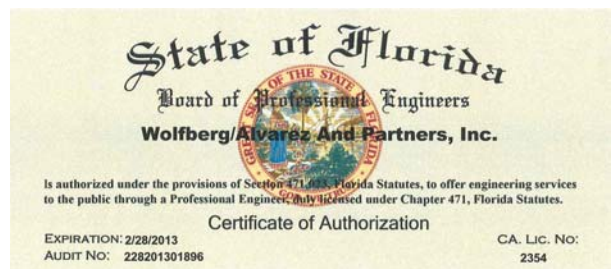
Licenses



WA | Architecture | AA0002415

Adding Value to the Project

Value Engineering is a process used during many design efforts to analyze the capital and operating costs of the facility based upon some level of design detail and will be a one of the primary strategies employed by the team to add value to the project. The individuals on the team bring specific experience and knowledge related to the equipment required in these types of facilities, as well as the functional requirements of work areas within the facilities. Additional services and features WA will provide the City include providing alternative designs, open specs, solicitation of input with vendors and sub-consultants.



WA | Engineering | #2354

In summary WA offers the following advantages to the City of Key West:

- WA is a large, full service organization that offers a unique level of flexibility in being able to accommodate unanticipated increases in the volume, requirements and skills needed to perform.





In-House Design Services

WA provides innovative, multi-disciplined design services coupled with practical, cost-effective project management. The firm offers client-oriented, single-source professional services in the following disciplines:



Planning/Programming

- Site Selection
- Site Analysis
- Feasibility Analysis
- Physical Master Planning
- Facility Programming and Planning
- Zoning Analysis and Applications
- Urban Renewal Planning

- Equipment
- Graphic Design and Signage
- Systems
- Industrial Color Concepts
- Historic Restoration
- Interior Renovation

Energy Management

- Energy Audits
- Energy Analysis
- Energy Retrofit
- Energy Planning and Management
- Solar Energy Systems



Pre-Design Services

- Project Programming
- Design Criteria Studies
- Existing Conditions Surveys
- Promotional Concepts
- Liaison Services

Computer Services

- Computer-aided Design
- Computer-aided Drafting
- Engineering Design/Plotting
- Energy Analysis-1
- Data Analysis/Digitizing
- Facilities Management



Architectural Design

- Architectural Analysis/Reports
- Architectural Concept
- Schematic Design
- Design Development
- Final Design
- Cost Control Analysis

Construction Services

- Fast-Track and Phased Construction
- Construction Contract Documents
- Construction Management
- Purchasing
- Contract Negotiations
- Materials Inventory



Engineering Design

- Engineering Analysis/Reports
- Electrical Engineering
- Mechanical Engineering
- Civil Engineering
- Site Planning and Design
- Roadway Design
- Drainage and Site Utilities
- HVAC
- Utilities Corridors
- Cogeneration Plants
- Central Energy Plants
- Life Cycle Analysis
- Value Engineering

Other Special Services

- Quality Assurance
- Specifications
- Cost Estimating
- Construction Documents
- Program Management
- ADA / Accessibility Analysis/ Reports



Interior Planning/Design

- Programming and Space Planning
- Contract Interior Design
- Furnishings, Fixtures and





During its 33 years in business, WA has successfully completed more than 300 project under miscellaneous and continuing service contracts for more than 60 governmental agencies throughout the United States.

- WA understands these contracts often involve the completion of several, simultaneous tasks
- WA is equipped to accomplish multiple, concurrent assignments with efficiency
- WA is able to respond to diverse project types and works orders with its in-house staff

The following pages will showcase WA's experience with specific project types that the City pointed out as part of the scope of work as well as the firm's experience working in Monroe County. WA has highlighted continuing services contracts, historical projects, community centers and parks/structures, as well as cultural displays.

MONROE COUNTY PROJECTS

U.S. Coast Guard Housing Grassy Key, Marathon, FL As prime consultants for the project, WA is responsible for program evaluation/verification, as well as complete architectural, electrical, mechanical, plumbing and civil engineering services including the development of construction documents, construction period services and project management for the new housing project consisting of 11 units plus 2 additive alternate units for the Coast Guard including site development and on-site sewage treatment.



Florida Keys Community College, Key West, FL WA is providing architectural and engineering design services for new 100-bed student housing project on the campus of Florida Keys Community College located on the Stock Island.

The Ocean Reef Cultural and Community Center, Key Largo, FL WA provided complete planning, architectural, engineering and interior design services for a new cultural center for the exclusive Ocean Reef Club in the Florida Keys. Situated within this resort and boating community, the design is focused around an outdoor landscaped courtyard at the heart of the Cultural Center complex.



Redevelopment Services for Adaptive Reuse of Truman Annex, Key West, FL WA provided Architectural and Engineering services for Master Planning of the adaptive re-use of Truman Annex into a commercial and residential complex to include a hotel and resort development, retail stores, residential housing and marina.

Monroe County Criminal Justice Complex Expansion and Renovation, Key West, FL WA, in association with PBS&J, provided comprehensive professional services for additions and improvements to the Monroe County criminal justice facilities in Key West, FL, involving new construction and alterations to various facilities within the complex. WA prepared Architectural and Engineering construction documents for the facilities, which included:





- Expansion of the County Jail
- Additions to the Courthouse
- New installation or upgrading of electrical, HVAC, communications, fire protection, plumbing and security systems
- Coordination of improvements with the United States Marshal, Southern District of Florida in Miami

The Guidance Clinic of the Middle Keys, Marathon, FL WA provided complete architecture and engineering services for the design of a two-story, 14,700 SF center to provide critically needed mental health and substance abuse treatment facilities in the area. The facility includes 30 beds in three controlled residential units, an out-patient clinic and administrative offices. The site design incorporated a number of environmental considerations due to the location in the Florida Keys. Construction Management services were also provided.

Improvements to the U.S. Post Office, Courthouse and Customs House, Key West, FL Under a GSA Continuing Contract, WA provided comprehensive professional services for facilities and systems investigations, including historic structures, A/E and Interior Design, and Construction Administration Services for alterations, renovations, and upgrading of facilities and systems in Courthouses and other federal buildings. This included:

- New Courtrooms, U.S. Marshal Facilities, U.S. Post Office, and Courthouse, Key West, FL
- Interior and Exterior Improvements U.S. Post Office, Courthouse and Customhouse, Key West, FL



CONTINUING A/E CONTRACTS

General A/E Consulting for the Village of Palmetto Bay, Palmetto Bay, FL WA provided multi-disciplined engineering and architectural support services for the Village on a variety of projects. These projects included construction costs ranging from \$500,000 per task to \$2,000,000.

- Preparation of studies and reports
- Planning, design of building additions and improvements
- Upgrading of engineering systems
- Site planning and improvements
- Preparation of construction documents
- Construction phase services.

General A/E Consultant Contract for the Village of Pinecrest, Pinecrest, FL WA provided programming, planning, architectural and engineering services for the new Pinecrest Municipal Center, Village Hall and Police Department as part of a General Consulting Contract. The new facility is home to the Village of Pinecrest's Village Hall and Police Department. The Municipal Center serves as the Village's seat of government and houses the Village's Building and Zoning Department, as well as their Police Station.



City of Miami Parks and Recreation, Miami, FL Through a continuing services contract, WA performed improvements and upgrades to 17 parks throughout the City. The scope of work varied from park to park, but included site adaptation, master





planning, and other site related services for athletic facilities and park design of football, soccer, baseball and softball fields, sports lighting, including bleachers, dug-outs, batting cages, sport lighting and field events such as high jump and pole vault etc.

City of North Miami Neighborhood Improvements, North Miami, FL WA provided multi-disciplined engineering and architectural support services to the City for a variety of projects. This included the preparation of studies and reports; planning and design of recreational buildings additions and improvements; upgrading of engineering systems; site planning and improvements; preparation of construction documents; and construction phase services.

Project Consultant for Additions and Improvements, Miami-Dade County Public Schools, Miami, FL The performance of this Contract has involved more than **165 separate projects**. WA provided complete engineering, architecture plus Interior Design services for investigations of facilities and MEP systems, design, construction administration and related consulting services for projects of new construction, modifications and additions.



GSA A/E IDIQ Consulting Contracts for Renovations and Additions in Florida, Georgia and North Carolina WA completed architectural, MEP engineering, planning and interior design services for **three (3) separate four year consulting con-**

tracts involving investigations, preparations of reports, design, as well as construction administration services including:

- Improvements to U.S. Department of Labor Computer Operations U.S. Post Office and Courthouse, Jacksonville, FL
- **New Courtrooms and U.S. Marshal Facilities U.S. Post Office, Courthouse, and Customhouse Key West, FL**
- New Fire Protection System Federal Office Building Orlando, FL
- **Interior and Exterior Improvements U.S. Post Office, Courthouse and Customhouse Key West, FL**
- Structural Study for Entrance Military Processing Center Tampa, FL
- Electrical Overload Study U.S. Post Office and Courthouse Miami, FL

IDC Contract for Military Facilities including Army Reserve Centers and Vehicle Maintenance Shops Florida and Puerto Rico WA provided Architectural and Engineering services on **four (4) separate three year consulting contracts** which involved a variety of design and engineering projects in Florida, Puerto Rico, and the U.S. Virgin Islands. Professional services included site investigations, designs, preparation of plans, specifications and cost estimates for new construction and rehabilitation projects including sanitary sewers, external utility systems, roadways, parking, paving and drainage, as well as mechanical and electrical upgrades. The contracts also included construction administration assistance for facilities design under previous contracts.

Indefinite Delivery Contract for A/E Services to Support the Base Civil Engineers, Corps of Engineers, Mobile District, AL WA provided architecture and engineering design services for repair and improvements to MEP systems at several U.S. Air Force installations in the Republic of Panama.

A/E Consulting to the U.S Postal Service for a Nationwide Program of Facilities Planning and





Design WA provided complete A/E services for the development of procedures, policies, and guidelines including:

- Standard plans, standard details, CADD, kit-of-parts
- Design manuals, cost comparisons
- Development of standard design including lobby furnishings and business convenience centers

A/E Consulting for Design of Additions and Improvement Projects and New Construction Baltimore District, Corps of Engineers, Baltimore, Maryland

- Physical Training Building and Storage Building Vint Hill Farms Station, Warrenton, VA
- Chapel Expansion Study and Design Vint Hill Farms Station, Warrenton, VA
- Improvements to Officer's Mess and Enlisted Men's Club, Fort Myer, VA
- Modifications to Two Office Buildings (Number 42 and 46) Fort McNair, Washington, D.C.
- Repairs and Historic Preservation of Officer's Club, Vint Hill Farms Station, Warrenton, VA

American Airlines General A/E IDIQ Consulting Contract, Miami International Airport WA provided Architecture, Engineering and Interior Design services for new construction along with MEP modifications to Concourse "C" and Concourse "E". The work included:

- Pre-Conditioned Air System for expansion of Concourse "E", to be used for cooling of aircraft while parked at each gate, with refrigeration plant along with gate air handlers, as well as related piping systems, automation and controls
- 400 HZ System for Concourse "E", to supply ground power to aircraft while parked at each of 22 gates, with all required motor generator sizing, conduit with cable runs to each gate, as well as associated controls and aircraft connecting cables

HISTORICAL PRESERVATION

Redevelopment Services for Adaptive Re-Use of Key West's Historic Truman Annex including Structural Analysis of the Old Customs House and Two Other Historic Structures, Key West, FL WA provided architectural and engineering services for Master Planning for the adaptive re-use of Truman Annex into a commercial and residential complex to

include a hotel and resort development, retail stores, residential housing and a marina. Perhaps the largest adaptive re-use



study in the State of Florida, this project presented the firm with a unique opportunity in the field of building re-use and enabled the firm's professional staff to obtain unprecedented expertise. The initial responsibilities of WA included a building survey and adaptive re-use study for the former U.S. Naval Station in Key West, FL, which included more than 130 buildings of varied character situated on the main site which comprises an area in excess of 80 acres.

The 12-acre Historical District with three (3) nationally registered historic structures:

- The Old Customs House
- The Truman White House
- The Coast Guard Barracks
- A deep water port

The firm's services also included:

- Master Development Plan for the entire site including the mole, harbor and Tank Island
- Structural Analysis of the 125 non-historic buildings on the site
- A Photographic Survey of non-historic structures
- Adaptive Re-use Study of all historic and non-historic buildings that were structurally sound
- Adaptive Re-use Study for piers and bulk-





heads

- Site Master Plan and Development Plan
- Definition of Environmental Assessment and other regulatory requirements for the re-development
- Cost Estimates for demolition of unsound structures
- Cost Estimates for rehabilitation of structures and systems

A/E Consulting to the GSA for New Construction, Improvements and Historic Preservation of Federal Buildings Throughout the Southeastern United States

WA Partners has provided complete architectural and engineering services to Region IV of the General Services Administration for three (3) separate A/E Consulting Contracts involving new construction, renovations and improvements to federal buildings throughout the Southeastern United States. This has included office buildings, courthouses, customshouses, post offices, and computer facilities. Each of these contracts has also involved A/E services related to improvements to historic structures including Building Evaluation Reports, Historic Building Preservation Plans, interior programming and planning, structural repairs, electrical and mechanical systems, exterior and interior improvements, and construction administration for the restoration and improvements to historic structures. Representative facilities include:

- **Historic U.S. Post Office, Courthouse and Customhouse, Key West, FL**
- Historic U.S. Post Office and Courthouse, Miami, FL
- Historic U.S. Federal Building and Courthouse, Fort Myers, FL
- Historic U.S. Post Office, Courthouse, and Customhouse, Asheville, NC
- Historic U.S. Post Office and Courthouse, Greensboro, NC
- Historic U.S. Federal Building and Courthouse, Macon, GA
- Historic U.S. Courthouse, Augusta, GA
- Historic U.S. Customhouse, Charleston, SC

General Consulting for the Restoration and Upgrading of the Historic Vizcaya Art Museum, Miami, FL

WA provided architectural, engineering and interior design services for the comprehensive restoration and upgrading of Villa Vizcaya which has been described as "Miami's most exquisite architectural treasure". WA first developed complete documentation and photographic cataloging of the existing facilities resulting in the recreation of construction documents. Analysis and recommendations were presented for the structural, electrical, and mechanical systems and cost estimates were prepared for improvements. Based upon the multi-disciplined analysis performed by WA, the firm developed a Master Plan for restoration and provided assistance in application for, and receipt of, both State and Federal Grants. The various restoration and improvement tasks included:

- Structural, mechanical and electrical restoration and repair to the stone barge
- Structural analysis and repair to window lintels, floor slabs, columns and beams
- Electrical study and complete upgrading of electrical systems
- Plumbing analysis and the repair and upgrading of restrooms and kitchen
- Fire Protection analysis and addition of smoke detection and halon systems
- Mechanical analysis and addition of environmental controls and building enclosure
- Storm sewer analysis and upgrading.





Restoration of the Historic Chaille Block, Miami, FL WA provided comprehensive architectural and engineering services for the restoration of the historic Chaille Block in downtown Miami, Florida. The Chaille Block is architecturally significant as the only intact commercial streetscape in downtown Miami dating from the second decade of the twentieth century. WA was responsible for various restoration and improvement tasks including:

- Structural analysis and repair to window lintels, floor slabs, columns and beams
- Field investigations to determine the presence of hazardous materials
- Historical, pictorial and physical documentation to restore or compatibly replace store fronts
- Microscopic analysis of paint samples in order to define the overall appearance and character of the Block
- Architectural, structural, mechanical and electrical design for the comprehensive restoration and rehabilitation of historic structures



Feasibility Study and Planning for Retrofit of Historic Old City Hall, Miami Beach, FL WA provided architectural and engineering services for a feasibility study to determine suitable uses for which Miami Beach's Old City Hall could be adapted and the planning for the retrofit. The project also included a detailing of repairs and renovations required for the structure as well as the financial feasibility and marketability. Old City Hall was built in 1927 and served as the City of Miami Beach City Hall until October of 1977 when the current City Hall was completed. Although the

building is officially designated an historical structure, it is also located within the City's Architectural District and is important primarily because it serves as a symbol of the optimism of the City of Miami Beach in its early days. The project included:

- Investigation of existing conditions to determine the necessary repairs and modifications
- Analysis of building code and zoning requirements for re-use
- Analysis of pedestrian and vehicular circulation needs
- Analysis of historic and architectural significance
- Preliminary assessment of building repair costs
- Development of alternative concepts for re-use
- Market potential and financial projections for re-use

WA also assisted in the identification of funding sources and tax incentives for redevelopment.

Study and Design for Rehabilitation of the Historic 21st Street Community Center, Miami Beach, FL WA provided engineering services for the rehabilitation of the 21st Street Community Center and its 2.46 acre site. The objective was to restore the center to its original architectural quality and to enhance the ability of this center to continue to serve as a vital element of the area's recreational facilities. The 21st Street Community Center, the oldest municipal structure located on Miami Beach, was built in 1916 by Carl Fisher, one of the City's founders. The improvements met the City's requirements to:

- Restore the historic character of the Center in keeping with the area's designation as an Architectural District and maintain its value as a historic site
- Restore the facilities to the original structural integrity to assure a continuing role as the primary recreational facility for residents in the Flamingo Neighborhood Strategy Area
- Provide site improvements to increase access to the facility for pedestrians, particularly for the elderly and the handicapped





- Enhance opportunities for outdoor recreational activities
- Provide consistent and uniform signage to facilitate use of the Center by all user groups

WA also assisted in obtaining the designation and certifications on the National Register of Historic Structures.

A/E Consulting for Modernization and Improvements to the Tour Gallery, Sales Areas, Offices and Reproduction Areas in the Historic Bureau of Engraving and Printing, Washington, D.C.

WA provided complete architectural and engineering services for the planning and design of a variety of renovations, interior alterations and systems improvements within the Main Building, which was more than 100 years old, and Annex Buildings of the Bureau of Engraving and Printing in Washington, D.C. All design solutions were compatible with the historic character of the complex. In addition, all work adhered to the strict security procedures necessary, particularly in sensitive, high-security production areas. Security was a major consideration in terms of the work performed, access by WA's personnel, and control of the building and contract documents. The firm's services included systems analysis, feasibility studies, field verification of existing site conditions, interior programming and planning, A/E design, upgrading of building systems, energy improvements, security enhancement, production of construction drawings and specifications, cost estimates and supervision of construction.

for the City of Florida City. The center features a wide range of activities for specialized uses including an indoor basketball gym with folding bleachers that seat 240 people. The buildings surround a secure open courtyard in which social activities and other events can take place. Other facilities include:

- Community center
- Multiple purpose and meeting rooms
- Administration offices and computer lab
- Concessions
- Weight lifting room
- 50 parking spaces

Jeanne Levy Jewish Community Center, West Palm Beach, FL WA provided planning, architecture, engineering and interior design services for the design of a 121,000 SF community campus. The facilities and amenities at the Community Center include administrative offices, racquetball courts and tennis courts, soccer and softball fields; gymnasium with two basketball courts; Olympic-size swimming pool; arts and crafts center with sculpture studios; aerobics room and executive wellness center; Cafe and lunch facilities; 3.5 acre man-made lake that proved soil for the site fill from the excavation of the lake.



COMMUNITY CENTERS/PARKS

Florida City Youth Community Center, City of Florida City, FL WA is providing complete architectural and engineering services for the planning and design of a new 21,500 SF youth activity and community center



Dave and Mary Alper Community Center, Miami, FL WA provided architecture and engineering design services for Miami's first, full-service, Jewish Community Center. The 103,000 SF Community Center features a wide range of recreational facilities in a campus setting. The Center includes





a administration and assembly building with offices and an auditorium, a pre-school building, a adult social building with meeting rooms, a youth building with children's activity rooms, arts and crafts room, game room, teen activity rooms, lounge, staff offices and storage, a gymnasium/health and physical fitness facility with gymnastics and dance center, equipment room, racquetball court, weight room, Lounge, Olympic-size swimming pool, eight tennis courts.



Pinecrest Park and Community Center, Village of Pinecrest, FL WA provided master planning, architectural and engineering services for the design of the Evelyn Langlieb Greer Park, a new 10-acre park located in the Village of Pinecrest. The



park includes a 5,000 SF Community Center consisting of an activity room, public restrooms, administrative park offices, a snack shop, a large recreation gazebo for public gatherings, a covered children's playground, parking for 140 vehicles, two soccer fields, two softball fields, batting cages, a tot lot, and a perimeter jogging path with fitness

stations. The park was proposed as the corner stone of their new civic development and rehabilitation plan, as well as the center for the new Pinecrest Community.

Suniland Park and Community Center, Village of Pinecrest, FL Suniland Park is 10 acres of active park space with multipurpose athletic fields (baseball and football), batting cages, a recreation center, basketball courts, an Internet Wi-Fi Spot and a tot lot. WA provided architecture and engineering services for the improvements to the existing park, which involved the demolition of existing buildings and the construction of a new building and gazebo, enhancements to the basketball courts and fields, a new jogging/walking path, lighting upgrades, drainage improvements, new perimeter park fencing and a new park entrance drive.

Palmetto Bay Library and Community Center, Palmetto Bay, FL The Village of Palmetto Bay Community Center and Library at Bayside Park is the first significant new building for the Village. The two-story Community Center will offer a meeting and performance space for events, lectures, and community activities overlooking a preserved mangrove area and the Biscayne Bay Aquatic Preserve. The first story will be dedicated to theatre space for special performances and serve as an additional outdoor area for lectures, workshops and children's activities. The Library will function as a neighborhood library, and will be located next to a future environmentally-oriented park.





Flamingo Park Master Plan and Tennis Center, Miami Beach, FL WA has been commissioned to provide a new master plan and architecture and engineering services for a new 5,000 SF tennis center for the 33 acre historic Flamingo Park. There will be a new tennis center with 17 hydro grid courts, a new restroom building, new handball courts, new tot lot, a new water feature at the center of the park, and new lighting, fencing, landscaping and shade trees along pedestrian promenades. WA conducted a design charrettes with citizens of Miami Beach to solicit input on the new master plan.



DISPLAYS

MCI National Sports Gallery, Washington, D.C. WA provided complete architectural and engineering services for interior improvements to house a new 25,000 SF multi-purpose sports entertainment center located inside the new MCI arena. The scope of work included merchandise sales area, point-of-sales (POS), **interactive exhibits, exhibition galleries, memorabilia displays and ancillary support functions**, such as offices, storage and restrooms and ticketing. WA worked closely with a "branding and entertainment consultant" for the exhibits, displays and graphics.

Set in the distinctive MCI Center in Washington D.C., this interactive museum and attraction provides a historical perspective on America's most-followed sports and sports personalities.





Qualifications of Key Personnel

WA brings significant related experience in the design and execution of new construction, renovations and remodeling as well as building management systems that could be included under this type of contract for the City of Key West. Each of the professionals selected to serve on this architectural contract have specific design experience with continuing contracts with governmental agencies.

WA is able to provide architecture, mechanical, electrical and plumbing engineering services and our consultants services in structural and civil engineering as well as landscape architecture complete all of the design disciplines needed for this type of contract.

Based on the design team's substantial related experience with public/civic projects, our management structure has been specifically tailored to provide the communication, expertise, administrative and technical capabilities and the talent necessary to effectively address all of the critical areas identified in the scope of services, while ensuring flexibility to efficiently address and execute the RFQ.

Key Personnel - Architecture

The project team's organization and proposed project management structure relies heavily upon the current and direct experience of the team's senior staff in their assigned responsibilities. Each team member will be individually and collectively responsible for the quality of work performed and the communication of critical project goals and milestones.

Key members of the project management team and their respective responsibilities are as follows:

Marcel Morlote, AIA, Project Manager | Mr. Morlote has been a principal with WA for more than 25 years and is currently the principal-in-charge for The City of Florida City Youth Activity

and Community Center and other governmental projects. Mr. Morlote has directed the planning and design of a broad range of facility types and has served as project manager for renovation projects with complex architecture and engineering. With many years of experience in management and design of public facilities in Miami-Dade County, he has a working knowledge of the County's development and construction procedures and with all governmental regulations.

Aris Garcia, Project Designer | Mr. Garcia is experienced in all phases of planning and project development, from preliminary concepts and programming through final design and production of construction documents, for both private and public clients. He has been involved in numerous projects for new construction, renovations and interior alterations to various governmental facilities throughout the South Eastern United States. Mr. Garcia served as both the project manager and project designer for the continuing contract with NASA and the Port of Miami renovations and additions, as well as the new MDTA Medley Metrorail Station.

Aida Sanchez-Gomez, AIA, LEED AP, Architecture | Ms. Sanchez-Gomez's experience as project architect comprises work involving educational, government, institutional, commercial, medical and transportation facilities. Ms. Gomez's recent specialized experience on ranges from new public school facilities to major renovations and expansions. Ms. Sanchez's project responsibilities include design, coordination of construction documents, review of shop drawings and participation in the construction administration process.

Rafael Labrada, R.A., LEED AP Architecture | Mr. Labrada was the project manager on Palmetto Bay's recently completed library and community center, which was a project that was delivered on time and on budget. As a senior project architect, Mr. Labrada has a diverse background in the design of both new construction and major





renovation projects throughout South Florida including various municipal facilities. Mr. Labrada is well versed in Building Code Compliance, Florida Building Code, FPA and Americans with Disabilities Act. He has also been involved in a number of Design/Build projects for both public and private clients.

Team Resources

The resources of the team brings the expertise and depth of resources required to successfully deliver this project under this contract on time and on budget. The team will be organized beginning with, the Principal-in-Charge (PIC), Julio E. Alvarez, PE, who will direct the overall effort of the team, and will be responsible for allocating personnel, financial and production resources necessary to execute the work plan and accomplish the project's goals and objectives. The PIC, working closely with the Project Manager, will monitor the project's progress to ensure adherence to contractual terms and conduct periodic audits of schedule and technical performance of all in-house personnel as well as outside consultants.

As Project Manager, Marcel Morlote, AIA, will be the point of contact for the City, as well as all other entities and agencies. The Project Manager, with the support and assistance of the Architectural and Engineering Coordinators, will be responsible for assigning resources of the Team to the various work tasks, and maintaining regular communication as to the progress of the work with the City.

The Project Manager will oversee the overall planning, design and production effort, and will monitor project schedule and identify problems / issues needing to be resolved in a timely manner. Mr. Morlote will establish and implement the Team's quality assurance process, and will be responsible for scheduling internal project reviews of all submittals before they are delivered to the client. The Architectural and Engineering Coordinators will be responsible for ensuring the

overall quality and integration of work within their specific areas of assignment, and will assist the Project Manager in the allocation of Team resources.

The Coordinators will be responsible for coordinating and maintaining the flow of information between the various technical disciplines, and through daily interaction with their respective staff and consultants and monitor day-to-day production. Through these efforts, the Coordinators will keep the Project Manager abreast of the work progress and inform him of any issues requiring his input or that of the owner's Project Manager. Working closely with their respective in-house staff and consultants, the Architectural and Engineering Coordinators will thoroughly review all work.

The Quality Control Coordinator will be responsible for ongoing review of basic concepts and design criteria issues, general documentation, detail applicability and overall coordination. Through these independent reviews, the coordinator will ensure delivery of work based on sound design, engineering and constructability practices, as well as conformance and integration with programmatic standards and procedures established for the project.

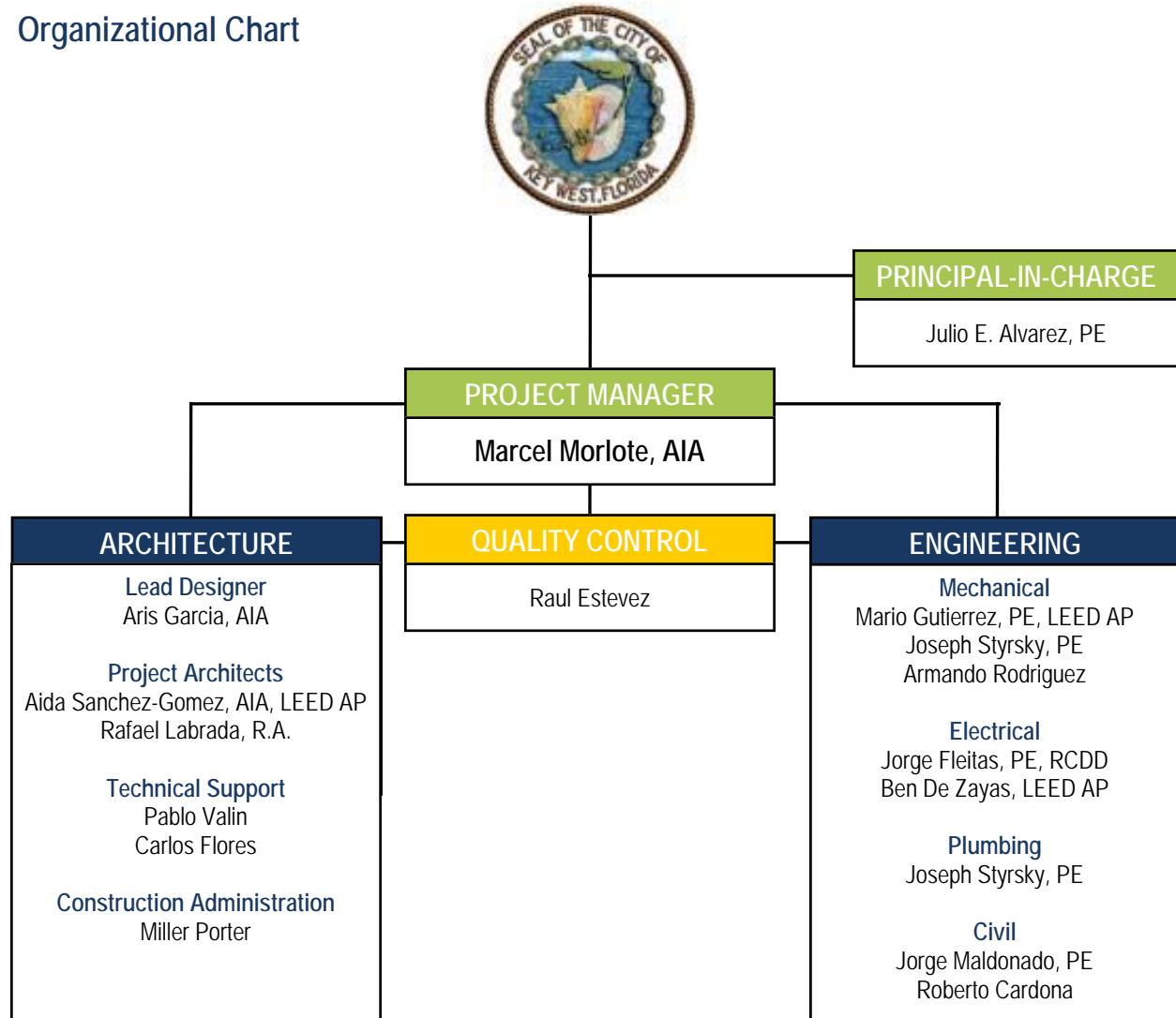
In summary, the Team assembled for this contract will provide the City with the following three goals:

- A team that can provide the highest level of documentation and service
- A team that can capitalize on its past experience and its familiarity of working together in the past.
- A team that can ensure continuity and technical expertise as projects transition through the various phases (planning, design and construction).





Organizational Chart



Name	Role	Years w/Firm	Years of Exp.	Licensed
Julio E. Alvarez, PE	Principal-in-Charge	35	41	Yes
Marcel Morlote, AIA	Project Manager/Architecture	32	33	Yes
Aris Garcia, AIA	Architecture	28	28	Yes
Aida Sanchez-Gomez, AIA, LEED AP	Architecture	5	13	Yes
Rafael Labrada, R.A., LEEP AP	Architecture	10	10	Yes
Mario Gutierrez, PE, LEED AP	Engineering	29	41	Yes
Raul Estevez	Quality Control	31	35	
Jorge Fleitas, PE, RCDD	Electrical Engineering	2	25	Yes
Jorge Maldonado, PE	Civil Engineering	13	14	Yes
Joseph Styrsky, PE	Mechanical Engineering	14	44	Yes
Armando Rodriguez	Mechanical Engineer	25	41	
Ben De Zayas, LEED AP	Electrical Engineering	1	7	

ARCHITECTURE
ENGINEERING
PLANNING
INTERIOR DESIGN





Julio E. Alvarez, PE Principal-in-Charge

Education

Bachelor of Science
Electrical Engineering
University of Miami
1969

Registration

Florida No. 14595

Experience

Mr. Alvarez has used his expertise as Project Principal or Engineering Coordinator for the A/E design of a wide variety of governmental, industrial, and commercial facilities throughout the United States. He has served as Principal-in-Charge or Engineering Coordinator for the planning and design of chiller plants and cooling towers for airport and aerospace facilities; renovation and energy retrofit of public buildings; design of passenger terminals and ship support facilities at ports; roadway improvements; and the development of telecommunications systems for a wide range of facilities. He has also been involved in the design of support facilities at central chiller plants, electrical and power distribution systems and specialized engineering systems.

Relevant Project Experience

Palmetto Bay Community Center and Library at Bayside Park, Village of Palmetto Bay, FL Principal-in-charge for the 9,000 SF Library that will function as a neighborhood library, and will be located next to a future environmentally-oriented park.

Vizcaya Museum and Gardens Miscellaneous Continuing Contract, Miami, FL Principal-in-Charge for A/E services to the Historic Vizcaya Museum and Gardens. The projects under this contract include Architectural restorations, re-roofing, re-painting, ADA enhancements, Electrical Upgrades, Stormwater Discharge Management System and new building construction. In addition to the project scope WA also is assisting in the bidding and permitting phase of the project along with Construction Administration services.

Suniland Park and Community Center, Village of Pinecrest, FL Principal-in-charge for 10 acres of active park space with multipurpose athletic fields (baseball and football), batting cages, a recreation center, basketball courts, an Internet Wi-Fi Spot and a tot lot.

Jeanne Levy Jewish Community Center of the Palm Beaches, West Palm Beach, FL Principal-in-charge for complete planning, architecture, engineering and interior design services were provided for the design of a 121,000 SF center. The Center includes recreational facilities such as: six tennis courts, soccer and softball fields, a gymnasium with two basketball courts, Olympic-size swimming pool, racquet ball courts and an aerobics room.

Florida City Youth Community Center, Florida City, FL Principal-in-charge for architectural and engineering services for the planning and design of a new 21,500 SF youth activity and community center for the City of Florida City. The center features a wide range of activities for specialized uses including an indoor basketball gym with folding bleachers that seat 240.

Doral Public Works Facility, Doral, FL Principal-in-charge for a new vehicle maintenance and public works facility housing approximately 30,000 SF including a vehicle service bays, wash and fueling facility to accommodate 6 trolleys and approximately 120 vehicles. Project to be LEED Silver.

Flamingo Park Master Plan and Tennis Center, Miami Beach, FL Principal-in-charge for new 5,000 SF tennis center for the City of Miami Beach at historic Flamingo Park. The new tennis center will have 17 hydro grid courts, a new restroom building, new handball courts, new tot lot, a new water feature at the center of the park, and new lighting, fencing, landscaping and shade trees along pedestrian promenades.





Marcel Morlote, AIA Project Manager

Education

Bachelor of Science
Architecture
University of Miami
1978

Registration

Florida No. AR 9564

Experience

Mr. Morlote has managed and directed the technical operation for the firm's most important projects. Mr. Morlote serves as project manager on many of WA's park and recreation projects. He has more than 25 years of extensive parks and recreation planning experience and has provided master planning and architectural services for many local and federal public clients. His work with WA includes park system planning, park site master planning, leading charrettes/workshops and project management.

His hands-on management style allows for maximum quality and ensures continuous and productive client contact throughout the life of the project. His design and management expertise, coupled with his extensive governmental and institutional experience ensures a successfully relationship with clients.

Relevant Project Experience

Vizcaya Museum and Gardens Miscellaneous Continuing Contract, Miami, FL Project manager for A/E services to the Historic Vizcaya Museum and Gardens. The projects under this contract include Architectural restorations, re-roofing, re-painting, ADA enhancements, Electrical Upgrades, Stormwater Discharge Management System and new building construction. In addition to the project scope WA also is assisting in the bidding and permitting phase of the project along with Construction Administration services.

Doral Public Works Facility, Doral, FL Project manager for a new vehicle maintenance and public works facility housing approximately 30,000 SF including a vehicle service bays, wash and fueling facility to accommodate 6 trolleys and approximately 120 vehicles. Project to be LEED Silver.

Florida City Youth Community Center, Florida City, FL Project manager for architectural and engineering services for the planning and design of a new 21,500 SF youth activity and community center for the City of Florida City.

Pinecrest Park and Community Center, Village of Pinecrest, FL Project manager for the design of this new 10-acre park for the Village of Pinecrest, FL. The park includes two soccer fields, two softball fields, batting cages, a tot lot, perimeter jogging path with fitness stations, a covered shelter and a 5,000 SF community center.

Suniland Park, Village of Pinecrest, FL Project manager for 10 acres of active park space with multipurpose athletic fields (baseball and football), batting cages, a recreation center, basketball courts, an Internet Wi-Fi Spot and a tot lot.

Jeanne Levy Jewish Community Center of the Palm Beaches, West Palm Beach, FL Project manager for complete planning, architecture, engineering and interior design services were provided for the design of a 121,000 SF center. The Center includes recreational facilities such as: six tennis courts, soccer and softball fields, a gymnasium with two basketball courts, Olympic-size swimming pool, racquet ball courts and an aerobics room.

Sunset Place Parking Garage Expansion, South Miami, FL Project manager for the expansion of the parking garage will be expanded to create an eight-level, 580,000 SF structure for a total of 1,700 parking spaces.

Red Road Commons and Parking Garage, Miami, FL Project manager for a 458,000 SF mixed-used development situated on a 6.81-acre parcel, in a prominent site located on Red Road, housing approximately 402 apartments and five levels of structured parking to accommodate 950 cars.





Aris Garcia, AIA Lead Designer

Education

Bachelor of Science
Architecture
University of Miami
1983

Graduate studies toward Masters in
Urban Planning

Registration

1995 / Florida No. AR 15263
NCARB Certification

Experience

Mr. Garcia is experienced in all phases of planning and project development, from preliminary concepts, master planning and programming through final design, for both private and public sector clients. He has been involved in numerous park and recreation projects for governmental clients throughout the South Florida including managing the scope of work for the City of Miami and 17 parks that included upgrades to existing facilities as well as new construction of community centers and tennis centers.

Relevant Project Experience

Doral Public Works Facility, Doral, FL Designer for a new vehicle maintenance and public works facility housing approximately 30,000 SF including a vehicle service bays, wash and fueling facility to accommodate 6 trolleys and approximately 120 vehicles. Project to be LEED Silver.

Flamingo Park Master Plan and Tennis Center, Miami Beach, FL Lead designer for new 5,000 SF tennis center for the City of Miami Beach at historic Flamingo Park. The new tennis center will have 17 hydro grid courts, a new restroom building, new handball courts, new tot lot, a new water feature at the center of the park, and new lighting, fencing, landscaping and shade trees along pedestrian promenades.

City of Miami General Consulting Contract (Parks and Recreation), Miami, FL Project manager for various architectural task orders to 17 parks within the city that included new construction of community centers as well as mechanical, electrical and plumbing upgrades. Project includes a new roofing system and site improvements including a new parking lot with drainage and fencing for security. Other tasks include ADA upgrades to building around the City.

Palmetto Bay Community Center and Library at Bayside Park, Village of Palmetto Bay, FL Lead designer for the 9,000 SF Library that will function as a neighborhood library, and will be located next to a future environmentally-oriented park.

Pinecrest Park and Community Center, Village of Pinecrest, FL Lead designer for the design of this new 10-acre park for the Village of Pinecrest. The park includes two soccer fields, two softball fields, batting cages, a tot lot, perimeter jogging path with fitness stations, a covered shelter and a 5,000 SF community center consisting of an activity room, public restrooms, administrative park offices, a snack shop, a large recreation shelter for public gatherings, a covered children's playground, and parking for 140 vehicles.

Mary Brickell Village and Parking Garage, Miami, FL Lead Designer for design services for this mixed-use development in downtown Miami that houses 220,000 SF of retail space including a Publix Supermarket, and 369 residential units on 24 floors with nine levels of parking.

Florida City Youth Community Center, Florida City, FL Project designer for architectural and engineering services for the planning and design of a new 21,500 SF youth activity and community center for the City of Florida City. The center features a wide range of activities for specialized uses including an indoor basketball gym with folding bleachers that seat 240. The buildings surround a secure open courtyard in which social activities and other events can take place.





**Aida Sanchez-Gomez, AIA,
LEED AP
Project Architect**

Education

Bachelor of Architecture
University of Miami
1998

Registration

2005 / Florida No. AR92983

Experience

Mrs. Sanchez-Gomez experience comprises work involving government, institutional, commercial, residential, medical and transportation facilities. Since joining WA, she has been involved in the design and planning of some of the firm's latest park and recreational projects such as the Flamingo Park Master Plan and Tennis Center, the City of Miami Parks and Recreational projects as well as the Palmetto Bay Community Center and Library at Bayside Park.

Relevant Project Experience

Doral Public Works Facility, Doral, FL Project architect for a new vehicle maintenance and public works facility housing approximately 30,000 SF including a vehicle service bays, wash and fueling facility to accommodate 6 trolleys and approximately 120 vehicles. Project to be LEED Silver.

Flamingo Park Master Plan and Tennis Center, Miami Beach, FL Project architect for new 5,000 SF tennis center for the City of Miami Beach at historic Flamingo Park. The new tennis center will have 17 hydro grid courts, a new restroom building, new handball courts, new tot lot, a new water feature at the center of the park, and new lighting, fencing, landscaping and shade trees along pedestrian promenades.

City of Miami General Consulting Contract (Parks and Recreation), Miami, FL Project architect for various architectural task orders to 17 parks within the city that included new construction of community centers as well as mechanical, electrical and plumbing upgrades. Project includes a new roofing system and site improvements including a new parking lot with drainage and fencing for security. Other tasks include ADA upgrades to building around the City.

Palmetto Bay Community Center and Library at Bayside Park, Village of Palmetto Bay, FL Project architect for a new 9,000 SF Library and Community Center. The Library and Community Center will be utilized as a meeting place within the community for a variety of seminars and events. As the first significant new building for the Village, the architectural vocabulary and materials palette selected will become the standard for future developments.

Florida City Youth Community Center, Florida City, FL Project architect for architectural and engineering services for the planning and design of a new 21,500 SF youth activity and community center for the City of Florida City. The center features a wide range of activities for specialized uses including an indoor basketball gym with folding bleachers that seat 240. The buildings surround a secure open courtyard in which social activities and other events can take place.

City of Miami Fire Station No. 11, Miami, FL Project architect for a new 10,000 SF Fire Station for the City of Miami. The station is equipped with two bays (16'x70'x16') for rescue vehicles, sleeping quarters for six fire fighters, a biohazard room for used medical supplies, a Cascade room for storage and preparation of oxygen bottles, and a commercial kitchen. This station will be used as a prototype for the construction of at least two more facilities.





**Rafael Labrada, AIA,
LEED AP
Project Architect**

Education

1999 / Master of Architecture /
Georgia Institute of Technology
1997 / Bachelor of Architecture /
Florida International University

Registration

2005/ Florida No. AR92404

Experience

Mr. Labrada was the project manager on Palmetto Bay's recently completed library and community center, which was a project that was delivered on time and on budget. As a senior project architect, Mr. Labrada has a diverse background in the design of both new construction and major renovation projects throughout South Florida including various municipal facilities. Mr. Labrada is well versed in Building Code Compliance, Florida Building Code, FPA and Americans with Disabilities Act. He has also been involved in a number of Design/Build projects for both public and private clients.

Relevant Project Experience

Doral Public Works Facility, Doral, FL Project architect for a new vehicle maintenance and public works facility housing approximately 30,000 SF including a vehicle service bays, wash and fueling facility to accommodate 6 trolleys and approximately 120 vehicles. Project to be LEED Silver.

Flamingo Park Master Plan and Tennis Center, Miami Beach, FL Project architect for new 5,000 SF tennis center for the City of Miami Beach at historic Flamingo Park. The new tennis center will have 17 hydro grid courts, a new restroom building, new handball courts, new tot lot, a new water feature at the center of the park, and new lighting, fencing, landscaping and shade trees along pedestrian promenades.

City of Miami General Consulting Contract (Parks and Recreation), Miami, FL Project architect for various architectural task orders to 17 parks within the city that included new construction of community centers as well as mechanical, electrical and plumbing upgrades. Project includes a new roofing system and site improvements including a new parking lot with drainage and fencing for security. Other tasks include ADA upgrades to building around the City.

Palmetto Bay Community Center and Library at Bayside Park, Village of Palmetto Bay, FL Project architect for a new 9,000 SF Library and Community Center. The Library and Community Center will be utilized as a meeting place within the community for a variety of seminars and events. As the first significant new building for the Village, the architectural vocabulary and materials palette selected will become the standard for future developments.

Florida City Youth Community Center, Florida City, FL Project architect for architectural and engineering services for the planning and design of a new 21,500 SF youth activity and community center for the City of Florida City. The center features a wide range of activities for specialized uses including an indoor basketball gym with folding bleachers that seat 240. The buildings surround a secure open courtyard in which social activities and other events can take place.

City of Miami Fire Station No. 11, Miami, FL Project architect for a new 10,000 SF Fire Station for the City of Miami. The station is equipped with two bays (16'x70'x16') for rescue vehicles, sleeping quarters for six fire fighters, a biohazard room for used medical supplies, a Cascade room for storage and preparation of oxygen bottles, and a commercial kitchen. This station will be used as a prototype for the construction of at least two more facilities.





Mario Gutierrez, PE, LEED AP Engineering Coordinator

Education

1969 / Bachelor of Science / Mechanical Engineering / University of Southwestern Louisiana

Registration

Registered Engineer
Florida No. 19687

Experience

Mr. Gutierrez developed and manages the Engineering Team at WA. His diverse background in all phases of Mechanical Engineering and Project Management has contributed to the advancement of our award-winning Engineering Department. He has been responsible for the design of HVAC systems and controls, special environmental systems for aerospace and research facilities, major central utility plants and maintenance facilities.

Mr. Gutierrez has particular expertise in energy conservation methods and in the design of central utility plants and support facilities for universities, municipal and military airports, aerospace facilities and structures, vehicle and equipment maintenance complexes, port facilities and large governmental and private developments.

Relevant Project Experience

Doral Public Works Facility, Doral, FL Engineering coordinator for a new vehicle maintenance and public works facility housing approximately 30,000 SF including a vehicle service bays, wash and fueling facility to accommodate 6 trolleys and approximately 120 vehicles. Project to be LEED Silver.

Flamingo Park Master Plan and Tennis Center, Miami Beach, FL Engineering coordinator for new 5,000 SF tennis center for the City of Miami Beach at historic Flamingo Park. The new tennis center will have 17 hydro grid courts, a new restroom building, new handball courts, new tot lot, a new water feature at the center of the park, and new lighting, fencing, landscaping and shade trees along pedestrian promenades.

Pinecrest Park, Village of Pinecrest, FL Engineering coordinator for the design of this new 10-acre park for the Village of Pinecrest, Florida. The park includes two soccer fields, two softball fields, batting cages, a tot lot, perimeter jogging path with fitness stations, a covered shelter and a 5,000 SF community center consisting of an activity room, public restrooms, administrative park offices, a snack shop, a large recreation shelter for public gatherings, a covered children's playground, and parking for 140 vehicles.

Coral Gables Maintenance & Administration Facility, Coral Gables, FL Project Manager for the design of a new 42,500 SF multi-use, multi-level maintenance and storage facility to accommodate the City's fleet maintenance and storage operations.

Village of Palmetto Bay Community Center and Library at Bayside Park, Village of Palmetto Bay, FL Engineering coordinator for a 9,000 SF Library that will function as a neighborhood library and will be located next to a future environmentally-oriented park.

Mary Brickell Village and Parking Garage, Miami, FL Engineering Coordinator for design services for this mixed-use development in downtown Miami that houses 220,000 SF of retail space including a Publix Supermarket, and 369 residential units on 24 floors with nine levels of parking. Integrated within the mixed-use project, the parking garage provides 1,400 retail spaces with specific user zones.

Red Road Commons and Parking Garage, Miami, FL Engineering Coordinator for a 458,000 SF mixed-used development situated on a 6.81-acre parcel, in a prominent site located on Red Road, housing approximately 402 apartments and five levels of structured parking to accommodate 950 cars.





Joseph Strysky, PE Mechanical/Plumbing Engineer

Education

1966 / Bachelor of Science / Mechanical Engineering / Illinois Institute of Technology

Registration

Registered Engineer
1977 / Florida No. 24125

Affiliations/Memberships

Florida Engineering Society
Illuminating Engineering Society

Experience

Mr. Strysky has over 40 years of experience, offering a high level of knowledge and expertise in the design of mechanical systems in South Florida. As Senior Engineer Mr. Strysky has been responsible for mechanical/HVAC design for a diverse group of building types. From simple residential design to complex energy plants and transportation and public facilities, his design experience in the South Florida area is unrivaled. His expertise and knowledge of life cycle cost analysis, energy management system planning and design insure effective operating cost management for the project.

Relevant Project Experience

Doral Public Works Facility, Doral, FL Mechanical engineer for a new vehicle maintenance and public works facility housing approximately 30,000 SF including a vehicle service bays, wash and fueling facility to accommodate 6 trolleys and approximately 120 vehicles. Project to be LEED Silver.

Palmetto Bay Library and Community Center, Palmetto Bay, FL Mechanical engineer for a new 9,000 SF Library and Community Center. The Library and Community Center will be utilized as a meeting place within the community for a variety of seminars and events. As the first significant new building for the Village, the architectural vocabulary and materials palette selected will become the standard for future developments.

Vizcaya Museum and Gardens Miscellaneous Continuing Contract, Miami, FL Principal-in-Charge for A/E services to the Historic Vizcaya Museum and Gardens. The projects under this contract include Architectural restorations, re-roofing, re-painting, ADA enhancements, Electrical Upgrades, Stormwater Discharge Management System and new building construction. In addition to the project scope WA also is assisting in the bidding and permitting phase of the project along with Construction Administration services.

Pinecrest Park and Community Center, Village of Pinecrest, FL Mechanical engineer for the design of this new 10-acre park for the Village of Pinecrest, Florida. The park includes two soccer fields, two softball fields, batting cages, a tot lot, perimeter jogging path with fitness stations, a covered shelter and a 5,000 SF community center.

Suniland Park and Community Center, Village of Pinecrest, FL Mechanical engineer for 10 acres of active park space with multipurpose athletic fields (baseball and football), batting cages, a recreation center, basketball courts, an Internet Wi-Fi Spot and a tot lot.

City of Miami Fire Station No. 11, Miami, FL Mechanical engineer for a new 10,000 SF Fire Station for the City of Miami. The station is equipped with two bays for rescue vehicles, sleeping quarters for six fire fighters, a biohazard room for used medical supplies, a Cascade room for storage and preparation of oxygen bottles, and a commercial kitchen.

Cocowalk Parking Garage Expansion, Coconut Grove, FL Mechanical Engineer for expansion and improvements to Cocowalk a new, five-level, 140,000 SF parking garage for 360 vehicles, with ground level retail facilities and eight new cinemas on the top level of the garage. Careful construction scheduling was required to minimize disruption of normal operations which continued through construction.





Jorge Fleitas, PE, PCDD Electrical Engineer

Education

Bachelor of Science
Electrical Engineering
University of Havana 1986, Cuba

Registration

Florida No. 55340

Registered Communications
Distribution Designer,
RCDD#06257

Experience

Mr. Fleitas has extensive experience in the design of electrical systems for parks and recreational facilities. His experience includes sports lighting and roadway lighting, scoreboards, security, CCTV, fire alarm and telecommunication systems, standby and emergency systems generator backup power distribution designs, construction administration and field inspection. Mr. Fleitas has experience in the maintenance and operation of electrical overhead and underground distribution systems and has extensive experience with project management, design planning, review, and client/vendor coordination. He also has conventional sports lighting experience with Musco.

Relevant Project Experience

Doral Public Works Facility, Doral, FL Electrical engineer for a new vehicle maintenance and public works facility housing approximately 30,000 SF including a vehicle service bays, wash and fueling facility to accommodate 6 trolleys and approximately 120 vehicles. Project to be LEED Silver.

Vizcaya Museum and Gardens Renovations and Upgrades, Miami, FL Electrical Engineer for Architectural and Engineering services to the Historic Vizcaya Museum and Gardens. The projects under this contract include a new emergency generator building and ticketing pavilion, architectural restorations, re-roofing, re-painting, ADA enhancements, Electrical Upgrades, Stormwater Discharge Management System and new building construction.

Flamingo Park Master Plan and Tennis Center, Miami Beach, FL Electrical engineer for new 5,000 SF tennis center for the City of Miami Beach at historic Flamingo Park. The new tennis center will have 17 hydro grid courts, a new restroom building, new handball courts, new tot lot, a new water feature at the center of the park, and new lighting, fencing, landscaping and shade trees along pedestrian promenades.

Town of Miami Lakes Town Center, Miami Lakes, FL Electrical engineer for a new town center to house executive and administrative offices, council chamber, public safety department and ancillary functions. The building area is approx. 25,000 SF with 100 parking spaces.

City of Miami Beach Property Management Facility, Miami Beach, FL Electrical Engineer for a new property management facility for the City of Miami Beach. Project includes administrative offices, workshops, inventory warehouse, oversized vehicle parking, hazardous material storage, loading area and emergency generator.

City of Miami General Consulting Contract (Parks and Recreation), Miami, FL Electrical engineer for various architectural task orders to 17 parks within the city that included new construction of community centers as well as mechanical, electrical and plumbing upgrades. Project includes a new roofing system and site improvements including a new parking lot with drainage and fencing for security. Other tasks include ADA upgrades to building around the City.

Florida City Youth Community Center, Florida City, FL Electrical engineer for architectural and engineering services for the planning and design of a new 21,500 SF youth activity and community center for the City of Florida City. The center features a wide range of activities for specialized uses including an indoor basketball gym with folding bleachers that seat 240. The buildings surround a secure open courtyard in which social activities and other events can take place.





Jorge Maldonado, PE Civil Engineer

Education

1997 / Bachelor of Science / Civil Engineering / Florida International University

Registration

Registered Engineer
1997 / Florida No. 58684

Experience

Mr. Maldonado manages WA's civil engineering department, overseeing site/civil engineering activities for all projects. His experience as a project engineer for the firm's park and recreational projects includes sports grading, ADA compliance, parking and close coordination with landscape architects in the design and development of plans and specifications from preliminary layout through final construction documents. His experience also includes site and utility layout, roadway design, paving, stormwater management and drainage system design, sanitary sewage collection and water distribution system design, and permitting, including specifications and technical reports.

Mr. Maldonado in addition to being the engineer of record for Suniland and Evelyn Grier Parks for the Village of Pinecrest, he was also the project manager during each projects construction.

Relevant Project Experience

Doral Public Works Facility, Doral, FL Civil engineer for a new vehicle maintenance and public works facility housing approximately 30,000 SF including a vehicle service bays, wash and fueling facility to accommodate 6 trolleys and approximately 120 vehicles. Project to be LEED Silver.

South Pointe Phase II Streetscapes Improvements Program, Miami Beach, FL Project manager to provide architectural and engineering Services for the South Pointe Phase II project. Scope of services includes planning, preparation of construction documents under design services, bidding and award services, and construction administration services.

Pinecrest Park and Community Center, Village of Pinecrest, FL Civil engineer for the design of a new 10-acre park. The project included soccer fields, softball fields, a covered shelter and a 5,000 SF community center building.

Suniland Park and Community Center, Village of Pinecrest, FL Civil engineer for the improvements to the Suniland Park. The project involved demolition of existing buildings, and the construction of a new building with extensive improvements to civil components.

Florida City Youth Community Center, Florida City, FL Project manager for architectural and engineering services for the planning and design of a new 21,500 SF youth activity and community center for the City of Florida City. The center features a wide range of activities for specialized uses including an indoor basketball gym with folding bleachers that seat 240.

Town of Miami Lakes Town Center, Miami Lakes, FL Civil engineer for a new town center to house executive and administrative offices, council chamber, public safety department and ancillary functions. The building area is approx. 25,000 SF with 100 parking spaces. The project is to be LEED Silver.

Saga Bay Park Improvements, Cutler Bay, FL Civil engineer for park improvements that included paving, grading, drainage, walking paths, parking, and utility coordination.

Miami-Dade County Public Schools, Miami, FL Civil engineer of record for Pinecrest Elementary School, PE Shelter, 3 basketball courts, 4 volleyball courts, soccer field; Centennial Middle School, PE Shelter, 4 basketball courts, 6 volleyball courts, 2 tennis courts, play field; Kensington Park Elementary School, PE Shelter, 3 basketball courts, 4 volleyball courts, play field; Bay Harbor K-8 Learning Center: 2 basketball courts, 2 volleyball courts, playfield.





Raul J. Estevez Quality Assurance/Quality Control

Education

Completed course work toward BS in Mechanical Engineering, as well as specialized courses related to Value Engineering, Construction Management, HVAC Engineering and Energy Management Systems.

Experience

Mr. Estevez, as VP of Project Management serves as a Project Manager and/or an Engineering Coordinator for the programming, planning, design and construction of WA's projects.

He has taken a leadership role in the development of a wide range of complex projects throughout the South Florida area. Mr. Estevez has been responsible for various large-scale and complex ventures such as the North Terminal C-D Infill at the Miami International Airport among many at MIA and for various projects with local municipalities.

Relevant Project Experience

Doral Public Works Facility, Doral, FL QA/QC manager for a new vehicle maintenance and public works facility housing approximately 30,000 SF including a vehicle service bays, wash and fueling facility to accommodate 6 trolleys and approximately 120 vehicles. Project to be LEED Silver.

Flamingo Park Master Plan and Tennis Center, Miami Beach, FL QA/QC for new 5,000 SF tennis center for the City of Miami Beach at historic Flamingo Park. The new tennis center will have 17 hydro grid courts, a new restroom building, new handball courts, new tot lot, a new water feature at the center of the park, and new lighting, fencing, landscaping and shade trees along pedestrian promenades.

Village of Palmetto Bay Community Center and Library at Bayside Park, Village of Palmetto Bay, FL QA/QC for the 9,000 SF Library that will function as a neighborhood library, and will be located next to a future environmentally-oriented park.

Pinecrest Park, Village of Pinecrest, FL QA/QC for the design of this new 10-acre park for the Village of Pinecrest, FL. The park includes two soccer fields, two softball fields, batting cages, a tot lot, perimeter jogging path with fitness stations, a covered shelter and a 5,000 SF community center.

Suniland Park, Village of Pinecrest, FL QA/QC for 10 acres of active park space with multipurpose athletic fields (baseball and football), batting cages, a recreation center, basketball courts, an Internet Wi-Fi Spot and a tot lot.

Crandon Park and Marina, Key Biscayne, FL QA/QC for the development of a comprehensive program for the expansion and improvements to facilities at Crandon Park and Marina.

Jeanne Levy Jewish Community Center of the Palm Beaches, West Palm Beach, FL QA/QC for complete planning, architecture, engineering and interior design services were provided for the design of a 121,000 SF center. The Center includes recreational facilities such as: six tennis courts, soccer and softball fields, a gymnasium with two basketball courts, Olympic-size swimming pool, racquet ball courts and an aerobics room.

Florida City Youth Community Center, Florida City, FL QA/QC for architectural and engineering services for the planning and design of a new 21,500 SF youth activity and community center for the City of Florida City. The center features a wide range of activities for specialized uses including an indoor basketball gym with folding bleachers that seat 240. The buildings surround a secure open courtyard in which social activities and other events can take place.





Flamingo Park Master Plan and Tennis Center Miami Beach, FL



Client

City of Miami Beach
1700 Convention Center Dr.
Miami Beach, FL
Thais Vieira, 305-673-7000

Services

Master Planning, Architecture, Programming,
Electrical, Mechanical, Plumbing
and Civil Engineering

Dates

Award: 2008
To be completed: 2013

Project Cost

\$4,900,000

Design Fee

\$295,000

Key Personnel

Marcel Morlote, Rafael Labrada, Aris Garcia, Aida
Sanchez-Gomez, Mario Gutierrez, Joe Styrsky

Contractor

Pirtle Construction
Joe Lester, 954-931-2008

WA has been commissioned to provide a new master plan and new 5,000 SF tennis center for the City of Miami Beach at historic Flamingo Park. The firm is providing Programming, Planning, historical renovations, Architectural and Engineering services for the 33 acre site.

WA conducted a design charrette with the citizens of Miami Beach to solicit input on the new master plan. There will be a new tennis center with five hard courts and 13 hydro grid courts, a new restroom building, a new two-story Boys and Girls Club building, new handball courts, new tot lot, a new water feature at the center of the park, and new lighting, fencing, landscaping and shade trees along pedestrian promenades.





Palmetto Bay Library and Community Center Palmetto Bay, FL



Client

Village of Palmetto Bay
9705 East Hibiscus St., Palmetto Bay, FL 33157
Ed Silva, 305-259-1250

Services

Programming, Master Planning, Architecture, Civil,
Mechanical, Plumbing and Electrical Engineering

Dates

Award: 2006
Completed: 2009

Project Cost

\$3,122,792

Design Fee

\$185,000

Key Personnel

Marcel Morlote, Rafael Labrada, Aris Garcia, Aida
Sanchez-Gomez, Mario Gutierrez, Joe Styrsky

Contractor

A Squared Group
Juan Carlos, (305) 232-3018

The Community Center and Library at Bayside Park is the first significant new building for the Village. The 11,300 SF two-story Community Center offers a meeting and performance space for events, lectures, and community activities overlooking a preserved mangrove area and the Biscayne Bay Aquatic Preserve. Because of the preserve careful consideration was given to keep the existing trees whenever possible. The first story is dedicated to the 8,800 SF library, which employs large windows protected by over hangs that double as verandas to introduce natural daylight into the spaces that will include a reading room, children's center and computer lab. The first floor also has a band shell for special performances, lectures, workshops and children's activities.





Red Road Commons South Miami, FL



Client

Wood Partners
2600 N. Military Trail
West Palm Beach, FL
Jay Jacobson, 561-893-0094

Services

Programming, Master Planning, Architecture, Civil,
Mechanical, Plumbing and Electrical Engineering

Dates

Award: 2005
Completed: 2007

Project Cost

\$62,000,000

Design Fee

\$1,750,000

Key Personnel

Marcel Morlote, Rafael Labrada, Aris Garcia, Aida
Sanchez-Gomez, Mario Gutierrez, Joe Styrsky

Contractor

Coastal Construction
305-559-4900

This project consists of a 458,000 SF mixed-used development situated on a 6.81-acre parcel, in a prominent site located on Red Road, housing approximately 402 apartments and structured parking to accommodate the proposed development.

The primary garage to accommodate the residential component is a five level, pre-cast concrete structure encapsulated on three sides by the residential development to usually conceal it from the adjacent and residential areas. The fourth side faces an FPL substation and was designed to be as open as possible to introduce natural light and ventilation. The secondary parking garage is a two-level below grade structure primarily slated to satisfy the parking requirements of the retail and office areas. The garage is completely integrated with the rest of the structure and is completely concealed by the habitable areas of the building. Due to its location below the water table, the garage was designed to resist hydrostatic pressures and waterproofed structural components.





Camillus House Center Miami, FL



Client

Camillus House
336 NW Fifth St., Miami, FL
Karen Mahr, 305-374-1065

Services

Programming, Master Planning, Architecture,
Civil, Mechanical, Plumbing and
Electrical Engineering

Dates

Award: 2007
Completed: 2013

Project Cost

\$60,000,000

Design Fee

\$2,200,000

Key Personnel

Marcel Morlote, Rafael Labrada, Aris Garcia, Aida
Sanchez-Gomez, Mario Gutierrez, Joe Styrsky

Contractor

Coastal Construction
Paul Bessell, 305-559-4900

The campus encompasses over 215,000 SF of administration and support facilities and includes state-of-the-art features such as a biometric security system. The project is registered to meet LEED Silver certification standards. The campus includes multiple buildings, a total of 340 beds, and the most complete range of social and clinical services available in South Florida to serve an estimated 4,300 individuals each year. The administration building accommodates approximately 40,000 SF of offices and instructional spaces as well as a centralized data center that will monitor and communicate the status of the physical IT infrastructure.

The Job Opportunity Bureau (JOB) and Institute of Social & Personal Adjustment (ISPA) building consist of 90,000 SF of administrative office space, meeting and instructional rooms for the assessment of clients behavioral health. A seven level, 280 car parking garage houses an emergency generator on the ground level and cooling tower on the roof top. Both of these critical components are protected with walls capable of resisting high wind pressures and impact from flying debris.





WASA Maintenance Facility Miami, FL



Client

Miami-Dade County
111 NW First St.
Miami, FL 33128
Franklyn Jarman, PE, 786-552-8555

Services

Programming, Architecture, Civil, Mechanical,
Plumbing and Electrical Engineering

Dates

Award: 2007
Completed: 2012

Project Cost

\$30,000,000

Design Fee

\$3,000,000

Key Personnel

Marcel Morlote, Rafael Labrada, Aris Garcia, Aida
Sanchez-Gomez, Mario Gutierrez, Joe Styrsky

Contractor

Project on hold

WA is providing complete project management as well as architectural, mechanical and electrical engineering design services for the development of a new Miami-Dade Water and Sewer Department Maintenance Facility to be located in South Miami Heights. The facility to be built on a 17.5 acre site consists of approximately 126,000 SF of new construction encompassing administration offices, maintenance shops, warehouse and storage areas and a maintenance garage. In addition, the facility will include a fleet vehicle fueling facility, extended parking for trucks and vehicles as well as an exterior storage yard for construction materials.

The specific program tasks includes:

- Programming / Program Verification
- Defining Facility Requirements
- Schematic Design
- Design Development
- Construction Documents
- Bid Phase and Construction Administration Services





North Dade Middle School Replacement Miami, FL



Client

Miami-Dade County Public Schools
1450 N.E. 2nd Avenue
Miami, Florida 33132
Chucks Chinyere, 305-995-4578

Services

Programming, Master Planning, Architecture, Civil,
Mechanical, Plumbing and Electrical Engineering

Dates

Award: 2010
Completed: 2012

Project Cost

\$16,140,000

Design Fee

\$928,000

Key Personnel

Marcel Morlote, Rafael Labrada, Aris Garcia, Aida
Sanchez-Gomez, Mario Gutierrez, Joe Styrsky

Contractor

Coastal Construction
Goran Ljustina, 305-559-4900

WA is providing complete architecture and engineering services for the design and demolition for the partial replacement and upgrades to various buildings at North Dade Middle School and North Dade Center for Modern Languages Elementary School. As part of the scope WA will verify the programming and create building replacement options.

The project includes a new two-story classroom building and a new administration building for North Dade Middle School, a new two-story classroom building for North Dade Center for Modern Languages and a new cafeteria building with "Food Shelter" which will be used by both the elementary and middle schools. New construction will also include a new PE shelter and Chiller plant. Site work is to include a new entry plaza, parent and bus drop-off areas, covered walkways, parking lot expansion, new playground and hard courts for the elementary school.

The buildings will be designed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design for Schools rating system.





City of Miami Beach Property Management Facility Miami Beach, FL



Client

City of Miami Beach
1700 Convention Center Dr.
Miami Beach, FL
Thais Vieira, 305-673-7000

Services

Programming, Planning, Architecture,
Civil, Mechanical, Plumbing and
Electrical Engineering

Dates

Award: 2011
Completed: 2013

Project Cost

\$3,500,000

Design Fee

\$315,000

Key Personnel

Marcel Morlote, Rafael Labrada, Aris Garcia, Aida
Sanchez-Gomez, Mario Gutierrez, Joe Styrsky

Contractor

Project on hold

WA is providing complete architecture and engineering services for a new property management yard and facility for the City of Miami Beach. The 17,500 SF facility is to accommodate approximately 73 employees and will include administration offices, conference room, kitchen, and workshops with industrial grade equipment for electrical, HVAC, plumbing and carpentry trades. Warehousing and distribution for city wide equipment and components, stored indoors and in a secured service yard is also included.

The project will be designed to satisfy LEED accreditation, "Sliver" minimum and have provisions for operations after a natural disaster and parking for oversized vehicles.





City of Doral Public Works Facility Doral, FL



Client

City of Doral
8300 NW 53rd St., Doral FL 33166
Eric Carpenter, 305-593-6740

Services

Programming, Planning, Architecture, Civil, Mechanical, Plumbing and Electrical Engineering

Dates

Award: 2011
Completed: 2013

Project Cost

\$6,000,000

Design Fee

\$400,000

Key Personnel

Marcel Morlote, Rafael Labrada, Aris Garcia, Aida Sanchez-Gomez, Mario Gutierrez, Joe Styrsky

Contractor

Pirtle Construction
Nick Huseman, 954-658-9395

WA was selected to provide architecture and engineering services for a new vehicle maintenance and public works facility for the City of Doral. The facility is approximately 31,527 SF including a vehicle wash and fueling facility to accommodate six trolleys and approximately 120 city owned vehicles. The administrative offices includes about 12,286 SF of offices, storage, break rooms, distribution center, and other support areas.

The vehicle maintenance wing has garage services bays for trolleys, city owned vehicles, and a bay for tire storage and repair. The bays include 18 FT wide overhead doors as well as 23 FT clear height ceilings to accommodate oversized vehicles. Scope of work includes an emergency generator for the entire building with 48 hours of diesel fuel.





Town of Miami Lakes Town Center Miami Lakes, FL



Client

Town of Miami Lakes
15150 NW 79th Ct
Miami Lakes, FL 33016
Gary Fabrikant, 305-364-6100

Services

Programming, Planning, Architecture, Civil, Mechanical, Plumbing and Electrical Engineering

Dates

Award: 2011
Completed: 2013

Project Cost

\$4,250,000

Design Fee

\$255,000

Key Personnel

Marcel Morlote, Rafael Labrada, Aris Garcia, Aida Sanchez-Gomez, Mario Gutierrez, Joe Styrsky

Contractor

KVC Constructors
Vic Crespín, 305-757-7707

Through a Design/Build contract WA and KVC Constructors was commissioned to design a new 25,000 SF government center to house executive and administrative offices, council chamber, public safety department and ancillary functions and a parking lot for 100 parking spaces.

The Town's police department will be housed at Government Center and will have administrative offices, roll call area, locker area, breakroom and a sally port. Key card security access shall be required for the entire building. The building was also carefully designed for future expansion and will achieve LEED Silver or higher.





Florida City Youth Community Center

City of Florida City, FL



Client

City of Florida City
404 W Palm Dr.
Florida City, FL 33034
Gene Leon, 305-247-8221

Services

Programming, Planning, Architecture, Civil,
Mechanical, Plumbing and Electrical Engineering

Dates

Award: 2008
To be completed: 2012

Project Cost

\$2,250,000

Design Fee

\$185,000

Key Personnel

Marcel Morlote, Rafael Labrada, Aris Garcia, Aida
Sanchez-Gomez, Mario Gutierrez, Joe Styrsky

Contractor

BCBE Construction
Chris Buscaglia, 239-643-3343

WA is providing complete Architectural and Engineering services for the planning and design of a new 21,500 SF youth activity and community center for the City of Florida City. The center features a wide range of activities for specialized uses including an indoor basketball gym with folding bleachers that seat 240 people. The buildings surround a secure open courtyard in which social activities and other events can take place. Other facilities include:

- Community center
- Multiple purpose rooms
- Computer lab
- Administration offices
- Meeting rooms
- Concessions
- Weight lifting room
- 50 parking spaces





City of Miami Fire Station Miami, FL



Client

City of Miami
444 SW Second Ave., Miami, FL 33130
Sandra Vega, 305-416-1243

Services

Architecture, Programming, Electrical,
Mechanical, Plumbing and Civil Engineering

Dates

Award: 2008
Completed: 2011

Project Cost

\$3,024,000

Design Fee

\$190,000

Key Personnel

Marcel Morlote, Rafael Labrada, Aris Garcia, Aida
Sanchez-Gomez, Mario Gutierrez, Joe Styrsky

Contractor

NAC Construction
Nestor Castellon, 305-412-2275

WA is provided complete Architecture and Engineering services for a new 10,000 SF Fire Station for the City of Miami. The station is equipped with two bays (16'x70'x16') for rescue vehicles, sleeping quarters for six fire fighters, a biohazard room for used medical supplies, a Cascade room for storage and preparation of oxygen bottles, and a commercial kitchen. This station will be used as a prototype for the construction of at least two more facilities.





Management Approach

The in-house team assigned to this contract remains committed to the team for its duration. This system of continuity has resulted in an impressive record of successfully completed projects. Quality, cost and schedule control are paramount throughout the duration of a project so, project teams are structured for optimum communication between clients and designers.

All key personnel have extensive experience working on municipal projects similar in nature to the type of projects the City will have. The City will benefit from WA's knowledge of LEED certification as it has several projects currently in the design process, that when completed will achieve a LEED Silver certification. Another advantage is that WA has LEED Accredited professionals in both architecture and engineering.

The organizational structure at WA has been developed to offer large office expertise within a highly efficient small office structure. In order to accomplish this, the firm operates as a series of "small office teams" that function quasi-independently. The project manager of each team is responsible for, and manages, the work of a complete team of architects and engineers. While under the technical leadership of each department head, each team member's time and assignments are administratively dictated by the project manager. The project manager maintains control and accountability of each of their projects. It is this organizational structure, combined with our independent quality control team and an uncompromising insistence on performance, that insures that all projects will be handled in a consistent, professional, thorough and timely manner. WA's management approach is specifically reflective of an attitude toward completing the tasks defined in any given scope of work.

Overall, the firm's multi-disciplined orientation offers versatility and one-stop shopping for the

County from the planning stages of a project to on-site construction inspection services.



Ability to Control Schedule and Budget

In order to accomplish the project goals, an architectural and engineering coordinator are strategically placed within the organization to insure integration of all disciplines during design and construction. In addition, a quality control coordinator is positioned with an independent group of in-house professionals to review and validate the finished product with a high level of technical performance. This integrated and proven approach to the organizational structure offers the County a paradigm that enhances the delivery of quality work within the proposed schedule and budget.

Cost Control Methods

Recognizing the critical importance of cost management when budgets are tight, WA will commence cost control procedures immediately upon issuance of the Notice to Proceed on a particular project.

The techniques to be utilized by the team for cost control include:

- *Program and Budget Review:* A detailed review of the program and budget will be conducted to ensure validity and compatibility.
- *Systems Budgeting and Estimating:* All budget estimating will be divided into subsystem components to allow for identification and control of specific problem areas.





- *Cost Trending:* A careful charting of the ongoing estimates will be performed to evaluate a direction that might be developing as the project progresses.
- *Complete and Detailed Documents:* Attention will be directed to complete, coordinated construction documents in order to ensure tight bids and fewer change orders; the result will be cost control.

Cost estimate development and updates at the various stages will include quantification of all major project elements, even at the earliest stages of plan development. Review of recent similar project cost history, subcontractor and supplier input at the design development stages are indispensable and will be a major contributor to the accuracy of early budgeting as well as a key element in assisting with material considerations as regards to cost and scheduling for that particular project. We will prepare budget estimates at several stages of document development (30%, 60%, 90% and 100%). Progress estimates are prepared from completed drawings to validate the budget or indicate if design cost exceeds budget parameters.

The scope of a particular project that would be considered under this RFQ, in conjunction with the current market conditions will significantly impact any estimates of actual cost and will require an understanding of, and sensitivity to, these factors.

Schedule Control Methods

WA takes pride in an outstanding record for responsiveness to established schedules. Particularly important to this contract is our exceptional record for meeting constrained schedules for contracts involving public facilities. In the execution of similar work, the firm has always met schedule demands. Schedule management for this contract will be accomplished through proven project management procedures combined with a productive project team and an ongoing schedule evaluation process. A formal schedule will be developed to respond to the

specific needs of each task and the project manager will regularly meet with County personnel to review schedule progress and requirements on that project. In-house weekly status meetings will allow for quick response as needed and the firm's staffing depth will ensure the availability of the resources to respond to multiple schedule demands.

The commitment of the firm to provide professional excellence and responsiveness for this project will remain uncompromised while meeting established schedules. The projected work load for our collective firms and staffing levels, combined with the availability of an experienced team of professionals in all disciplines will enable our team not only to maintain continuing schedule control, but best satisfy the total needs of this project. As an example of the firm's ability to meet or beat project schedules, below are four project examples where WA has beat the original design schedule.



Quality Control Methods

The firm utilizes quality control procedures that achieve a fundamental coordination of architectural and engineering disciplines in programming, planning, design, and construction.

The quality control program for this project will provide the expertise and direction required to execute a successful program. This will include control of information during the entire life of the project and in the development of complete and





coordinated documentation. In order to enhance the effort, and thereby provide the highest level of professional achievement, we will utilize an innovative approach to quality control.

A quality control program will be instituted at the onset of a project and an independent quality control professional (not involved in the day-to-day design or development of the project) will be assigned. The quality control coordinator will carefully review design and documentation at key milestones and offer an unbiased and unencumbered review. Similar to accepted value engineering procedures, this quality control process will provide a viable, independent review and critique. This approach will separate the review and coordination process from the day-to-day execution of work and will, therefore, enhance the production of accurate, definitive construction documents.

As a commitment to the importance we place on quality control for this project, Mr. Raul Estevez will serve as the quality control coordinator. In addition, a senior architect and senior engineer from the firm, will act as architectural and engineering coordinators and provides another level of quality control.



- We have a unique history and performance level for continuing contracts for the military and other public agencies, including the General Services Administration.
- We have held successive term contracts with the Dade County Public School system since 1991. In that time we have performed literally hundreds and hundreds of assignments for DCPS. Clearly we have the ability to complete numerous projects, including simultaneous project assignments.

Office Technology

In addition to definitive drafting procedures and unrelenting attention to review and checking, we will utilize state-of-the-art computer graphics analysis and documentation for the execution of this contract. Through overlay networking, each discipline will be able to check its own design while avoiding conflicts with other design disciplines. This one methodology, more than any other, will assist in the production of coordinated and well detailed documents.

This systematic approach to quality control management will minimize interface problems during production, as well as field conflicts during construction. With these guidelines and special attention to an independent, in-depth, pre-final review, the firm has consistently developed quality construction documents.

In summary WA has the ability to perform the work and to meet any schedule.

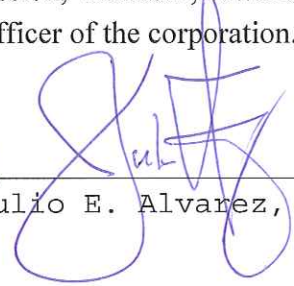
- With a breadth of resources under one roof WA is able to adhere to any schedule.
- Our entire project team, including our consultants, are ready to begin work on any project specified immediately.



ANTI-KICKBACK AFFIDAVIT


STATE OF FLORIDA)
 : SS
COUNTY OF MONROE)

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

By:  _____
Julio E. Alvarez, PE

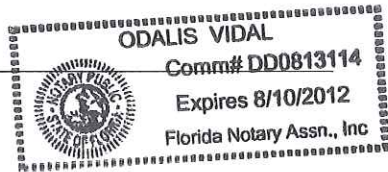
Sworn and subscribed before me this

14th day of May, 20 12.



NOTARY PUBLIC, State of Florida at Large

My Commission Expires:



**SWORN STATEMENT UNDER SECTION 287.133(3)(a)
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

**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 Bid, Bid or Contract No. 12-003 for
General Architectural Services

2. This sworn statement is submitted by Wolfberg Alvarez & Partners
(Name of entity submitting sworn statement)

whose business address is 3225 Aviation Ave., #400

and (if applicable) its Federal
Employer Identification Number (FEIN) is 59-1713092 (If the entity has no FEIN,
include the Social Security Number of the individual signing this sworn statement.)

3. My name is Julio E. Alvarez, PE and my relationship to
(Please print name of individual signing)

the entity named above is President.

4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including but not limited to, any Bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, 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 Bids or applies to Bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

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.)

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

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

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

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

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

X _____
(Signature)
5/14/2012

(Date)

STATE OF Florida

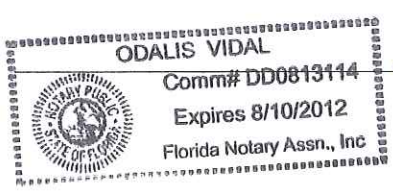
COUNTY OF Miami-Dade

PERSONALLY APPEARED BEFORE ME, the undersigned authority,

JULIO E. ALVAREZ, PE who, after first being sworn by me, affixed his/her signature in the
(Name of individual signing)

space provided above on this 14th day of May, 2012.

My commission expires:
NOTARY PUBLIC



Odalis Vidal