

RECOMMENDED AWARD RESPONSE

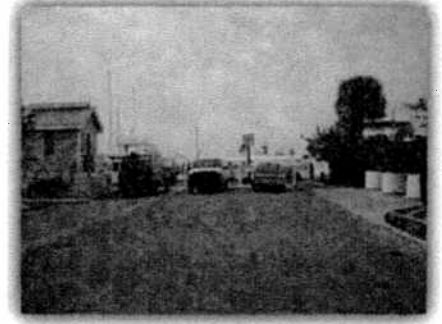


Duval Street

Harbor Walk



Grinnell Street



Caroline Street



**RFP 004-10
Key West Bight Design
& Project Management
for Public Area Enhancement**

mbi | k2m
ARCHITECTURE, INC.

Green Street

Margaret Street



Elizabeth Street



William Street



Request for Proposal
RFP 004-10 – Key West Bight Design & Project
Management for Public Area Enhancement

QUALIFICATIONS PACKAGE

ORIGINAL

Submitted to:

Carolina Street Corridor and Bahama Village
Community Redevelopment Agency
City of Key West
525 Angela Street, Key West, FL 33040

Submitted by:

mbi | k2m
ARCHITECTURE, INC.

Contact: Michael B. Ingram, Director / Scott C. Maloney, Director
1001 Whitehead Street, Suite 101
Key West, FL 33040
tel 1.305.292.7722 | mingram@mbi-k2m.com

Consultant Team:

 **MACTEC**



CRAIG REYNOLDS
landscape architecture

Request for Proposal
RFP 004-10 – Key West Bight Design & Project
Management for Public Area Enhancement

QUALIFICATIONS PACKAGE

COPY

Submitted to:

Carolina Street Corridor and Bahama Village
Community Redevelopment Agency
City of Key West
525 Angela Street, Key West, FL 33040

Submitted by:

mbi | k2m
ARCHITECTURE, INC.

Contact: Michael B. Ingram, Director / Scott C. Maloney, Director
1001 Whitehead Street, Suite 101
Key West, FL 33040
tel 1.305.292.7722 | mingram@mbi-k2m.com

Consultant Team:



CRAIG REYNOLDS
landscape architecture

February 16, 2010

Carolina Street Corridor and Bahama Village
Community Redevelopment Agency (CRA)
City of Key West
525 Angela Street
Key West, FL 33040

RE: Key West Bight Design and Project Management for Public Area Enhancement

Dear Members of the CRA:

mbi | k2m Architecture, Inc. (mbi | k2m) is pleased to submit our qualifications proposal for the Key West Bight Design and Project Management for Public Area Enhancement. We have received and reviewed Addendum #1 and have included it in our submission as requested.

mbi | k2m has been located in Key West for nearly 20 years and is the largest architectural firm in the Keys with a staff of 25 persons. Over the years our firm has completed hundreds of projects in Key West for both public and private entities. In fact, we are extremely proud of the long term professional relationship we have enjoyed with the City of Key West and we hope to continue developing it through the master planning and project management of the Key West Bight.

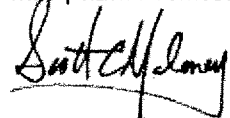
Over the past 18 years, Michael B. Ingram, co-Owner of mbi | k2m, has dedicated much of his time to the growth and development of Key West. He has participated in several projects within the Bight district, which has given him a deep understanding of the contextual requirements and history of the Key West seaport area. In addition, our team has completed dozens of master planning projects for private and public development interests, have made hundreds of public presentations, conducted several visioning sessions, and is extremely capable of leading the project team to success.

mbi | k2m has teamed with south Florida and Keys based consulting firms to provide the CRA with the highest caliber team possible. In addition, more than 80% of our Team is comprised of local Key West talent, which means the monies spent on this project will remain in the area and contribute to the continued success of businesses in Key West.

Thank you for reviewing our qualifications. We would be pleased to meet with you to answer any questions or further clarify our credentials at a time and place convenient to your schedule. Our TEAM would like very much to complete this project for the CRA and we stand ready to provide any services you may require. Again thank you for your consideration.

Very Truly Yours,

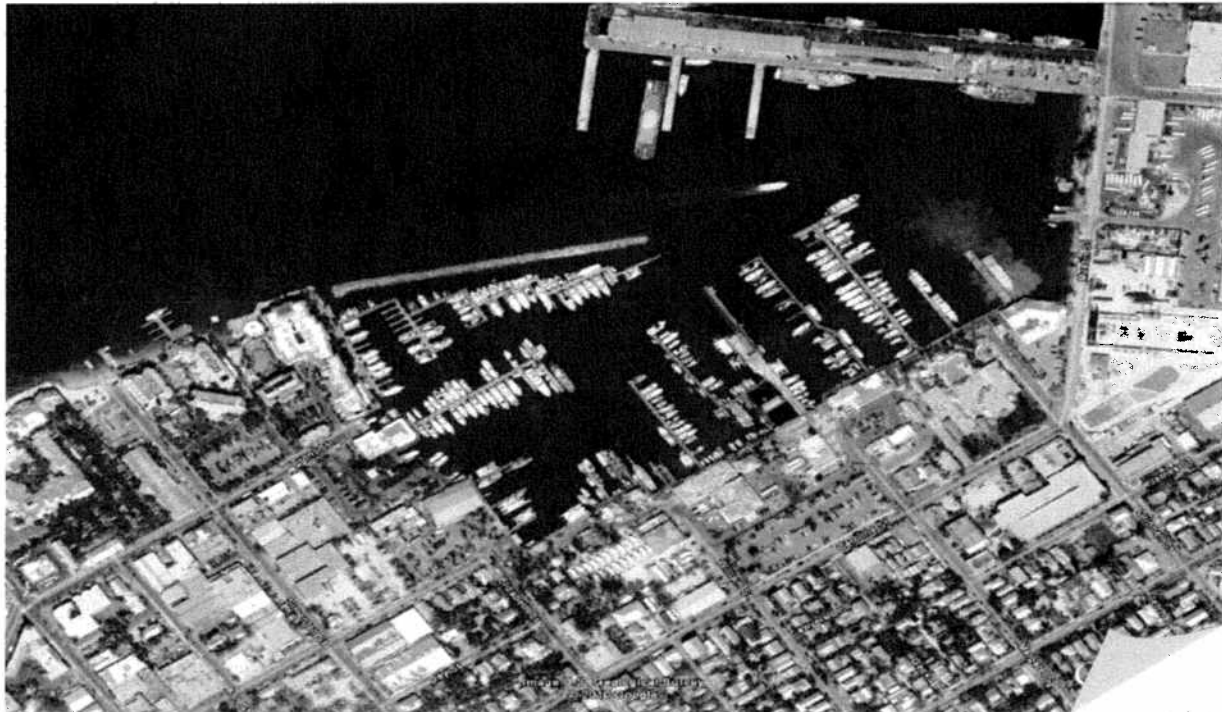
mbi | k2m Architecture, Inc.



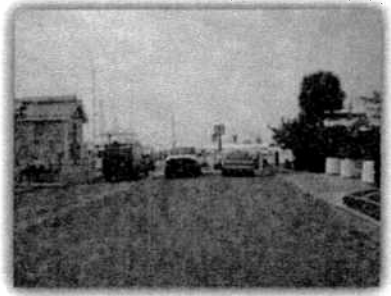
Scott C. Maloney, AIA, NCARB, LEED AP
Director

TABLE OF CONTENTS

mbi k2m Architecture, Inc.....	1
Consultant Team Introductions	4
Team Organization & Key Staff Resumes	9
Relevant Experience	19
References.....	35
Project Understanding & Approach	37
Professional Fee & Scope of Work.....	48
Proposed Project Schedule & Team Availability.....	52
Additional Information.....	53



mbi | k2m Architecture, Inc.



Caroline Street



Harbor Walk

Grinnell Street



Duval Street



Margaret Street



Elizabeth Street

William Street



Green Street

MBI | K2M ARCHITECTURE, INC.

mbi | k2m Architecture, Inc. (mbi | k2m) is a high-growth entrepreneurial firm headquartered in Key West, Florida with additional offices in Southwest Florida, Ohio, North Carolina and Texas. Our firm has been located in Key West for 15 years and is the largest architectural firm in the Keys with a staff of 25 professionals. We are proud to have a staff of extremely talented, dedicated and hard working professionals who are committed to the continued growth and success of our client and partner relationships.

MISSION

mbi | k2m is a recognized design firm dedicated to developing the unique character of each project and creating innovative design solutions that respect our clients' sensibilities and budgets. Our service mission is to provide a quality project in a cost effective, timely fashion while building relationships based on trust and results. It is the attainment of our mission on each and every project that has made our company a successful practice. We have and always will serve our clients promptly and with great care. Most importantly, we practice Principal Oversight on all of our projects, which means one of our principals is involved in the design and assembly of each project and they serve as the primary point of contact.

CAPABILITIES

mbi | k2m's capabilities includes Master Planning, Architecture, Interior Design, Sustainability, Procurement, ADA Assessments, Existing Condition Analysis, Energy Audits, Wayfinding, and Owner Representation/Project Management for which we offer an extensive array of services ranging from preliminary design through post occupancy inspections.

Our firm's principals have over 50 years of planning and design experience including public and private projects. This experience is wide ranged through all the phases of design and construction. Our primary expertise is in the preliminary phases of design including master planning and programming. We have gained years of experience working with the Key West community and conducting work sessions with project stakeholders. In addition, we have a thorough understand the necessity of engaging the local governmental bodies.

mbi | k2m is passionate about our role as designers and master planners. We have developed a keen ability to truly listen and understand our client's need and translate them into beautiful and functional designs. Through working with our clients in the preliminary phase we help them to quantify their needs in a program and preliminary design; we research the existing conditions to prevent any unforeseen problems during the design and construction; and we provide our clients with a product that is on budget and satisfies their needs. We pride ourselves on successfully fulfilling our clients' goals and providing a product that the occupants will interact with and appreciate.

At mbi | k2m, we are passionate about our roles as designers and master planners. We work hard to understand our clients' needs and translate them into beautiful and functional designs that enhance the surrounding community.

PHILOSOPHY

A cohesively designed master plan can improve the quality of the surroundings and experience of the public. Externally the design of the project area enhances the surrounding and provides a front line image to the Bight area. When all of these elements are met internally and externally the public and end user's quality of life is positively influenced.

We work closely with our clients to understand their contextual requirements, their needs, budgetary goals, and project site conditions. Once this understanding has been affirmed, the project takes a direction towards success. Our strength is in our ability to listen, understand, and communicate throughout the design process with all of the key personnel that are involved in the design and construction process.

COMPETITIVE ADVANTAGES

We would like to highlight our Competitive Advantages because we feel they set our firm apart from much of our competition. In recent years we polled several of our clients to determine the true benefits of hiring our firm over our competition. Universally the first three items below were conveyed to us by every single client of ours. It is for these reasons our practice has an over 90% repeat business / referral rate and over 600 clients since our founding in 2001.

- Quality and Speed that you cannot find elsewhere, particularly locally.
- Principals are directly involved in the project.
- Look at cost as part of design solution.
- We SEE the Big Picture and know how to execute it.
- Thorough follow thru with government jurisdictions.
- Timeliness of responses / Responsive with solutions.
- Team player in design through construction.
- Turn key solutions for architecture, interior design, and procurement.

Consultant Team



Duval Street

Harbor Walk



Grimell Street



Caroline Street



Green Street

Margaret Street



Elizabeth Street



William Street



CONSULTANT TEAM INTRODUCTIONS

The CRA will require an experienced team approach to ensure the successful completion of this important project. With the goal of delivering a quality project on time and within budget we have teamed with well established and successful firms. Together under the leadership of mbi | k2m, we will provide the necessary expertise and dedication to the CRA, and complete a project that exceed your expectations.

We believe that through the years working together, we have developed a reputation as a company that listens, understands, and completes projects that accurately respond to your needs. The consultants we will team with for this project are listed below. Descriptions of these companies, including their basic services and resumes for key individuals are included in this section.



MACTEC Engineering and Consulting, Inc.
3100 Overseas Highway
Marathon, Florida 33050
Ph: 305.826.5588 • Fax: 305.826.1799
www.mactec.com



201 Front Street
Key West, Florida 33040
Ph: 305.296.3609
www.historictours.com



CRAIG REYNOLDS
landscape architecture

3255 Flagler Avenue Suite 305
Key West, Florida 33040
Ph: 305.292.7243 • Fax: 305.768.0329
www.craigreynolds.net

MACTEC Engineering and Consulting, Inc.

Master Planning/Streetscape Support

Ed Czyscon, ASLA, Principal in Charge
Senior Principal Landscape Architect

Historic Tours of America (Engineering Department)

Civil Engineering

Richard J. Milelli, P.E.
Project Engineer

Craig Reynolds Landscape Architecture

Landscape Architect

Craig Reynolds, Principal in Charge
Landscape Architect

MACTEC Engineering and Consulting, Inc.

MACTEC is an industry leader in engineering, environmental, and construction services to public and private clients worldwide. Based in Atlanta, the MACTEC team includes 3,000 employees in 80 locations. Our professionals help clients achieve success through uncompromising quality, technical excellence, safety, and local, personal service. This commitment has consistently earned MACTEC a spot high on the Engineering News-Record list of top design firms.

With a local office located in Marathon and nine others throughout Florida, MACTEC is uniquely qualified to provide these services to the CRA in a comprehensive, technically sound and cost-effective manner. MACTEC has performed extensive architecture and engineering services on numerous projects throughout the Florida Keys, including specific services for three sections of the Florida Keys Overseas Heritage Trail.

With 442 personnel located throughout Florida, MACTEC has all of the resources and technical disciplines required to complete a project of this type using in-house resources. Our in-house design services include: architectural services, recreational and park facility design, Leadership in Energy and Environmental Design (LEED), civil / site design, structural design, value engineering and constructability review. MACTEC is currently providing LEED services on the United States Southern Command (SOUTHCOM) Headquarters Building, the largest (630,000 SF) LEED Silver project in the State of Florida for the Federal Government. Using in-house resources MACTEC can also provide surveying, utility locate, material testing and construction management services. These resources are supported by 3,000 MACTEC personnel located nationwide.

MACTEC supports clients in accomplishing their business objectives by providing innovative solutions using unmatched expertise, up-to-the-minute technology, and uncompromising integrity. From concept to construction, compliance to cost management, MACTEC is distinctively qualified to help clients meet the demands of today's complex architectural, planning, environmental, and engineering projects. MACTEC delivers value by providing the best possible solutions and support on schedule, in budget, and within quality and regulatory guidelines. In the consulting industry, real value never comes from cutting corners that will add cost in the long run; rather, it comes from an unwavering commitment to quality, efficiency, excellence, and the success of our clients.



COMPANY PROFILE

- Founded in 1946
- 3000+ Employees
- 80 Offices Nationwide
- Ranking among Top 10 firms in ENR

3,000 professionals – Architects, engineers, scientists, landscape architects, planners, quality auditors, technicians, and support staff provide consistent, cost effective, and risk-managed strategies to clients of every size, no matter the location. MACTEC's experience spans a wide array of clients including national, state and local governments; multi-national and regional companies; a number of Fortune 100 companies; and financial institutions.

Florida Resources

In Florida, our staff of 442 associates provides services throughout the state from 10 strategically located Florida offices. With offices in Marathon, Miami, Tallahassee, Gainesville, Jacksonville, Orlando, Naples, Tampa, West Palm Beach and Pensacola, our Florida statewide presence makes every project in Florida a "local" project for MACTEC.

Historic Tours of America (Engineering Department)

Historic Tours of America (HTA) Engineering Department in Key West, Florida has been involved in some of the most complicated design and permitting projects in the Lower Keys. HTA Engineering is known for providing innovative, timely and cost effective designs that incorporate years of "in the field" experience. Through the years, HTA Engineering has developed professional relationships with the City of Key West and Monroe County Engineering Departments, South Florida Water Management District, Army Corps of Engineers, Florida Department of Environmental Protection, Florida Keys Aqueduct Authority and Keys Energy Services.

Over the past five years, HTA Engineering has been involved in the development of over 100 units of affordable housing and 45 market rate units in the Lower Keys. These projects involved working with various Local, State and Federal agencies to design and construct the infrastructure. HTA Engineering provided "turn key" design services from the start to finish of each project. The services included but not limited to: Planning, Design, Permitting, Utility Coordination, and Construction Management.

HTA Engineering excels in the design of subdivisions and developments in Key West and the Lower Keys. HTA Engineering has extensive experience in the design of site grading, sidewalks and accessible routes, roads, site lighting, landscaping, storm water management systems, water and sewer distribution systems, and erosion control plans.



COMPANY PROFILE

Certificate of Authorizations
Florida No. 26120

Signature Projects:

Steam Plant Condominiums
Paradise Harbor
Key Cove Landings
Marquesa Court

Other Signature Projects:

Trinity Development in Key West
Bahama Market Village in Key West
Islander Village and Estates in Stock Island
Park Village in Stock Island
Key Haven Estates in Key Haven
Enchanted Island in Key Haven
Dolphin Cove in Sugarloaf Key
Meridian West in Stock Island
Paradise Landings in Marathon



Craig Reynolds Landscape Architecture

Craig Reynolds Landscape Architecture offers complete landscape architectural design services for commercial, residential, and resort projects throughout the Florida Keys. Importance is placed on the native plants and endemic materials found in the Keys.

History

In 2002, Craig Reynolds opened Craig Reynolds Landscape Architecture (CRLA) in Key West. The company has completed commercial and residential projects throughout the Florida Keys, Key West, and the Caribbean – St. Vincent and Jamaica.

Process

In order to seamlessly integrate the hardscape with the landscape, CRLA designs everything from the “doors out.”

Each garden is unique; born of the individual site - the architecture - and the owner’s requirements. From there, CRLA develops an overall conceptual design which also serves as the basis for a preliminary cost estimate. Changes and adjustments are then incorporated into a final set of construction documents which serve as the organized “blueprints” for bidding, permitting and implementation. During implementation of the design CRLA provides project administration services to ensure the success of each project.



CRAIG REYNOLDS
landscape architecture

COMPANY INFORMATION

Mr. Reynolds is an experienced landscape architect who has been working with the fauna and environmental conditions of the Florida Keys for the last seven years.

He is familiar with FDOT landscape design guidelines for US Highway 1 and residential streets, with direct experience in preparing species lists, specifications and scaled drawings for public information and construction purposes.

Representative Professional Experience

Sombrero Beach Road PD&E Study

FDOT District 6, Marathon, FL

Prepared landscape and lighting design, including species list, planting specifications, and scaled color graphic representations for public hearing.

Flagler Avenue Planting Design

Key West, FL

Prepared planting design and specifications for segment of current roadway improvements.

Team Organization & Key Staff Resumes



Harbor Walk



Grinnell Street



Caroline Street

Duval Street



Green Street

Margaret Street



Elizabeth Street



William Street



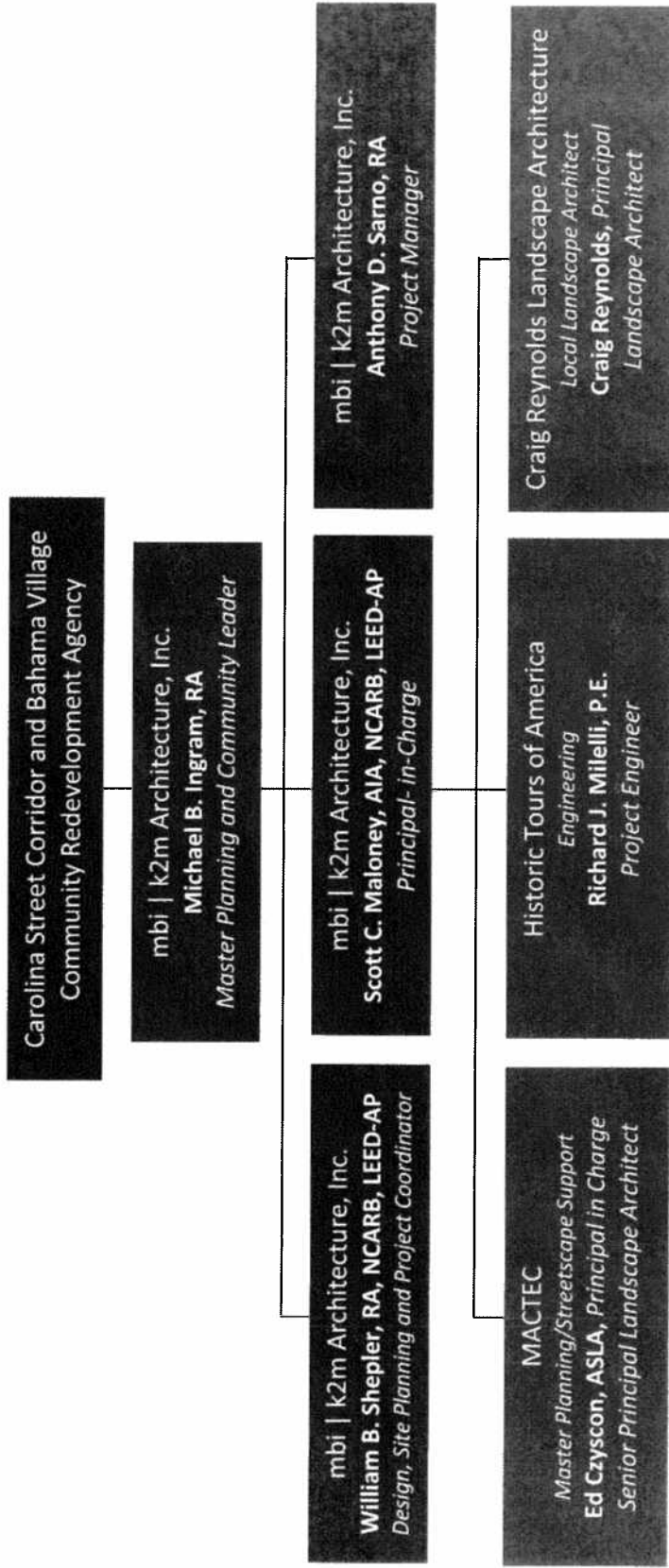
STATEMENT OF

QUALIFICATIONS

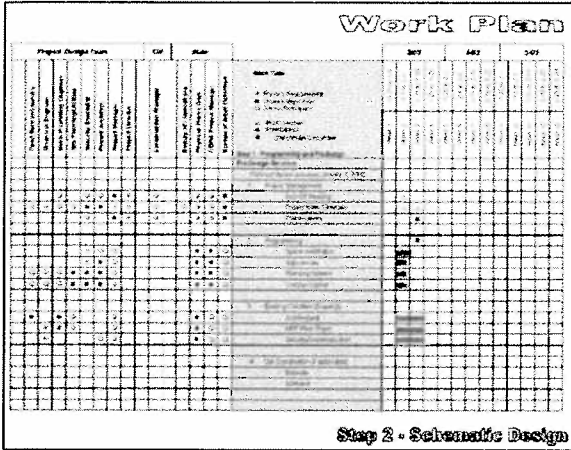
Key West Bight Design &
Project Management for Public Area Enhancement

TEAM ORGANIZATION & KEY STAFF RESUMES

Our Team organization is structured around projects and clients. Every client is provided with a clear line of communication and single point of contact that begins with the Project Manager. The Project Manager is also supported by the firm's principals to ensure the proper resources are provided and all of the client's needs are met. Our Project Manager will supervise and direct the work competently and efficiently, devoting their attention to and applying his expertise to perform the work in a manner befitting the CRA.



MANAGEMENT STATEMENT



mbi | k2m Architecture is a management-oriented firm and establishes early in the project controls over project schedule and budget. The success of these projects will be dependent upon developing a straightforward plan and approach to managing and controlling the projects’ design, cost estimating, and administrative elements, using a partnering approach, and integrating them to meet the objectives and achieve the goals of the project, the CRA, and community it serves. Clear lines of communication and responsibility, within the project team as well as coordination with other groups will be critical to a successful project. Formal scheduled communication channels, such as regular and

frequent meetings, are the foundations of the partnering system.

To foster this type of relationship needed between the CRA and our Team, we recommend establishing an active partnership that benefits all participants. Only a win-win partnership can accomplish the project goals on time and within budget. Partnering must be a formal process that is founded on thorough, timely communication that focuses the needed expertise on particular issues. Formal scheduled communication channels, such as regular and frequent meetings, are the foundations of the partnering system. All of our TEAM members are committed to the successful completion of this project.

As part of our services for this project, mbi | k2m shall supervise and direct the work competently and efficiently, devoting proper attention thereto and applying our skills and expertise as necessary to perform the work in accordance with the contract documents. As required, our firm shall maintain records pertaining to this contract for five (5) years after the termination of the contract. Furthermore, mbi | k2m shall maintain all books, records, and documents directly pertinent to performance under this Agreement in accordance with generally accepted accounting principles consistently applied.

At mbi | k2m we utilize a Work Plan created by our office and well-tested on public works projects. The Work Plan is a template document that serves as the main project control document throughout the course of a project. This plan is divided into three sections – personnel involved in project and their role, design phase with detail, and the schedule. The first part is a listing of each entity involved in the project from design professionals, County departments, construction managers, and permitting authorities. Each entity has a certain role throughout the course of the project which is shown by full, partial, or no involvement in a particular phase. By having each entity listed all project team members know their respective role in the design phase as well as the roles of the entire team. Other important items are benchmark submission and milestone dates, County approval timeframes, and other project specific information. Concluding is a weekly schedule associated with each design phase item. Through this Work Plan each project team member will understand their responsibilities in the project and from the beginning know the project schedule.

mbi | k2m

ARCHITECTURE, INC.

Professional Project Experience

Local Master Planning Projects

Key West AIDS Memorial
Key West Administration Building
Pier House - Sidewalk & Streetscape
Improvements
Private Soul Museum & Rum Barrel
Restaurant – Sidewalk &
Streetscape Improvements
Steam Plant Condominiums & Railway
Housing Development
FKAA Thomas Street Service Center

Residential Development Projects

Atlantic Drive Homes
Bahama Market Village Homes
Cayo Hueso Housing Development
Southpointe Atlantic Development
Sunset Key Master Plan & Design of
Several Private Residences

Government Projects

Florida Key Aqueduct Authority
Key West Housing Authority
Monroe County Continuing Services Contract
Monroe County Public Works Facility



Michael B. Ingram, RA

Master Planning and Community Leader

With more than 35 years experience, Michael Ingram, co-Director of mbi | k2m Architecture, has provided architectural and master planning design services for a diverse group of private and public clients with a focus in the Florida Keys since 1994. He has created design solutions that are a synthesis of analysis, economy, environmental responsibility, cultural awareness, and the sensitivities of Key West. His commitment to successfully achieving strong vision, distinguishes the work led by Mr. Ingram. He truly understands the contextual requirements and history of the Key West seaport area having participated in several projects within the Bight district. He has also been recognized yearly for preserving the historic fabric of Key West for the past 15 years.

A key aspect of his interest and talent is in planning and designing approaches to assist communities, institutions and developers redefine properties. He has developed a keen ability for sensible and viable repositioning of sites. He specializes in working with community and local authorities through presentations, project approvals, reviews, and all other procedures. As an effective communicator, he has developed the ability to convey complex solutions in a clear and simple way in order to gain consensus and approval of projects.

He believes streets and walkways are both the arteries and connective tissue of cities, the places for moving people and goods via transit, cars, trucks, bikes and feet, but also the places for enjoying the diverse cultures, tastes and retail Key West offers. His designs are genuinely rooted in the community and place. Through the engagement of stakeholders and the public early and often, building consensus (and passion!) around visions, principles and strategic directions will align interests and perspectives—public and private, for the greatest mutual gain and benefit to the City and community it serves.

Mr. Ingram has participated on multiple committees charged with reviewing the viability of projects. These committees range from the Key West Planning Commission to serving as a multi-term President for the Monroe County Tourist Development Council. In these positions he has become aware of the challenges and complexities that are associated with the development of all project types. He has been instrumental in shaping policy through his interactions with various governing bodies.

LOCAL PROJECT AWARDS

Mr. Ingram has been recognized yearly for preserving the historic fabric of Key West for the past 15 years!

Historical Preservation Awards
Historic Florida Keys Foundation

2007

- 1001 Whitehead Street
New Construction
- 612 Olivia Street
New Construction
- 1434 White Street
New Construction

2006

- 1205 Truman Avenue
Façade Restoration

2005

- 616 Olivia Street
New Construction
- 531 Francis Street
Rehabilitation

2003

- 1316 Duval Street, Key West Butterfly Museum - *New Construction*
- 620 Olivia Street
Rehab/New Construction
- 619 Angela Street
Rehabilitation

2002

- 1118 Seminary Street
New Construction

2001

- 1101 Truman Avenue, Felice
New Construction

1999

- 613 Caroline Street
New Construction

1995

- William Anthony House
Rehabilitation
- 920 Catherine Street
New Construction
- 413 Applerouth Lane
New Construction

1994

- 1122 Fleming Street
Rehabilitation

2007 Beauty for Business

Key West Chamber of Commerce

- Rum Barrel Restaurant
- 1001 Whitehead Street

Mr. Ingram’s knowledge and understanding of the process enables him to maneuver through various approvals required for all project types.

Working collaboratively with our multi-discipline team Mr. Ingram will focus on the community presentations, collaboration with the CRA, and the City, and as part of the team for developing ideas, concepts, and strategies to address the diversity of the streetscape. Additionally, Mr. Ingram will lead the architectural team for development of any above ground structure work.

EDUCATION

Cornell University, Bachelor of Architecture

REGISTRATIONS

Registered Architect in FL and several other states

CIVIC PARTICIPATION

City of Key West Organizations:

- Planning Board member from 1992 – 1999
- Planning Board – Vice Chairman 1994
- Planning Board – Chairman 1995
- Key West Tourism & Economic Development Advisory Committee, 1993, 1994, 1998 - 1999
- Key West City Commission L.D.R. Advisory Committee
- Key West Business Guild Board 1992 – 1997
- President 1994 – 1995
- Government Affairs Committee 1997

Key West Art and Historical Society:

- Board of Trustees 1994 – 1996
- Chairman Custom House Building Committee
- Selection Committee Member – Curator

Monroe County Tourist Development Council 1997 – 2006

- Board Member – 12 years
- Chairman – 10 years

Naval Air Station:

- Citizen’s Advisory Board 1997 – 1998

Key West Restoration Advisory Board 1997 – 2000

Old Keys Bridges Task Force 1997

Bahama Village Business Association Member 2002 – 2004

PERSONAL AWARDS AND ACHIEVEMENTS

2006 & 2007

Key West Chamber of Commerce, A Piece of the Rock

Presented for personal accomplishments in service and outstanding citizenship.

2003

Key West Business Guild, Walt Marlowe Award

Presented for extraordinary and continued commitment to fulfilling the mission of the Guild.

1999

Key West Hotel / Motel Association, President’s Award

mbi | k2m

ARCHITECTURE, INC.

Professional Project Experience**Institutional**

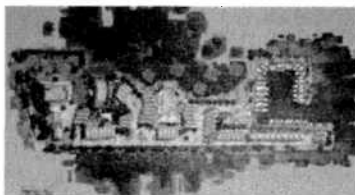
FKAA Central Warehouse
 FKAA Thomas Street Service Center
 FKAA Tavernier Service Center
 Key West Housing Authority
 Community Center

Government

Key West Administration Building
 Big Pine Key Park Redevelopment
 Higgs Beach Pier Reconstruction
 Veteran's Park Design and Reconstruction
 Joe London Fire Training Facility Renovation
 Monroe County Library, Key West Branch
 Monroe County Public Works Facility
 Monroe County Continuing Services Contract
 Navy IDIQ MINI MACC Key West

Residential Developments

Atlantic Drive Homes
 Bahama Market Village Homes
 Key West Steam Plant & Railway Housing
 Marquesa Court Development
 Southpointe Atlantic Condos & Townhomes
 Sunset Key Residences
 Multiple Single Family Residences

**Scott C. Maloney, AIA, NCARB, LEED-AP***Principal- in-Charge*

Scott C. Maloney, co-Director of mbi | k2m Architecture, is a LEED® Accredited Professional with a Bachelors Degree in Architecture and over 13 years of architectural design and project management experience.

Over the past several years he has lead the charge of our corporate commitment to sustainability. This commitment is evidenced through our new LEED® Silver office development project, our contribution to the community through support of time and money to the local green building organizations, and our work on a national scale in terms of promoting sustainable design within the hospitality and commercial office markets.

Mr. Maloney has a broad-range of design experience in a multitude of industries, including commercial, office, hospitality, government, institutional, and residential, with a special interest in commercial office, hospitality and criminal justice projects. His fortes include master planning and feasibility studies, programming and preliminary design services, and project management for complex projects.

Mr. Maloney will serve as the Principle in Charge (PIC) for the Key West Bight Project. As the PIC, he will be the primary contracting authority with the City / CRA and our design team members. His responsibility also is in the quality control / assurance portion of the project process ensuring the highest quality and complete deliverable possible. In addition to this role Mr. Maloney will also serve as the sustainability expert having completed multiple LEED, Energy Star, and sustainable projects throughout the Florida Keys and country.

EDUCATION

Kent State University, Bachelor of Science
 Kent State University, Bachelor of Architecture

REGISTRATIONS

Registered Architect in 35 states including OH, FL, and NC
 National Council of Architectural Registration Boards (NCARB)
 LEED® Accredited Professional with the US Green Building Council

mbi | k2m

ARCHITECTURE, INC.

Professional Project Experience

Government

Key West City Administration Complex
 Monroe County Public Works Facility
 Big Pine Key Park Redevelopment
 Veteran's Park Design and Reconstruction
 Monroe County Public Works Facility
 Monroe County Continuing Services
 Navy IDIQ MINI MACC Key West

Commercial

First State Bank Locations
 Keys Federal Credit Union Big Pine Branch
 Aqua Beachwear Key West

Residential

Key West Steam Plant Development
 Southpointe Atlantic Development
 Multiple Single Family Residences in
 Key West and the Lower FL Keys



William B. Shepler, RA, NCARB, LEED-AP

Design, Site Planning and Project Coordinator

Mr. Shepler is extremely experience in site planning, design, and project coordination having completed dozens of projects throughout his career. These projects have positively shaped the experiences of our clients and the public space visitors in many ways. By combining elements of landscape, hardscape, lighting, wayfinding, monument markers, and site furnishings he has created spaces that are pleasant to move through and have stood the test of time. As the Bight's project coordinator and supporting designer, Mr. Shepler will work with you to create the same quality spaces he has for many clients throughout his career.

William Shepler is an experienced designer with a background in a broad range of project types including, commercial, institutional, residential, and religious projects ranging from new construction to historic restoration. As a key member of our project team, William is responsible for creating full project packages including drawings and specifications, supervising the preparation of architectural plans, and reviewing completed plans and estimates. He is also responsible for administering construction contracts and conducts periodic on-site observation of work during construction to monitor compliance with plans.

As a forward-thinking architect and dedicated to environmental awareness, William has gained LEED-AP status from the US Green Building Council. Becoming a LEED Accredited Professional allows him the ability to benchmark his designs and clients' visions with the creation of high performance, healthful, durable, affordable and environmentally sound buildings that incorporate green building products and practices. He is currently working on a LEED Silver government development in Key West which includes a 41,000SF City Administration Building, two fire stations, and ball field development.

EDUCATION

Pratt Institute, Bachelors of Architecture (with Honors)

REGISTRATIONS

Registered Architect in NY and NJ
 LEED Accredited Professional with the US Green Building Council
 National Council of Architectural Registration Boards (NCARB)

PROFESSIONAL ORGANIZATIONS

F.R.E.A. (Florida Renewable Energy Association)

mbi | k2m

ARCHITECTURE, INC.

Professional Project Experience

Government

City of Key West Administrative Complex
Monroe County Public Works Facility
Monroe County Fueling Facilities
Monroe County ADA Assessments

Hospitality

Marathon Harbor Resort & Marina, FL
Melbourne Beach Hilton, FL
Fairfield Inn, Tampa, FL
Summerfield Suites Warrenville, IL
Hyatt Place Hotel Warrenville, IL
Summerfield Suite Denver, CO
Hampton Inn & Suites, White Plains, NY

Commercial

Evolution Yoga
Faber Place
Keys Federal Credit Union
Headquarters
Tuesday Morning
Volbracht Furriers

Residential

Key West Steam Plant Condominiums
Seaview Commons
Zane Grey Inn



Anthony D. Sarno, RA

Project Manager

Anthony D. Sarno will serve as the Project Manager for this project as he recently has on the Key West City Administration Building. Mr. Sarno's role will be to implement the design direction established by Mr. Ingram and Mr. Shepler both by our own design team and by our consultants. He will work with the City and project stakeholders to establish the project schedule, program, key considerations, and an understanding of all interested parties. Once done, he'll establish the project workplan to fulfill all contractual requirements of our work.

Mr. Sarno is dedicated to producing high design projects on time and on budget. He has worked on a collection of projects from small office build-outs for corporate clients to large-scale residential developments. His expertise includes existing conditions survey and report writing for compliance with current building codes and ADA guidelines.

He has a diverse knowledge of construction types and technology which he applies to producing quality construction documents. He has experience with design/build, fast track and traditional design/bid/build of residential, commercial, and hospitality projects, as well as land planning and environmentally conscious design.

Mr. Sarno leads the project teams to implement design ideas and prepares projects for construction. In addition, he continues to investigate green building issues in order to become increasingly conscious of the best ways to combine the built and natural environments.

EDUCATION

Kent State University, Bachelor of Science
Kent State University, Bachelor of Architecture

REGISTRATIONS

Registered Architect in Ohio



EDUCATION

Bachelor of Landscape
Architecture, SUNY ESF,
Syracuse University, 1975
Bachelor of Science Environmental
Studies, SUNY ESF,
Syracuse University, 1974
A.A.S. Forestry, Paul Smith's
College, 1971

LICENSE / REGISTRATIONS

Professional Landscape Architect:
Georgia, Florida, South
Carolina, North Carolina,
Virginia, & CLARB

YEARS OF EXPERIENCE

Total: 33 years



Ed Czynscon, ASLA

Principal in Charge - master planning and streetscape support

Project Experience

Tampa Riverwalk – Tampa, Florida

Landscape Architect; 1.3-mile Downtown Riverwalk; ISTEAFunds; Master Planning through Construction Documentation.

Bayshore Boulevard – Tampa, Florida

Landscape Architect; 5-mile Transportation / Recreation Corridor; Master Planning through Construction Documentation.

Harbour Island Mixed-Use Development – Tampa, Florida

Project Manager; 1.5-miles Roadway and Entrance; Landscape Architectural Design.

Main Street Streetscape – City of Lake Wales, Florida

Project Manager; 1-mile Downtown Streetscape; ISTEAFunds; Urban Design; Streetscape Design.

Gertrude Avenue Walkway Streetscape – Orlando, Florida

Project Manager; 2 Downtown Blocks; Urban Design; Landscape Architectural Design.

City of Lakeland Streetscape – Lakeland, Florida

Landscape Architect; Massachusetts and Florida Avenue - 4 blocks downtown; Johnson Avenue - 6 blocks adjacent to Florida Southern College; Iowa Avenue - 2 blocks downtown adjacent to City Hall; ISTEAFunds; Urban Design; Streetscape Design; Bicycle Trails.

Munn Park – Lakeland, Florida

Project Manager; Historic Downtown Urban Park; Master Planning; Landscape Architectural Site Design. This project was selected for a 1988 Honor Award by the Florida American Society of Landscape Architects

Canaveral National Seashore – Titusville, Florida

Principal & Project Manager; Alternative Access Routes; Master Planning; Environmental Assessment.

Six Mile Cypress Interpretive Park – Fort Myers, Florida

Principal & Project Manager; 200 acre Interpretive Park with 1.5 mile Boardwalk Trail; Master Planning through Construction Documentation

Wilmington Riverwalk – Wilmington, North Carolina

Principal-in-Charge & Project Manager; Historic Downtown Revitalization; Riverwalk; Pocket Parks; Seating Areas; Overlook Areas along the Cape Fear River. This project was selected for a 2003 Honor Award by the North Carolina American Society of Landscape Architects and in 2004 by the Georgia American Society of Landscape Architects.

Deira Sea Corniche Waterfront Development – Dubai, United Arab Emirates

Project Manager; 1,200 acre Waterfront Mixed-Use Development; Master Planning; Urban Development; Harbor Expansion; Marinas; Recreational Areas.

**EDUCATION**

Bachelor of Science, Environmental Engineering and Sciences, University of Florida, 1992

PROFESSIONAL REGISTRATION

Professional Engineer
Florida and California

AFFILIATIONS

American Society of
Civil Engineers

OTHER SIGNATURE PROJECTS:

Trinity Development, Key West
Bahama Market Village, Key West
Park Village, Stock Island
Key Haven Estates, Key Haven
Enchanted Island, Key Haven
Dolphin Cove, Sugarloaf Key
Meridian West, Stock Island
Paradise Landings, Marathon
Islander Village & Estates

**Richard J. Milelli, P.E.**

Project Engineer

Mr. Milelli is a professional engineer who works for Historic Tours of America in Key West, Florida. He is involved with the design of subdivisions and developments in Key West and the Lower Keys. Mr. Milelli has extensive experience in the design of site grading, sidewalks and accessible routes, roads, site lighting, landscaping, storm water management systems, water and sewer distribution systems, and erosion control plans. Mr. Milelli also has experience with permitting and construction coordination with Federal, State and Local agencies such as The City of Key West, Monroe County, SFWMD, ACOE, FKA, Keys Energy Services, FDEP, AT&T, FDOT, NOAA, and NMFWS.

Highlighted Project Experience

STEAM PLANT CONDOMINIUMS - HTA provided the civil engineering design and construction management services for the conversion of a former power plant to 19 condominiums and the addition of three buildings for affordable apartments. The design included the layout of ADA accessible sidewalks, driveways, water and sewer plans, storm water control, and erosion control. The project is located adjacent to the Key West Bight and is one of the first developments that tourists see when they exit the Ferry Terminal.

PARADISE HARBOR - HTA designed and permitted the infrastructure and dock for the seven unit development at 719 Eisenhower Drive. The design included parking facilities, a seven slip docking facility, storm water management system, sidewalks and driveways compliant with City of Key West requirements, water and sewer services and coordination with local, state and Federal agencies.

KEY COVE LANDINGS - HTA designed and permitted the infrastructure for a ten unit development at Key Cove Landings. The design included a road and sidewalk that complied with City of Key West requirements, a storm water management system, water and sewer services and coordination with local, state and Federal agencies. This included obtaining a SFWMD ERP permit and coordination with ACOE.

MARQUESA COURT - HTA designed and permitted the infrastructure for a nine unit development at Marquesa Court. The design included a road and sidewalks that complied with City of Key West requirements, a storm water management system, water and sewer services and coordination with local, state and Federal agencies. This included obtaining a SFWMD ERP permit and coordination with ACOE.



CRAIG REYNOLDS
landscape architecture

EDUCATION

The Ohio State University,
Bachelors of Fine Arts, 1991
University of Florida, Masters of
Landscape Architecture, 1996

PAST COMMERCIAL CLIENTS

Southernmost on the Beach
Santa Maria Hotel and Condos
Beachside Condos
Round Hill Hotel & Villas, Jamaica

PAST RESIDENTIAL CLIENTS

CRLA has completed numerous
multi-family and single-family
residential projects in Key West
and throughout the Florida Keys.



Craig Reynolds

Landscape Architect

Craig Reynolds is the Principal of Craig Reynolds Landscape Architecture. The firm offers complete landscape architectural design services for commercial, residential, and resort projects throughout the Florida Keys.

With each project Craig places a strong importance using native plants and endemic materials found in the Keys. He also has a philosophy of everything from the "doors out."

Craig views each project as unique; born of the individual site - the architecture - and the owner's requirements. From there, he develops an overall conceptual design which also serves as the basis for a preliminary cost estimate.

Changes and adjustments are then incorporated into a final set of construction documents which serve as the organized "blueprints" for bidding, permitting and implementation.

During implementation of the design Craig provides project administration services to ensure the success of each project.

Highlighted Project Experience

Sombrero Beach Road PD&E Study, FDOT District 6, Marathon
Prepared landscape and lighting design, including species list, planting specifications, and scaled color graphic representations for public hearing.

Flagler Avenue Planting Design, Key West

Prepared planting design and specifications for segment of current roadway improvements.

Awards

2006 Historic Florida Keys Foundation

Zintsmaster Residence, South Street, Key West

Award of excellence in restoration

2006 Historic Florida Keys Foundation

Johnson Street Residence, Key West

2007 Historic Florida Keys Foundation

Calleja Building, Caroline Street, Key West

Exotic Island Homes, 814 Elizabeth Street, Key West

Relevant Project Experience



Duval Street

Harbor Walk



Grinnell Street



Caroline Street



Green Street

Margaret Street



Elizabeth Street



William Street



STATEMENT OF

QUALIFICATIONS

Key West Bight Design & Project Management for Public Area Enhancement

CONCH REPUBLIC SEAFOOD COMPANY

Location: Key West, Florida



Throughout Key West's colorful history the Historic Key West Bight, where the Conch Republic Seafood Company now resides, has had a tradition of bringing the bounty of the seas ashore. Sponges, giant sea turtles, shrimp and fish are just a few of the types of cargo that would pass through the Bight weekly. The property on which the Conch Republic Seafood Company and the Conch Farm Education Center was once the Singleton Fish House and Ice Plant.

In the 1990's the property saw some major changes. Dean Rollings, president of the Florida Straits Conch Company, presented to the City of Key West a plan to create a unique, educational, environmentally correct & entertaining development of this waterfront site. The large warehouse once known as "Fish House No. 4" has been transformed into the present day Conch Republic Seafood Company. MB Ingram (former name of mbi | k2m Architecture) worked with the Owners and City to redevelop this property in to its current state. We provided architecture, design, engineering, master planning, project management, coordination, jurisdictional review process, and construction support services for this effort.



mbi | k2m
ARCHITECTURE, INC.

KEY WEST STEAM PLANT AND RAILWAY HOUSING

Location: Key West, Florida



The Key West Steam Plant condominium project is part of a master-planned redevelopment of the historic commercial seaport district of Key West Florida. The \$28 million conversion created nineteen luxury condominiums within a 1950's era industrial steam plant.

mbi | k2m
ARCHITECTURE, INC.

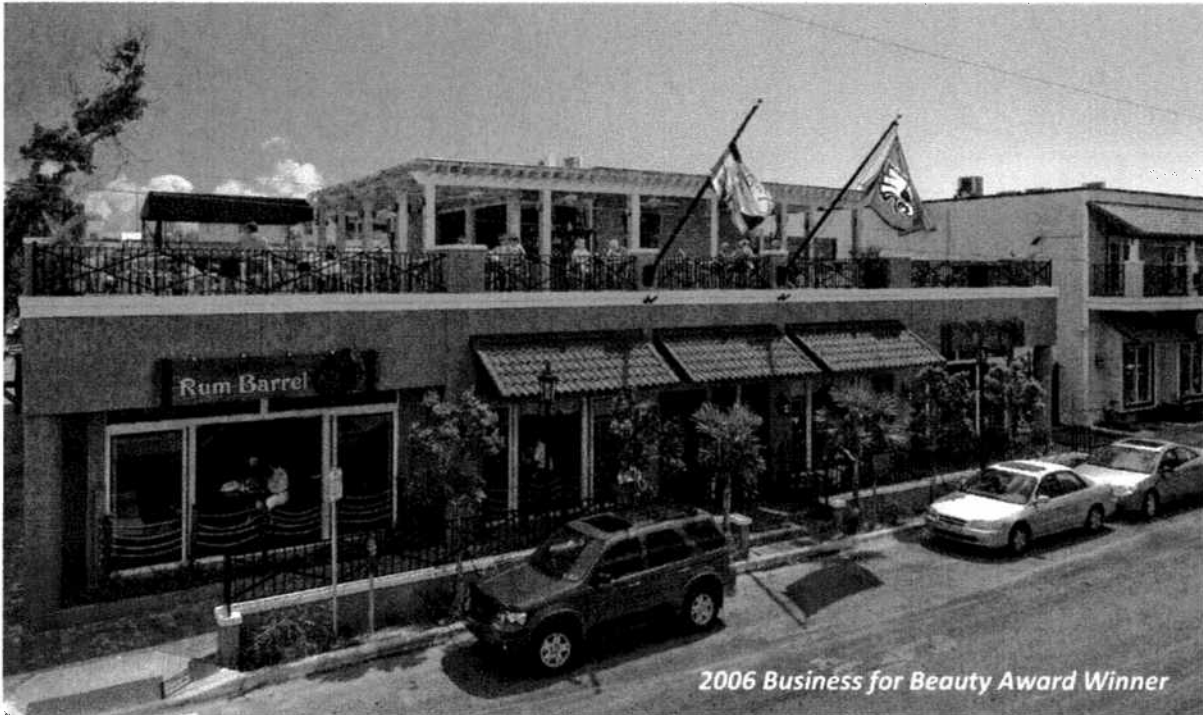
The Steam Plant is flanked by the three buildings that make up the Railway Housing complex, a new \$6 million, workforce housing complex also designed by our firm. A parklike environment was designed between the Steam Plant and Railway. The landscape design includes over 90% indigenous plants resulting in less overall maintenance and less water use. The Art Deco architectural language combined with the gardens welcomes residents and guest to the Key West Steam Plant.

mbi | k2m provided expertise during the mitigation phase as well as value engineering services. We also managed coordination with engineering disciplines, precast manufacturers, and contractors. Special services for the project included extensive existing conditions documentation, exterior and interior design services for custom units, coordination with over 20 local, county, and state regulatory agencies.



RUM BARREL RESTAURANT

Location: Key West, Florida

*2006 Business for Beauty Award Winner*

mbi | k2m Architecture worked with this client to design the Rum Barrel Restaurant and the streetscape around the project.

The restaurant was a total renovation project containing a 7330 square foot, two level restaurant in old town Key West. The ground level contains a 1000 square foot kitchen and a 2000 square foot dining room. The upper level has a roof top deck and bar.

mbi | k2m also designed the streetscape around this project, which included the visual elements of the street, including the road, adjoining buildings, street furniture, trees and open spaces, etc, that combine to form the street's character.

mbi | k2m
ARCHITECTURE, INC.



PIRATE SOUL MUSEUM

Location: Key West, Florida



From the initial concept through construction, mbi | k2m Architecture worked with the Client to design this state-of-the-art attraction which was installed in an existing two story concrete structure.

Our firm managed the coordination of over fifteen specialty consultants, which was required in order to produce full architectural drawings for the interior, redesign of the exterior for Historic District approvals, and site / civil design for the streetscape, and material choices.

The museum is a two-story building with a concrete frame and hollow core plank structure. The first floor was completely demolished to make way for the exhibit hall and retail center. The second floor contains two apartments and the business offices for the museum and Rum Barrel restaurant.



STATEMENT OF

QUALIFICATIONS

Key West Bight Design & Project Management for Public Area Enhancement

PIER HOUSE RESORT AND CARIBBEAN SPA SIDEWALK REPLACEMENT

Location: Key West, Florida



mbi | k2m Architecture worked with a local civil engineering firm to develop a new streetscape and sidewalk design for the Pier House and City of Key West. This project was a public / private partnership between the owners of the Pier House and the City to further enhance the experience as you approach the Pier House. The project entailed hardscape design, stormwater, project management for the City, design reviews, meetings, and project coordination.

mbi | k2m
ARCHITECTURE, INC.

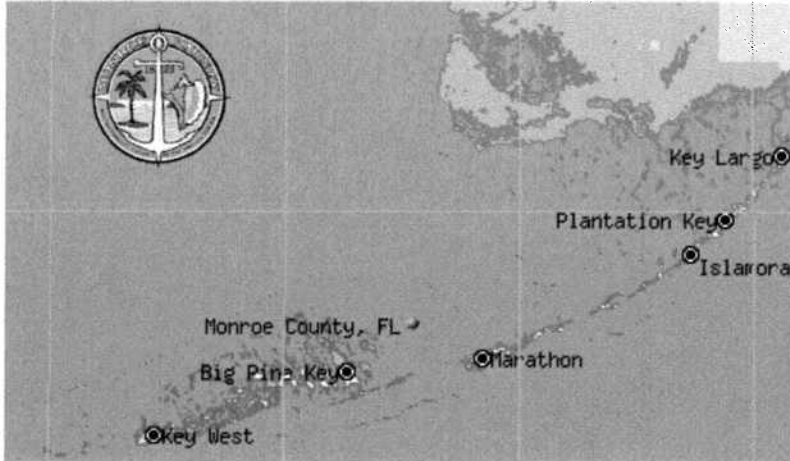
STATEMENT OF

QUALIFICATIONS

Key West Bight Design & Project Management for Public Area Enhancement

COUNTY-WIDE ADA COMPLIANCE ASSESSMENTS

Location: Monroe County, Florida



mbi | k2m
ARCHITECTURE, INC.

The Board of County Commissioners of Monroe County retained mbi | k2m Architecture to conduct ADA Compliance Assessments of their government facilities. The project included approximately sixty-five (65) Monroe County facilities, with estimated 574,724 square feet, approximately twenty-six (26) temporary lease facilities, thirteen (13) parks totaling approximately 78.79 acres, and some County roads.

The work included multiple existing conditions surveying and gave our firm the opportunity to showcase our ability to handle a massive coordination effort with every possible county government agency, division, department, and staff member.

In addition, we have reviewed hundreds of plumbing facilities and provided recommendations to the County on how to renovate these facilities in order to obtain ADA compliance.



STATEMENT OF

QUALIFICATIONS

Key West Bight Design & Project Management for Public Area Enhancement

CITY OF KEY WEST, NEW ADMINISTRATION COMPLEX

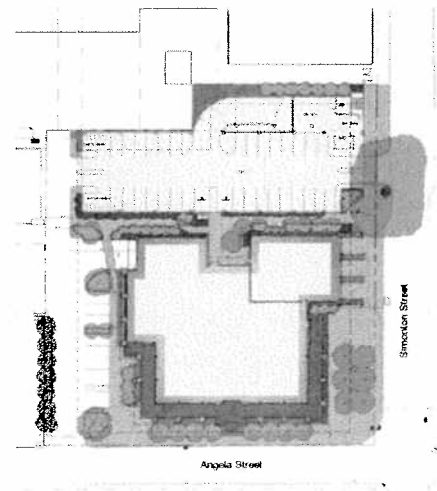
Location: Key West, Florida



The New Administration Complex will be located on a 1.44 acre site at the corner of Angela Street and Simonton Street in the Historic Old Town District of Key West, Florida. The new complex will include a two story, 28,000SF square foot Administration Building housing 11 City Departments, an attached two story 7,200 square foot Fire Station and a detached 4 level Parking Garage connected to the second floor of the administration building by a pedestrian bridge. There will be a public plaza at the corner of Angela and Simonton Streets leading to a colonnade that wraps three sides of the Administration Building with the main entrance at Simonton Street.

The buildings express sensitivity to the surrounding historic district through compatible scale, massing and rhythm. Sustainability has been a fundamental design principle and has driven many decision making aspects of the project. The building is designed to achieve a minimum of LEED Silver Certification.

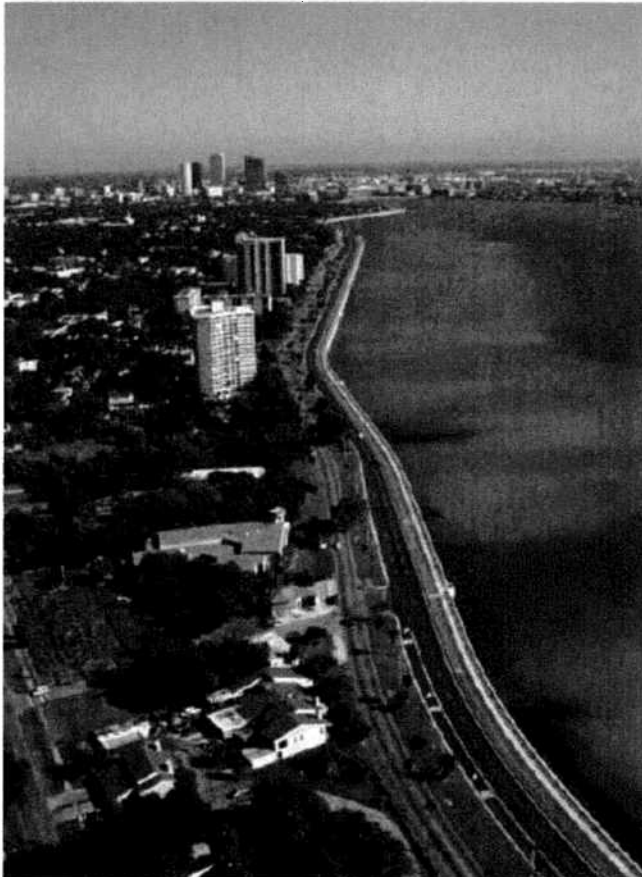
mbi | k2m is providing architecture, engineering coordination, and project management for this project. We have teamed with top-notch south Florida and Keys-based consulting firms to provide the City of Key West with the highest caliber team possible. Our Team includes TLC Engineering for Architecture, Perez Engineering, Craig Company, BW Sprague, and TKW Consulting Engineers.



mbi | k2m
ARCHITECTURE, INC.

BAYSHORE BOULEVARD

Client: City of Tampa



Ed Czynscon, ASLA as the landscape architect developed the master plan for a 5 mile waterfront park / walkway along Hillsborough Bay in Tampa.

The project eventually moved the roads away from the waterfront, creating a 5 mile linear park.

Also included were a new seawall with historic balustrades, pocket parks, landscaping and plazas.

Project completed by Ed Czynscon while with his previous firm.



HARBOUR ISLAND DEVELOPMENT

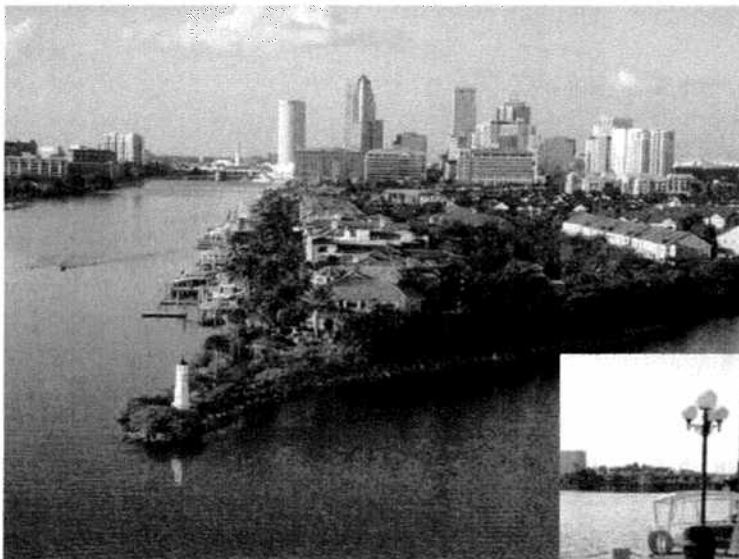
Client: Beneficial Corp; Lincoln Properties; Trammell Crow



Ed Czynscon, ASLA was provided master planning and landscape architectural services on the Harbour Island Project for the 10 years of its development.

Harbour Island is a 140 acre site situated adjacent to Downtown across the Garrison Channel. Other nearby areas include Davis Islands and Channelside. The Tampa Convention Center is located directly across the Harbour Island Bridge and Channelside is just across Beneficial Drive, both walking distance.

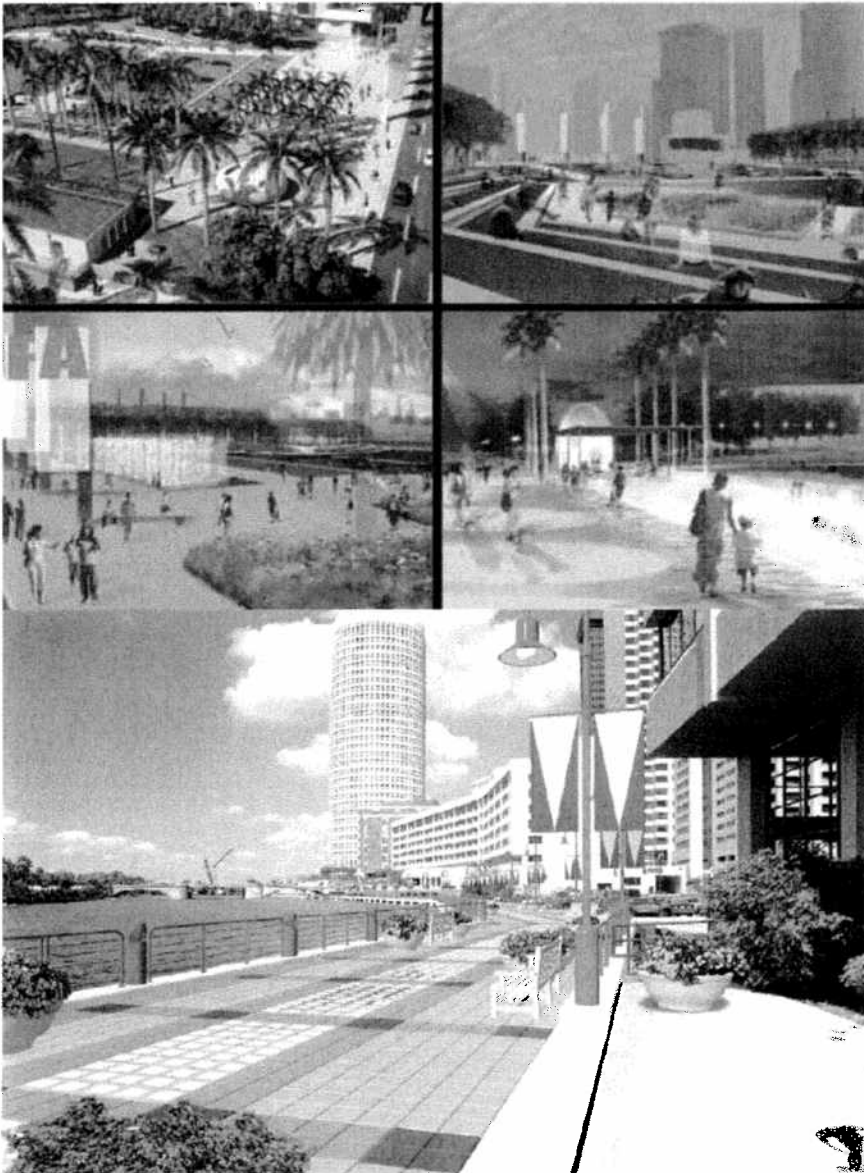
Over 10 years (1985 – 1995) it was developed into a mixed use of high end commercial, hotel, residential, recreational areas, a waterfront amphitheater and boat slips / marina. *Project completed by Ed Czynscon while with his previous firm.*



TAMPA RIVERWALK

Client: City of Tampa

Ed Czynscon, ASLA as the landscape architect developed the master Plan for a 1.6 mile Riverwalk along the Hillsborough River and Seddon Channel connecting parks, Museums, offices, hotels and the Garrison channel cruise ship docks. The project was state and federally funded with numerous public meetings and stakeholder input. The first segment was completed along Seddon Channel linking the cruise ships and hotels and Harbour Island. Besides the Riverwalk, several plazas and parks were developed. *Project completed by Ed Czynscon while with his previous firm.*



GERTRUDE WAY PEDESTRIAN PLAZA

Client: City of Orlando

Prepared master plan and detailed design of this pedestrian streetscape in downtown Orlando. The master plan went through several public meetings and stakeholder charettes. The pedestrian walkway is along the railroad track running through Orlando, but also adjacent to restaurants and a nightclub district (Former Rosie O’Grady’s).



MUNN PARK PLAZA

Client: City of Lakeland

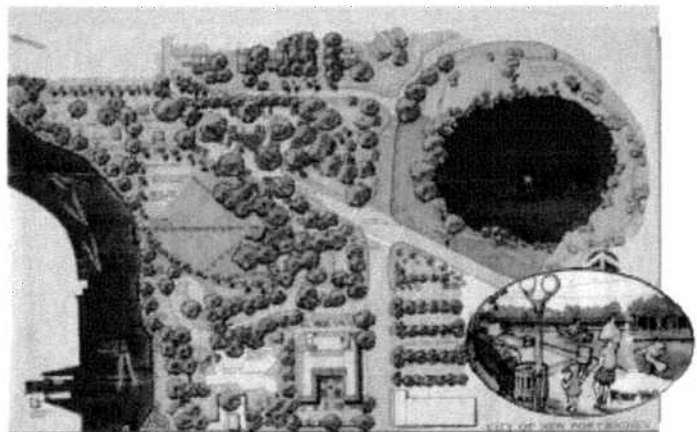
Prepared master plan and detailed design of this downtown park and plaza. The site is on the Historic Register as a park originally built in 1890 for the returning Civil War veterans. The park is surrounded by the Central Business District of Lakeland and it utilized by the City for special; events such as art fairs, concerts and 4th of July celebrations. The project won an ASLA award and was selected as one of 100 nationwide ASLA medallion project in 1996.



SIMS PARK MASTER PLAN

Client: City of New Port Richey

Prepared the master plan for this waterfront park project along the Pithlachascotee River in New Port Richey. The main goal was to not only create a Riverwalk, but also a park that can accommodate concerts and the fall festivals in town.





Paradise Harbor

HTA designed and permitted the infrastructure and dock for the seven unit development at 719 Eisenhower Drive in Key West.

The design included parking facilities, a seven slip docking facility, storm water management system, sidewalks and driveways compliant with City of Key West requirements, water and sewer services and coordination with local, state and Federal agencies.

Key Cove Landings

HTA designed and permitted the infrastructure for a ten unit development at Key Cove Landings (behind Home Depot in Key West). The design included a road and sidewalk that complied with City of Key West requirements, a storm water management system, water and sewer services and coordination with local, state and Federal agencies. This included obtaining a SFWMD ERP permit and coordination with ACOE.



Marquesa Court

HTA designed and permitted the infrastructure for a nine unit development at Marquesa Court (next to the Key West Citizen Building on Northside Drive in Key West). The design included a road and sidewalks that complied with City of Key West requirements, a storm water management system, water and sewer services and coordination with local, state and Federal agencies. This included obtaining a SFWMD ERP permit and coordination with ACOE.



Other Signature Projects:

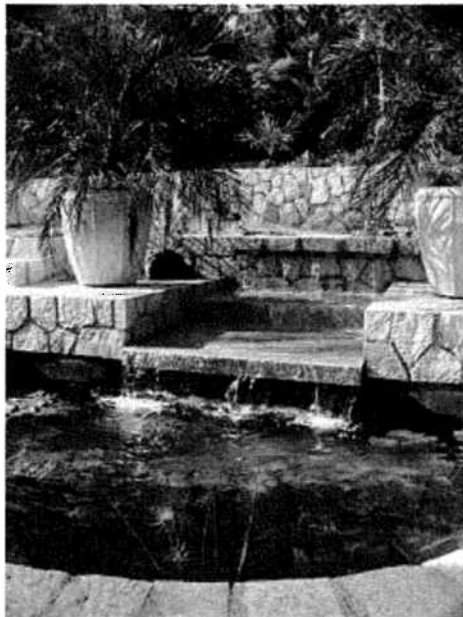
- Trinity Development in Key West
- Bahama Market Village in Key West
- Islander Village and Estates in Stock Island
- Park Village in Stock Island
- Key Haven Estates in Key Haven
- Enchanted Island in Key Haven
- Dolphin Cove in Sugarloaf Key
- Meridian West in Stock Island
- Paradise Landings in Marathon



STATEMENT OF

QUALIFICATIONS

Key West Bight Design &
Project Management for Public Area Enhancement



CRAIG REYNOLDS
landscape architecture



Partial Listing of Clients

Southernmost on the Beach
Santa Maria Hotel and Condominiums
Beachside Condominiums
Round Hill Hotel and Villas, Jamaica

STATEMENT OF

QUALIFICATIONS

Key West Bight Design &
Project Management for Public Area Enhancement



CRAIG REYNOLDS
landscape architecture



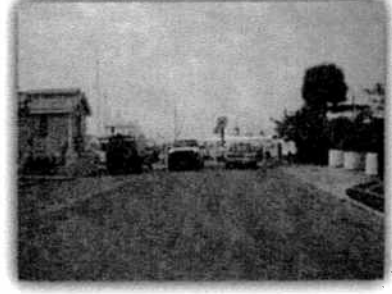
References



Duval Street



Harbor Walk



Grinnell Street

Caroline Street



Green Street

Margaret Street



Elizabeth Street



William Street



REFERENCES

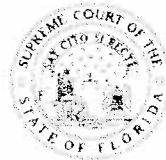
mbi | k2m Architecture strives to provide outstanding professional services on each and every project we complete. We are constantly seeking ways to control costs, to maintain quality of work, to provide staff effectiveness, to meet deadlines and to bring project closure to the satisfaction of our clients. As a testament to our hard work and customer satisfaction, we have provided the following references from some of our most recent projects:

**City of Key West**

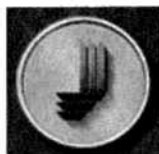
Mr. Jim Scholl, City Manager
525 Angela Street, Key West, FL 33040
1.305.809.3877 | jscholl@keywestcity.com

**Monroe County Florida**

Mr. Jerry A. Barnett, Director of Project Management
1100 Simonton Street, Room 2-216, Key West, FL 33040
1.305.797.0922 | barnett-jerry@monroecounty-fl.gov

**Supreme Court of Florida**

Chief Justice R. Fred Lewis
500 South Duval Street, Tallahassee, FL 32399

**Richard E. Jacobs Group, Inc. (Owners of the Pier House)**

Mr. Michael R. Johnson, Vice President, Design & Construction
25425 Center Ridge Road, Cleveland, OH 44145-4122
1.440.808.7515 | MJohnson@REJacobsGroup.com

**Pat Croce & Company**

Mr. Pat Croce, Owner
524 Front Street, Key West, FL 33040
1.305.292.1113 | captcroce@ifeelgreat.com

Project Understanding & Approach



Caroline Street



Harbor Walk

Grinnell Street



Duval Street



Margaret Street



William Street



Elizabeth Street



Green Street

PROJECT UNDERSTANDING & APPROACH

The mbi | k2m Architecture Team has reviewed the Request for Proposal and understands that the Caroline Street Corridor and Bahama Village Community Redevelopment Agency is seeking to invigorate the Key West Bight Historic Seaport. Upon receipt of the RFP, we engaged the City's representative for the project, Marilyn Wilbarger, to further discuss the intentions for the project. Our understanding and direction for the project is to create a master plan for the area, integrating the history of the Bight and Seaport with the needs and goals of the community, which will emphasize the assets of the Harbor Walk, provide greater connectivity with the community, and make the Key West Bight a destination for visitors and residents alike.

We recognize that the creation of a master plan for the Key West Bight requires the input and participation of the community, knowledge of Key West history, and a strong connection with the City. We, as a local firm for more than twenty years with strong community ties, realize the historical significance of this area and that redesign requires building upon the past to celebrate the history while making improvements to provide better accessibility, security, and connectivity. This can be achieved through the use of light, vegetation, hardscape, pedestrian and vehicular traffic controls, and linkages.

“As residents of Key West, we are passionately committed to creating a design that blends our culture and history while incorporating accessibility and security to the area.”

A project such as this with such a significant tie to our island's history requires an experienced and proven track record of project completion as well as a strong understanding and commitment to the community. As a firm that has employees that work and live in Key West, we are passionately committed to creating a design that blends our culture and history while incorporating accessibility and security to the area. We understand and agree that our active Historic Seaport cannot be converted into a South Beach style destination or fictional “Disneyesque” waterfront.

The Vision of the Key West Bight and Historic Seaport is a major component of this project and requires constructive community involvement. Through workshops with the community and feedback from the City agencies the true scope of the project will be developed. Our Team will work diligently with the community to address their concerns and create a Key West Bight Concept and Vision plan that the community can embrace.

We envision three primary phases of the project: Concept and Vision, Design and Construction Documents, and Project Management. In order to provide the greatest value for the City, our proposal includes a hard number for the first phase of work, with subsequent phases to be based on the assumptions for fees and services noted in the Fee Schedule.

It is our design approach for the historic Key West Bight to provide a defined identity to the area, connectivity with the adjacent neighborhoods, and linkage from the Ferry Terminal through the Harbor Walk and into downtown. The six primary areas of study for the Key West Bight are the Greene, William, Margaret, and Grinnell Street Plazas, the Harbor Walk, and the connections with the Caroline Street corridor. Our Team is committed to sustainability and the environment and we look forward to exploring all opportunities to introduce sustainable design principles into the project, from energy efficient lighting and recycled materials to low maintenance vegetation.

GREEN STREET PLAZA



Green Street Plaza, located at the intersection of Green and Elizabeth Streets, is the gateway into the Key West Bight and Historic Seaport from the downtown Duval Street Corridor.

This plaza is the visual gateway that draws people to the Harbor Walk. Enhancing the streetscape leading up to the plaza and incorporating a unique identifier at the plaza that symbolizes your arrival into Harbor Walk, the gateway will become more defined and pronounced.

Each plaza creates a unique destination for Harbor Walk, creating a gathering place for various public activities. A harmonious blend of paving and landscape materials can help to define areas within each plaza, allowing for congregation of people while still maintaining accessible pedestrian flow. Introducing a uniformed wayfinding system for the Bight will provide guidance for visitors, and at each plaza, it can become more refined to emphasize historical facts of the area as well as provide overall location maps.

WILLIAM STREET PLAZA



The William Street plaza, currently defined by the signage for the Western Union, is hidden amongst the service entrances for the adjacent businesses. Reconfiguring the relationship of the service entrances from the public domain will help to define the pedestrian pathways.

Emphasis needs to be placed on the connection to Caroline Street, to help draw people through the Bight and Caroline Street Corridor. The current limited pedestrian access should be expanded and a clear separation between vehicular and pedestrian traffic should be defined to increase safety and accessibility in the area. Introducing landscape to the

pedestrian walkways and reconfiguration of the vehicular traffic patterns will help to give importance to the plaza and entrance to Harbor Walk.

MARGARET STREET PLAZA

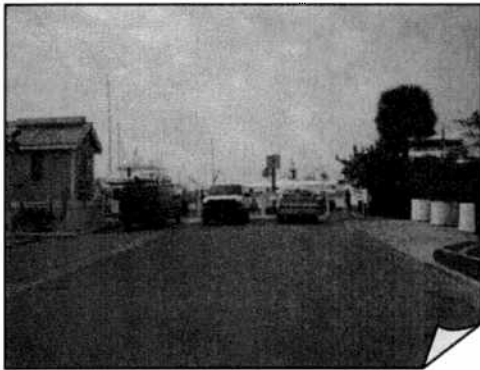


The stores and restaurants around the Margaret Street Plaza define this area as a destination, and the plaza's relationship with Caroline Street, Harbor Walk, and the fishing pier makes this plaza a key link within the Bight. To encourage and promote the space, the connection with Caroline Street and nearby Flagler Station, a depot for two of the islands sight seeing tours, should be emphasized. Clear definition of the link can be achieved through the use of wayfinding, defined pedestrian walkways, and landscaping, to help encourage exploration of the area. Additionally,

reconfiguring the vehicular traffic flow will create a more pedestrian friendly environment that could provide space for larger public gatherings and events.

Promotion of the amenities of the fishing pier, including the Turtle Museum and the ferry to the Dry Tortugas National Park, as well as the other Harbor Walk business, can be achieved thorough appropriate use of a wayfinding system. A unified signage system throughout the area can provide clarity and order to the random signage currently implemented.

GRINNELL STREET



Grinnell Street Plaza is the front door of Key West to many visitors of our Island. Making the plaza more pronounced will provide a gathering location for our new tourists and give them an opportunity to establish their bearings and plan their route, utilizing an established wayfinding system. Reconfiguration of this entrance to Harbor Walk will help improve accessibility to the area as well as enhance safety and security. Understanding that security in and around the Ferry Terminal is important, many physical and visual separation strategies can be implemented to maintain the required secure environment while creating a comfortable and relaxed area for guests. Extension of the plaza’s design principles toward Caroline Street will continue to guide pedestrians to the other areas of our Island, limiting a sense of confusion and lack of direction for them.

HARBOR WALK

Harbor Walk is the true asset to the Historic Seaport, blending the history of Key West with the modern businesses / tourism of today. To promote the history of our island’s sea based commerce, integration of historical facts among organized refined commercial business signage for the various charter services. Ensuring that all visitors and residents of Key West can experience this Key West treasure, careful attention should be made to provide accessibility into and through the Harbor Walk, while maintaining its unique character.



CONNECTION WITH CAROLINE STREET CORRIDOR

Movement throughout the Key West Bight Historic Seaport is multi-modal including walking, bicycling, and vehicular modes. Clear and defined separation and integration of these modes throughout the Bight area will help increase safety as well as provide greater understanding of what lies ahead. Lazy Way, currently a one way vehicular street, should be emphasized as a pedestrian mall, to create a secondary layer of connection from Elizabeth Street. The more safe and accessible link should continue to Margaret Street, encouraging greater pedestrian and bicycling transportation in the Bight, thus embracing our sustainable

community goals. In addition, a well defined and landscaped pedestrian mall provides many opportunities, from community gathering events to relaxing lunchtime breaks. Reconfiguring the vehicular traffic movement will further define the pedestrian mall from the roadway, and this separation is vital to providing safe movement for walking and bicycling. Modifications to the traffic flow will guide exploring visitors to parking and events and define parking areas for the Key West locals. Variations in paving and landscaping can help to maintain the service and emergency vehicular access, while restricting the everyday traveler.

In a similar fashion, using the principals for creating harmony with vehicles and pedestrians, the three plazas at William, Margaret, and Grinnell Streets can be connected to the Caroline Street Corridor. Providing a unified landscape, pedestrian, and wayfinding system to define the Key West Bight Historic Seaport, a sense of arrival and entrance into the area will be created. These links with the adjacent Caroline Street businesses and residential areas will provide integration with the rest of the Key West community.

PHILOSOPHY

The design philosophy our Team brings to the table builds on the history of Key West while introducing modern benefits for greater accessibility and enjoyment of the Bight. We understand the importance of maintaining the unique character and neighborhood feel, which has elements of an old marketplace environment. Creating a design standard for the Bight area is vital to ensure that the Concepts and Visions created can be applied to future changes and additions to the area, ensuring that the sense of place is maintained for generations to come. The design process will include visioning charrettes to develop alternative design concepts for each component of the project and unification of the whole.

Many innovative design principles can be applied to provide a greater level of security through the area and discourage the vagrant population from taking up residence. The appropriate use of lighting is one method that will be employed, as well as minimizing areas shielded from public view.

With the link created by Harbor Walk to other areas of Key West, additional transportation methods should be explored to ensure access throughout the island. Bicycling and walking is a local favorite, and will be encouraged in the Bight. Additional public transportation methods would reduce the street crowding and help alleviate the image that parking is difficult to find.

KEY ELEMENTS**WAYFINDING**

Wayfinding is direction for people in motion. Properly designed, it ties together verbal and visual cues throughout the area, integrating architecture, lighting and landscape design.

Wayfinding needs are best resolved during initial planning stages through a collaborative effort by all design participants – the community, City, local business interests, and design team - to address a project's total environmental communication.

The primary generator of environmental communication, architecture and site features delineate spatial organization, destination zones and information sequencing - factors that spell wayfinding's success or failure when not communicated correctly.

Effective architectural wayfinding clues, provided by site features, circulation patterns, lighting, and structures which furnish cognitive maps that allow people to quickly grasp the environment.

A comprehensive wayfinding solution considers all aspects of the environment that a visitor might encounter and then takes advantage of those positive, intuitive features, to aid in navigation.

Laying the groundwork prior to our visitors arrival is key to success: communicating the best route from their point of origin to their destination will help them draw a picture "in their mind's eye," allowing them to anticipate the experience in advance and move confidently through the environment once they arrive. Information provided at each of these decision points will help direct and inform, making visitors more confident and competent as they navigate.

XERISCAPING

Our landscape design will reflect the native conditions and adhere to principle of xeriscaping; quality landscaping that conserves water and protects the environment. Xeriscape landscaping incorporates seven basic principles which lead to saving water:

- Planning and design
- Soil analysis
- Practical turf areas
- Appropriate plant selection
- Efficient irrigation
- Use of mulches
- Appropriate maintenance



SUSTAINABILITY

Sustainable projects produce many returns to the environment and continued operational costs. Such returns can include reduced energy usage and reduced impact on the environment. These translate into improved performance of the site and benefit the City and visitors directly. Benefits are received in the following areas:

Environmental benefits

- Enhance and protect ecosystems and biodiversity
- Improve water quality
- Conserve natural resources

Economic benefits

- Reduce operating costs
- Optimize life-cycle economic performance
- Reduce need for refurbishment in the future
- Safeguard against the effects of future energy price increases – the impact of which should not be underestimated



Sustainable Sites is the use of the entire property so as to minimize the project's impact on the site. Special attention will be paid to the development of the Corridor, while overall goals for surface water management, night sky protection, and heat island reduction will also be addressed. Landscaping will be composed of only locally appropriate, drought resistant plants and will not introduce any invasive plant species to the project site. Erosion control measures will be taken into account as well.

Water Efficiency involves water efficient practices. The efficient use of water is a top priority given the project's island location and demand on current infrastructure. Therefore, drip irrigation systems will be employed within the project boundaries.

Materials & Resources is the efficient utilization of materials / systems, selection of environmentally preferable materials, and minimization of waste during construction. There are many materials to consider for use on this project but our team feels it important that they meet certain minimum requirements:

- Hardscape (paving and decking) – solar reflectance index values (SRI)
- Function First and Low Maintenance
- Reuse – what from the existing Harbor Walk and connecting streets can be reused on this project. For instance the granite curbs
- Recycling - what from the existing Harbor Walk and connecting street material can be recycled and repurposed for another project
- Recycling stations – trash bins for recyclable products
- Designed to withstand the corrosive environment
- Permeability – designing the project to further enhance storm water controls
- Harmony – making sure the materials relate and compliment each other

There are also certain systems that can be advantageous to promote safety, security, and enhance the natural night time beauty of the project area.

- Solar collector to store power in batteries to support the site lighting
- Low wattage fixtures to minimize power draws
- LED Lighting for maximum longevity in site lighting – over 50,000 hours per bulb
- Providing lighting that is focused on key areas and not generally spread over the entire space. This also promotes “night sky” by having the lights focused on the key area not up in to the atmosphere
- Lighting controls – photocells that sense the change in light, turning on the fixture when additional lighting is needed
- We will also work with the Lighting Task Force that serves the Bight area and address any concerns they may have.

CIVIL DESIGN AND PERMITTING

The plaza areas at Greene, William, Margaret and Grinnell Streets can be enhanced by installing storm water management systems at each respective location. The existing storm water runoff, from the plazas and neighboring buildings, flow into the harbor, onto sidewalks, or into the street. Storm water that runs onto the street will typically flow to an existing catch basin that is connected to an outfall in the Key West Bight.

The City of Key West has to meet Florida Department of Environmental Protection (FDEP) Phase II MS4 permitting requirements. There is an opportunity with this project to improve the treatment of storm water prior to its entering the Key West Bight, which is an environmentally sensitive area. Generally, the goals for storm water improvements are to:

- Provide adequate capacity to drain the plazas and walkways during storm events.
- Utilize South Florida Water Management District Best Management Practices (BMP’s) in order to assist in meeting the Phase II MS4 permit requirements.
- Provide an updated system that will better serve the community.
- Provide a system that is easy to maintain.

The design team will approach the storm water improvements with our standard of care and budget sensitivity. In order to achieve a successful project, our design will consider the following:

- Existing drainage system conditions.
- Proposed and existing pedestrian and bicycle facilities.
- Potential damage/disruption of other utilities.
- Duration of Construction.
- Cost of Construction.



Some possible design options that could be considered, range from hydro-cartridges, bio-retention systems, porous pavement, trench grates, underground retention, and / or above ground cisterns. These possible design elements could be used in a comprehensive plan to assist in addressing runoff control and pollution prevention as part of the City of Key West's Storm water Management Program (SWMP). The storm water improvements will be coordinated with the City of Key West in order to provide the best possible solution.

The plazas may require new grades to facilitate the storm water runoff retention. This may include importing fill to raise low spots or removing fill from high spots. The grading plan shall also account for the adjacent buildings and properties and how to transition from the new grades to the surrounding grades.

In addition to the plazas, there are a number of City of Key West owned properties that are leased to businesses. These include but are not limited to the Waterfront Market, Turtle Kraals, and the Half Shell Raw Bar. The buildings that these businesses are in either do not have roof gutters or they have gutters that discharge onto the sidewalk or to the Key West Bight. The storm water runoff from the roofs of these businesses could be redirected into underground retention areas or aboveground cisterns (rain barrels) that would be connected to drip irrigation systems for the native landscaping.

In addition to the steps mentioned above, the civil design process would also include the following:

- A comprehensive topographic survey of the project areas and adjacent properties by a licensed Florida Professional Land Surveyor.
- Preparing design submittals to the City of Key West, utility companies and the community.
- Grading plans for the site
- Preparing and submitting any permit applications.
- Revising the design based on comments received from the City of Key West, the community, utility companies and other local, State and Federal agencies, if applicable.
- Preparing a final bid package with design plans, drawings, engineering, construction documents and specifications, permits and any other requirements for completion of all components of the project.
- Construction and bid coordination services.
- Oversee the preparation of Record Drawings for the project.

The design approach for this project will focus on bringing the City of Key West into FDEP Phase II MS4 compliance, providing "green" solutions to runoff such as the cisterns and drip irrigation systems, and correcting existing storm water run off problems such as low spots that hold water and areas that drain into the Key West Bight.



MASTER PLANNING

A master plan is a valuable tool that will help the Bight team define its vision for the future. When looking ahead, whether for 3 or for 30 years, a well-planned site must be flexible and adaptable and ready for the future.

Developing or regenerating is all about building a long-term future in creating a place where people come first. That's why mbi | k2m's approach to master planning and urban design focuses on creating environments where people can live and work in a safe integrated community.

Our master planning approach creates first-class aesthetic designs that also address the social and economic requirements of a site's location. We do this by planning workable strategies for:

- Land-use
- Transportation
- Planning
- Development

Urban design projects are often highly complex. At mbi | k2m we begin by defining a clear and comprehensive agenda that covers all the critical factors for analysis and implementation, including:

- Prospective land-use
- Urban character
- Density and mix
- Scale, height, and massing
- Continuity and sense of place
- Sustainability
- Adaptability and uniqueness of the Bight
- Landscaping
- Open space and amenities
- Details and materials



PROJECT MANAGEMENT

As an owner's Project Manager, our role is to clearly convey and protect the owner's goals. mbi | k2m provides services to assist in formulating the entire development team and to educate the owner, as necessary, on the design and construction process. Our expert staff provides guidance and consultation during critical contract negotiations with businesses, designers or contractors.

As your Project Manager, we provide services to:

- Establish communication and decision paths to manage information
- Work through City / jurisdictional processes
- Grant cycles, TIF funding, and other financial modeling
- Negotiate changes in the scope or work
- Expedite project completion and close-out

Preconstruction Phase Services

- Evaluation of the Project Programs and Preliminary Design Concepts
- Site Analysis – design, environmental, buildable
- Budget Preparation / Evaluation (hard and soft costs)
- Review of Drawings for Standards of Care and adherence to the Budget / Schedule
- Value Engineering or Identify Cost Reduction Opportunities
- Review of Project Agreements such as loan, design team, and construction.
- Cash Flow Management
- Review of Project Schedules (design and construction)
- Advise on Bonding Requirements
- Due Diligence Reviews on Potential Contractors
- Documentation and Regulatory Review
- Analyzing Contractor Bids (Cost Plus) or GMP Budgets

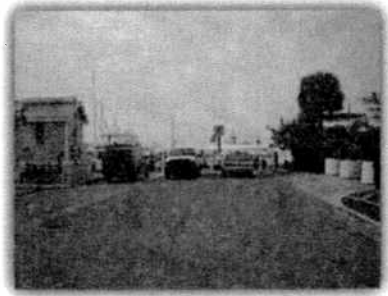
Our ability to represent owners is strengthened by our perspectives of design and construction. Our experience, knowledge and understanding of both disciplines provides added value to our owner clients. Simply put, we serve as the owner's construction expert and provide management and consulting services at any stage of the design and construction process.

Project Inspection - Quality Management

mbi | k2m's group of project managers, architects, engineers, cost estimators, construction administrators and schedulers have managed the design / construction process from start to finish and each has significant experience in their respective field. We have reviewed and completed hundreds of construction projects throughout our careers and are familiar with all major construction types. This third-party participation provides a greater risk reduction for each of our clients by providing sound judgment and advice while under construction.

This thorough knowledge allows our team to provide reliable construction analyses, cost projections, and quality control on any property. Our advisory services can be applied with considerable flexibility at various stages of a construction project.

Professional Fee & Scope of Work



Caroline Street



Harbor Walk



Duval Street



Green Street

Margaret Street



William Street



Elizabeth Street



PROFESSIONAL FEE & SCOPE OF WORK

PHASE I SERVICES

Survey

- Topographic survey with spot elevations as necessary for concept design
- The survey shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site at one foot intervals; locations, dimensions and necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services as needed for conceptual design

Civil

- Analyze the area for vehicular circulation compliance with all applicable costs as regulated by the governing agencies and Fire Marshal
- Review preliminary drainage / stormwater areas, conveyance methods, site grading, and terrain features
- Prepare conceptual drainage plan to include delineation of drainage areas, proposed topography, drainage structure locations, swale locations, injection well locations, and surface conveyance structures (curb, inlets, etc).

Landscape

- Site analysis
- Design Charrettes
- Landscape Plan with plantings
- Conceptual Hardscape Plan
- Presentation plans of each plaza and key focal point tagged to landscape plan

Wayfinding – verbal and visual cure for people in motion

- Clearly identify arrival points that can be seen from prime visitor areas
- Develop consistency in lighting and material usage to provide visual clues
- Design markers at key landmarks and at key decision points.
- Visually define pedestrian versus vehicular areas and develop harmony between the two
- Integrate these concepts with the landscape and architectural concepts for the project seamlessly.
- Develop sign vocabulary for tenants.

Master planning

- Incorporation of sustainability options to the project that may include stormwater collection, water usage, solar power, and lighting.
- Entrance to the Bight from the Ferry Terminal at Greene – visual guidance from Duval.
- Improved design of the vehicular and pedestrian traffic movements and interface

- Gateway design Williams Street and Margaret Street with definition from Caroline Street
- Defining components as noted below for land use, transportation, planning, and development
 - Prospective land-use
 - Urban character
 - Density and mix
 - Scale, height, and massing
 - Continuity and sense of place
 - Adaptability and maintaining character of existing waterfront
 - Open space and amenities
 - Details and materials

Cost Estimating

- Statement of conceptual costs for construction by area and any soft costs to be incurred by the City / CRFT

Renderings

- Site plan renderings of each key focal area
- (2) 3D perspective renderings from Greene Street and Grinnell Street.

Project Administration

- Identify incentive programs, grants, and funding options
- Visioning Sessions – 3 day workshop with all key stakeholders
- City meetings – project meetings with key stakeholders within the city
- Community Meetings with residents, landowners, businesses, stakeholders
- Project Scheduling – defining the project schedule for the master planning phase, the documentation phase, and implementation phase(s)

Phase I Services - \$60,000.00

Phase I Reimbursable Expenses - \$7,500.00 (estimate)

- Visioning materials, presentation boards, draft report reproduction, final report reproduction, travel outside Key West if required by City, special mail service

PHASE II SERVICES

Project Management Role

- Cash Flow Management
- Value Engineering or Identify Cost Reduction Opportunities
- Documentation and Regulatory Review
- Quality Control
- Prepare bidding requirements and advertising with City staff.
- Bid Management
- Review of Project Agreements such as loan, design team, and construction.
- Review of Project Schedules (design and construction)

STATEMENT OF

QUALIFICATIONS

Key West Bight Design & Project Management for Public Area Enhancement

- Advise on Contractor Bonding Requirements
- Due Diligence Reviews on Potential Contractors
- Analyzing Contractor Bids (Cost Plus) or GMP Budgets
- Project Inspections

Construction Documentation

- Construction documentation by licensed Architect, Landscape Architect, Civil Engineer and other engineering disciplines as required for approved master plan.

Implementation

- Bidding materials and building permitting
- Pre-bid conference
- Review bids, bid negotiation, contract award
- RFI responses, payment application reviews, change order reviews, field clarifications, and onsite inspections
- Construction oversight throughout the construction phase.

LUMP SUM SCHEDULE OF VALUES

Phase I Services - \$60,000.00

Phase I Reimbursable Expenses - \$7,500.00 (estimate)

- Visioning materials, presentation boards, draft report reproduction, final report reproduction, travel outside key west if required by City, special mail service

Project Management

- Phase 1 – \$0.00 (included in services above)
- Phase 2 – \$38,400.00 (assumes (8) per week for (40) weeks at \$120.00 / hour)

Construction Documents - Our team will utilize the Fee Guide Calculator for Architectural and Engineering Services as defined by the State of Florida, Department of Management Services and in compliance with the Capital Improvement / Marina Revenue Bond Use of Proceeds Certificate. As the scope is not yet defined we are providing a range of fees based on a fixed construction cost of \$1.0 million. The higher the fee percentage relates to a higher complexity of work which will need to be determined upon completion of the concept design.

- 9.15% = \$91,499.00
- 8.41% = \$84,089.00
- 7.68% = \$76,759.00 – **expectation**
- 6.95% = \$69,469.00

Implementation – Included in the Construction Document percentages

**Over 80% of the project fees are with Key West based companies.
The money spent on this project stays in the local economy.**

Proposed Project Schedule & Team Availability



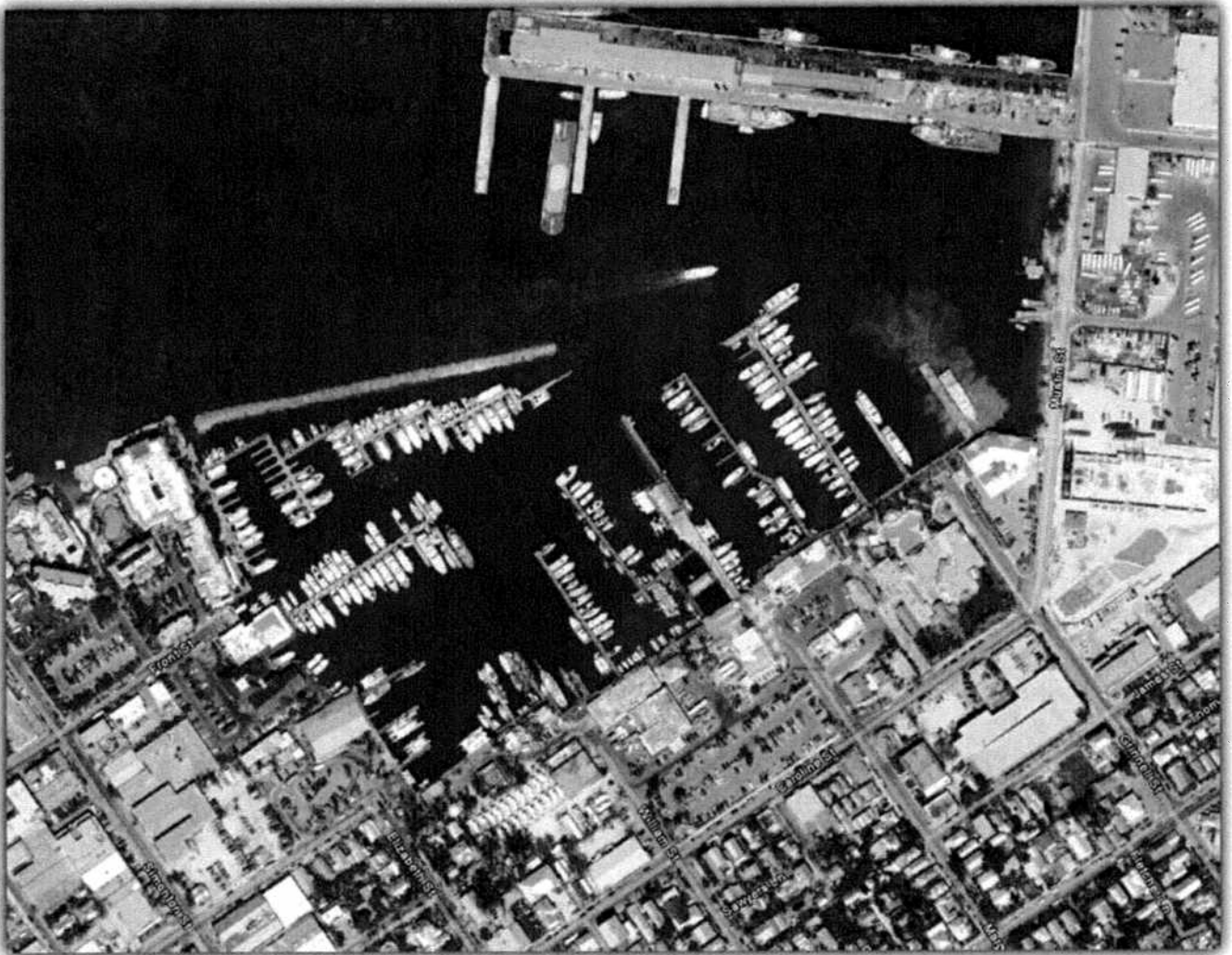
Caroline Street



Harbor Walk



Duval Street



Margaret Street



William Street



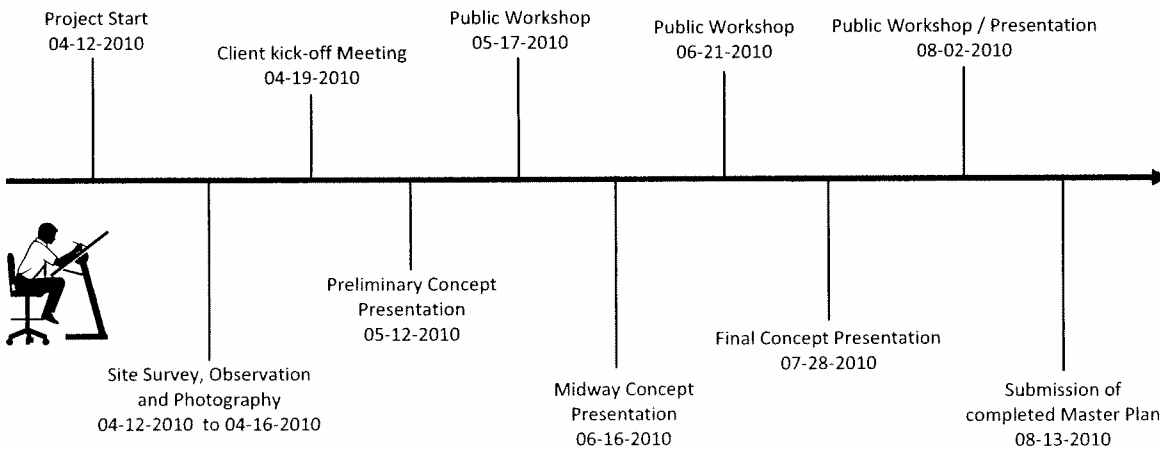
Elizabeth Street



Green Street

PROPOSED PROJECT SCHEDULE & TEAM AVAILABILITY

Proposal Submission	February 17, 2010
Proposal Review and Shortlist	March 5, 2010
Interview.....	March 16, 2010
Selection	March 16, 2010
Contract Negotiation	March 17, 2010 – April 9, 2010
Project Start	April 12, 2010
Site survey, observation and photography	April 12, 2010 – April 16, 2010
Client kick-off Meeting	April 19, 2010
Preliminary Concept Presentation	May 12, 2010
Public Workshop	May 17, 2010
Midway Concept Presentation	June 16, 2010
Public Workshop	June 21, 2010
Final Concept Presentation.....	July 28, 2010
Public Workshop / Presentation	August 2, 2010
Submission of completed Master plan.....	August 13, 2010



CURRENT AND ANTICIPATED 12-MONTH WORKLOAD PROJECTIONS

mbi | k2m Architecture is a rapidly growing and expanding firm due to our ability to adhere to our client's schedules, ease of communication with all personnel, and our ability to understand the complexities of all project types. In the past few years our office has increased our staffing capabilities and client projects by 200-percent. With each new hire our office instills our founding service mission of building relationships based on trust and results. We have never missed a scheduled deadline and consistently perform at a level greater than our clients' expectations.

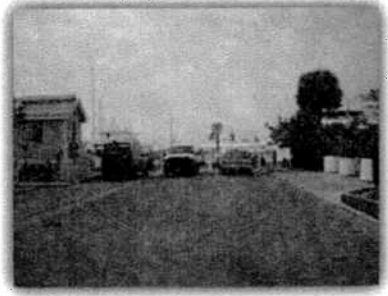
The information below contains the anticipated workload for our current staffing levels.

Name of Firm	Labor Hours of Available Resources	Projected Available Labor Hours by Month starting April 2010											
		1	2	3	4	5	6	7	8	9	10	11	12
mbi k2m	4600/month	500	1000	1500	1500	2000	2500	2500	2800	3000	3000	3000	3000

ONGOING AND PENDING PROJECTS

Client	Project	Anticipated Completion
Monroe County	Public Works Facility	On Hold
Monroe County	Old Tavernier School	On Hold
Monroe County	Boca Chica Road – CA phase	2010
Omega Design Build	Hyatt Summerfield, Warrensville	April 2010
Condor Construction	Hyatt Place, Warrensville	March 2010
City of Key West	Administration Bldg. - Task 3, 4, 5	Feb 2010
Monroe County	Marathon Court House	2010
Corporex	Summerfield Suites - Denver, CO	April 2010
Ohio Department of Administrative Services	Cuyahoga Hills JCF - classroom add	Feb 2011
Cuyahoga County	Community Based Correction Facility	Dec 2010
Cuyahoga County	Cuyahoga County Jail - Kitchen relocation	2012
Ocean Point	Ocean Point Purchasing FF&E	Feb 2010
Mermaid	Waterfront Place Hotel	July 2010

Additional Information



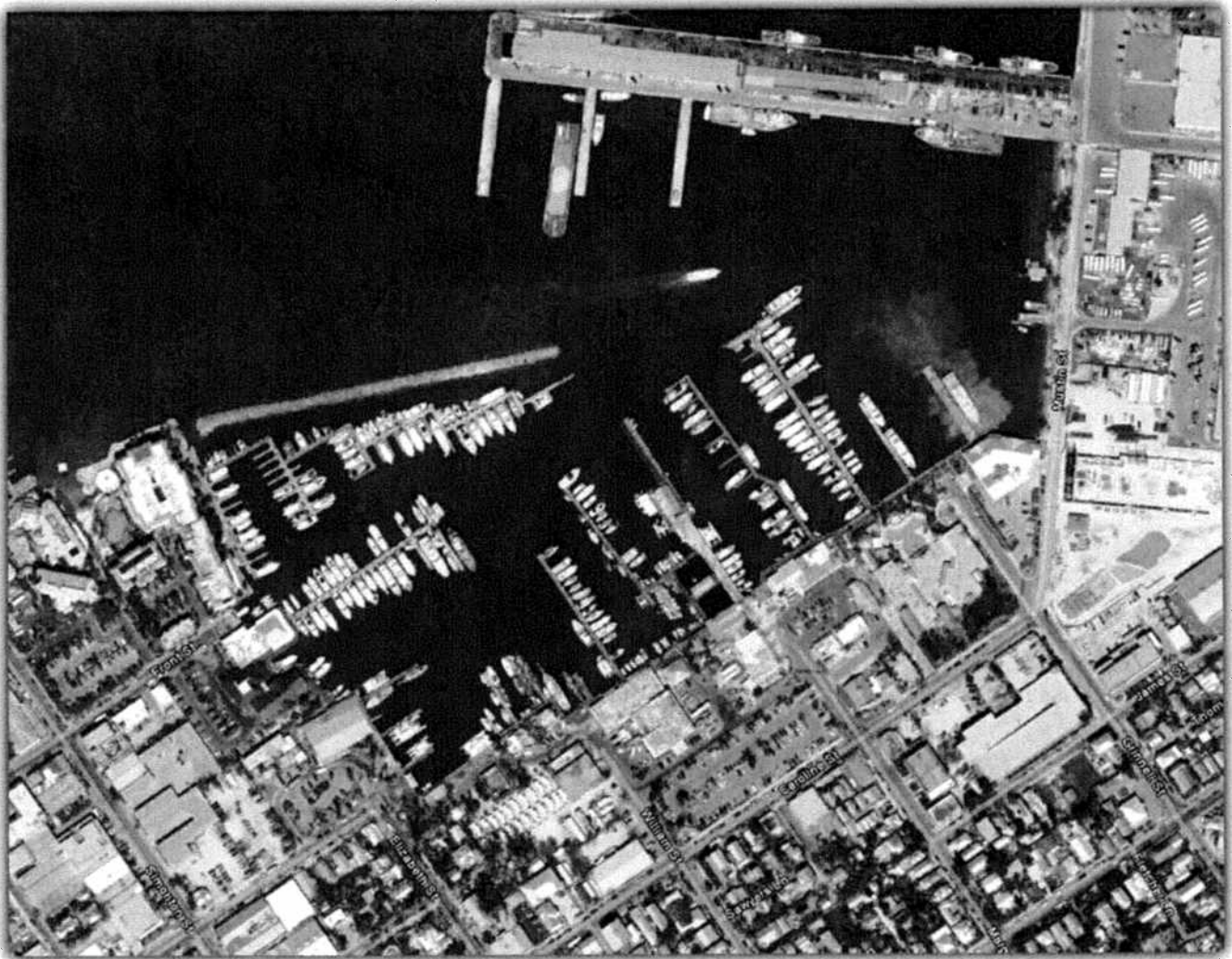
Caroline Street



Harbor Walk



Duval Street



Green Street

Margaret Street



William Street



Elizabeth Street



Green Street

ADDITIONAL INFORMATION

- Addendum No. 1
- Business Licenses
- Proof of Liability Insurance Certificate

ADDENDUM NO. 1

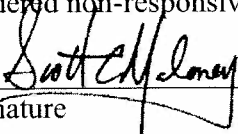
To All Proposers:

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

CLARIFICATION for number of copies to be submitted:

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

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



Signature

mbi | k2m Architecture, Inc.
Name of Business

STATEMENT OF

QUALIFICATIONS

Key West Bight Design &
Project Management for Public Area Enhancement

AC# 4213617

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN SEQ# L09011200462

DATE	BATCH NUMBER	LICENSE NBR
01/12/2009	087043623	AA26001059

The ARCHITECT CORPORATION
Named below IS CERTIFIED
Under the provisions of Chapter 481 FS.
Expiration date: FEB 28, 2011

MBI/K2M ARCHITECTURE INC
1001 WHITEHEAD STREET
KEY WEST FL 33040

CHARLIE CRIST
GOVERNOR

CHARLES W. DRAGO
SECRETARY

DISPLAY AS REQUIRED BY LAW

STATEMENT OF

QUALIFICATIONS

Key West Bight Design & Project Management for Public Area Enhancement



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

MBI/K2M ARCHITECTURE INC
1001 WHITEHEAD STREET
KEY WEST FL 33040

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers.

License stamp containing: STATE OF FLORIDA, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, ARCHITECT CORPORATION, MBI/K2M ARCHITECTURE INC, IS CERTIFIED under the provisions of Ch. 481 FS, Expiration date: FEB 28, 2011

DETACH HERE

Main license stamp containing: AC# 4213617, STATE OF FLORIDA, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF ARCHITECTURE & INTERIOR DESIGN, SEQ# L09011200462, TABLE with columns DATE, BATCH NUMBER, LICENSE NBR, and signature lines for CHARLIE CRIST GOVERNOR and CHARLES W. DRAGO SECRETARY.

STATEMENT OF

QUALIFICATIONS

Key West Bight Design & Project Management for Public Area Enhancement



CERTIFICATE OF LIABILITY INSURANCE

OP ID PC
MBIK2-1

DATE (MM/DD/YYYY)
02/08/10

PRODUCER Selvaggio, Teske & Associates 3401 Enterprise Pkwy. Ste. 101 Beachwood OH 44122 Phone: 216-839-2800 Fax: 216-839-2815		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED mb1-k2m Architecture, Inc. Spectrum Design Services Inc. 1001 Whitehead Street, Key West, FL 33040		INSURERS AFFORDING COVERAGE	NAIC #
		INSURER 1 Hartford Casualty Ins. Co.	29424
		INSURER 2 Hudson Insurance Company	25054
		INSURER 3	
		INSURER 4	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION, AND CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE POLICIES AFFORDED BY THE POLICIES DESCRIBED HEREIN ARE SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. APPROPRIATE LIMITS SHOWN MAY HAVE BEEN EXCEEDED BY THIS CLAIM.

INSR LTR	ACORD AMBID	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	1	<input checked="" type="checkbox"/> GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> COVER <input type="checkbox"/> GEN. AGGREGATE UMBRELLA/EXCESS <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> END POINT <input type="checkbox"/> END	45SBAIO7008	09/14/09	09/14/10	EACH OCCURRENCE DAMAGE TO BODILY PROPERTY MEDICAL EXPENSE PERSONAL & AD. INJURY GENERAL AGGREGATE PRODUCTS - COMMER. AGG.
A	1	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> Hired Autos <input checked="" type="checkbox"/> Non-owned Autos	45SBAIO7008	09/14/09	09/14/10	OPERATOR/INSURED LIMIT (per accident) BODILY INJURY (per person) BODILY INJURY (per accident) PROPERTY DAMAGE (per accident)
		<input type="checkbox"/> GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO/PAID - EA ACCIDENT OTHER THAN AUTO/PAID
A	1	<input checked="" type="checkbox"/> EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> DEFECTIBLE 10,000 <input type="checkbox"/> RETENTION	45SBAIO7008	09/14/09	09/14/10	EACH OCCURRENCE AGGREGATE EXCLUSIONS PROFESSIONAL
A	1	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS LIABILITY <input type="checkbox"/> ANY PROFESSIONAL SERVICE ASSOCIATION <input type="checkbox"/> EMPLOYER/EMPLOYEE (Mandatory in OH) <input type="checkbox"/> FULL OCCUPATION <input type="checkbox"/> SPECIAL OCCUPATION	T/W 45SBAIO7008 OHIO STOP GAP	09/14/09	09/14/10	<input checked="" type="checkbox"/> NO SEPARATE POLICY LIMITS <input type="checkbox"/> SEPARATE POLICY LIMITS E.L. DISEASE - OCCUPATION E.L. DISEASE - CASUALTY E.L. DISEASE - POLICY LIMIT
B		<input type="checkbox"/> OTHER Professional Liab Claims-Made	ARE7204502	04/13/09	04/13/10	Ea Claim \$3,000,000 Aggregate \$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THERE OF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE:
[Blank space for Certificate Holder Name]	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THERE OF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE:

RANKING SHEET