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QUALIFICATIONS FOR ARCHITECTURAL  
SERVICES FOR FREDERICK DOUGLASS GYM  
EXTENSION,  
RFQ #19-001

THE CITY OF KEY WEST  
FLORIDA

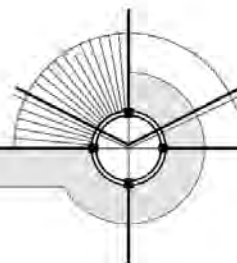


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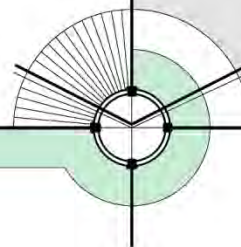
IN ASSOCIATION WITH

PEREZ ENGINEERING & DEVELOPMENT, INC., CIVIL ENGINEER  
ATLANTIC ENGINEERING SERVICES, STRUCTURAL ENGINEER  
INNOVATIVE ENGINEERING GROUP, INC., MEP ENGINEER  
LANDWISE DESIGN, INC., LANDSCAPE ARCHITECT  
TREPANIER & ASSOCIATES, INC., LAND USE PLANNING DEVELOPMENT CONSULTANTS  
TRIFECTA CONSTRUCTION SOLUTIONS, SUSTAINABILITY CONSULTANT



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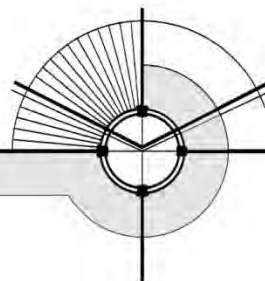
# 1. COVER LETTER

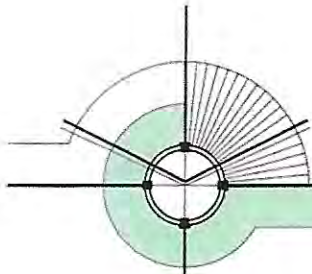
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JANUARY 31, 2019

CITY CLERK, CITY OF KEY WEST  
1300 WHITE STREET  
KEY WEST, FLORIDA 33040

RE: REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL SERVICES FOR FREDERICK DOUGLASS GYM EXTENSION.

WILLIAM P. HORN ARCHITECT, P.A., IS PLEASED TO RESPOND TO YOUR REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL SERVICES FOR FREDERICK DOUGLASS GYM EXTENSION.

WILLIAM P. HORN ARCHITECT, P.A. IS A KEY WEST BASED ARCHITECTURAL FIRM THAT HAS BEEN IN BUSINESS IN THE FLORIDA KEYS AND KEY WEST SINCE OCTOBER 1993. OUR FIRM IS LOCATED AT 915 EATON STREET, KEY WEST, FLORIDA. OUR TEAM OF ARCHITECTS, PLANNERS AND ENGINEERS HAVE WORKED TOGETHER ON NUMEROUS PROJECTS WITHIN KEY WEST AND THE FLORIDA KEYS OVER THE LAST TWENTY YEARS.

OUR TEAM HAS WORKED SUCCESSFULLY WITH OTHER KEY WEST AND MONROE COUNTY GOVERNMENT AGENCIES, INCLUDING MONROE COUNTY, KEY WEST HOUSING AUTHORITY, THE MONROE COUNTY SCHOOL BOARD, THE CITY OF KEY WEST AND THE CITY OF MARATHON. WILLIAM P. HORN ARCHITECT, P. A. PRESENTLY HAS AN ANNUAL CONTRACT FOR ARCHITECTURAL SERVICES WITH MONROE COUNTY, THE SCHOOL BOARD, THE UTILITY BOARD OF KEY WEST AND THE CITY OF KEY WEST.

OUR TEAM HAS COMPLETED MANY COMMUNITY CENTERS (AND SIMILAR BUILDING TYPES) WITHIN KEY WEST AND MONROE COUNTY.

WE JUST COMPLETED A 5,000 S.F. NEW COMMUNITY CENTER AT BERNSTEIN PARK, STOCK ISLAND FOR MONROE COUNTY.

WILLIAM P. HORN SPECIALIZES IN DESIGNING NEW BUILDINGS WITHIN THE HISTORIC DISTRICT OF KEY WEST AND IS VERY KNOWLEDGEABLE OF THE H.A.R.C. GUIDELINES AND THE LAND USE REGULATIONS OF KEY WEST.

WILLIAM P. HORN ARCHITECT, P.A., IS A FINANCIALLY STABLE KEY WEST BASED ARCHITECTURAL FIRM THAT HAS NOT HAD ANY PREVIOUS OR PENDING LITIGATION ISSUES. OUR TEAM'S PRESENT WORKLOAD IS SUCH THAT WE CAN MAKE A FULL AND IMMEDIATE COMMITMENT TO YOUR NEW PROJECTS.

YOUR REVIEW OF THIS PROPOSAL IS APPRECIATED AND WE LOOK FORWARD TO THE POSSIBILITY OF CONTINUING OUR ANNUAL CONTRACT WITH THE CITY OF KEY WEST.

WILLIAM P. HORN ARCHITECT, P.A.

WILLIAM P. HORN, R.A. NCARB, LEED AP, BD & C  
PRINCIPAL

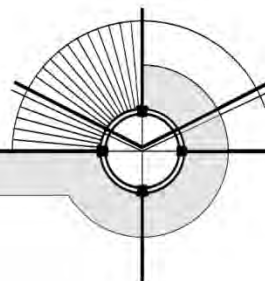
## 2. INFORMATION PAGE

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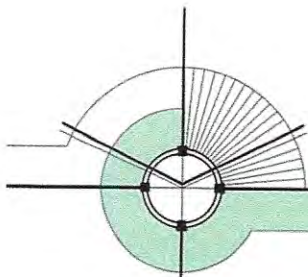
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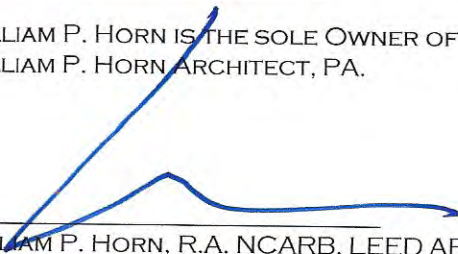
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## INFORMATION PAGE

### ARCHITECTURAL SERVICES FOR FREDERICK DOUGLASS GYM EXTENSION

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WILLIAM P. HORN IS THE SOLE OWNER OF THE COMPANY NAMED  
WILLIAM P. HORN ARCHITECT, PA.

  
WILLIAM P. HORN, R.A. NCARB, LEED AP, BD & C  
PRINCIPAL

  
NOTARY



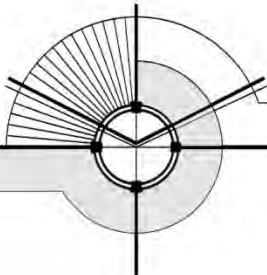
WILLIAM P. HORN – PRINCIPAL ARCHITECT  
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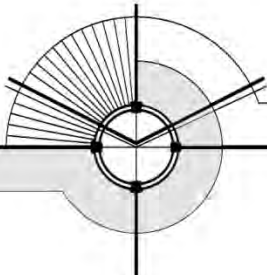
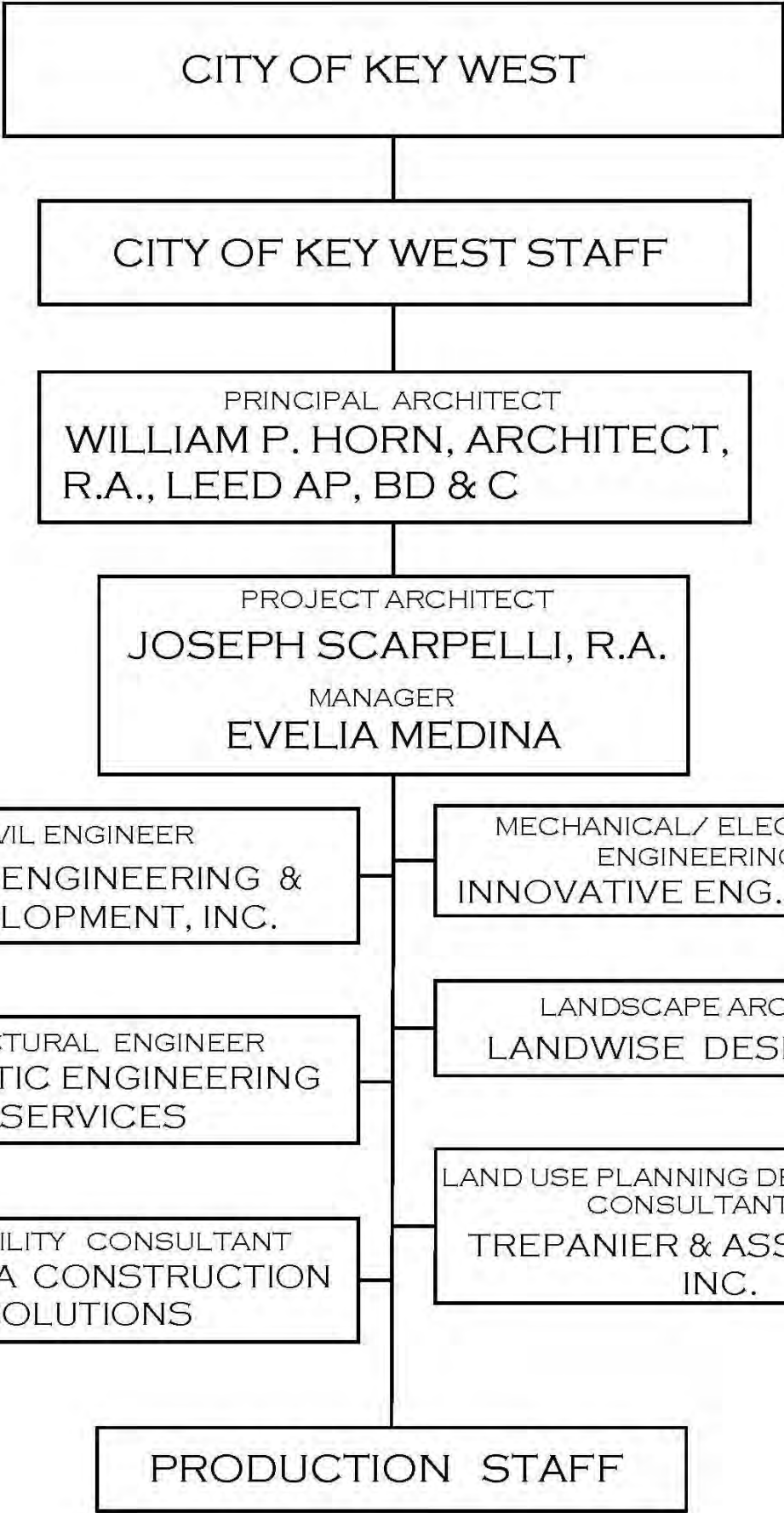
JOSEPH SCARPELLI – PROJECT ARCHITECT  
[JOE@WPHORNARCHITECT.COM](mailto:JOE@WPHORNARCHITECT.COM)

EVELIA MEDINA – PROJECT MANAGER  
[EVELIA@WPHORNARCHITECT.COM](mailto:EVELIA@WPHORNARCHITECT.COM)

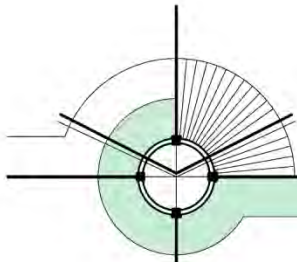
### 3. ORGANIZATION CHART

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**PRIME CONSULTANT**

ARCHITECTURAL: WILLIAM P. HORN ARCHITECT, PA

6 TOTAL STAFF MEMBERS (3 ARCHITECTS, 2 INTERN ARCHITECTS, 1 ADMINISTRATIVE/DRAFTING)

**SUB-CONSULTANTS**

CIVIL ENGINEERING: PEREZ ENGINEERING & DEVELOPMENT, INC.

3 TOTAL STAFF MEMBERS (1 ENGINEERS, 1 SENIOR DESIGNER, 1 CONSTRUCTION INSPECTOR)

STRUCTURAL ENGINEERING: ATLANTIC ENGINEERING SERVICES

12 TOTAL STAFF MEMBERS (2 ENGINEERS, 3 PROJECT ENGINEERS, 2 STRUCTURAL DESIGNERS, 4 BIM TECHNICIANS, 1 SUPPORT STAFF)

M.E.P. ENGINEERING: INNOVATIVE ENGINEERING GROUP, INC.

6 PERSONS (4 ENGINEERS, 1 DRAFTSPERSON, 1 ADMINISTRATIVE)

LANDSCAPE ARCHITECT: LANDWISE DESIGN, INC.

2 PERSONS (1 LANDSCAPE ARCHITECT, 1 DRAFTSPERSON)

PLANNING: TREPANIER & ASSOCIATES, INC.

4 PERSONS (2 PLANNERS, 2 ADMINISTRATIVE)

SUSTAINABILITY CONSULTANT: TRIFECTA CONSTRUCTION SOLUTIONS

3 PERSONS ( 2 PROFESSIONAL CONSULTANTS, 1 ADMINISTRATIVE)

**LIST OF KEY PERSONNEL THAT WILL WORK ON THIS CONTRACT:**

		<u>CITY OF RESIDENCE</u>
PRINCIPAL ARCHITECT:	WILLIAM P. HORN, RA	KEY HAVEN, FL.
PROJECT ARCHITECT:	FRANK HERDLISKA, RA	SUGARLOAF, FL.
PROJECT ARCHITECT:	JOE SCARPELLI	BIG PINE, FL.
PROJECT MANAGER:	EVELIA MEDINA	KEY WEST, FL.
INTERN ARCHITECT:	JOANNA WALCZAK	KEY WEST, FL.
ADMINISTRATIVE/DRAFTING:	ALMA HORN	KEY HAVEN, FL.
CIVIL ENGINEER:	ALLEN PEREZ, P.E.	KEY WEST, FL.
PROJECT ENGINEER:	JUSTIN HENIKA, EIT	KEY WEST, FL.
STRUCTURAL ENGINEER:	MARK J. KEISTER, P.E.	JACKSONVILLE, FL.
M.E.P. ENGINEER:	SUDHIR GUPTA, P.E.	MIAMI, FL.
LANDSCAPE ARCHITECT:	LADD ROBERTS, RLA	JACKSONVILLE, FL.
PLANNING:	OWEN TREPANIER	KEY WEST, FL.
SUSTAINABILITY CONSULTANT:	JENNIFER LANGUELL	FORT MYERS, FL.

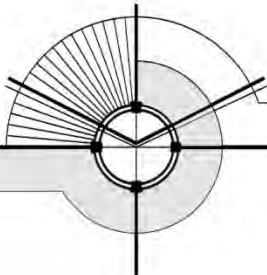
# 4. COMPANY INFORMATION

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**TEAM PROFILE AND HISTORY**

**TEAM HISTORY**

THE TEAM OF ARCHITECTS, PLANNERS AND ENGINEERS HAVE WORKED ON NUMEROUS HOUSING PROJECTS THROUGH OUT MONROE COUNTY. FOR OVER TWENTY YEARS WE HAVE BEEN PROVIDING MONROE COUNTY AND KEY WEST GOVERNMENT AGENCIES QUALITY SERVICE AND SUCCESSFULLY COMPLETED PROJECTS.

**WILLIAM P. HORN ARCHITECT, P.A.** IS A KEY WEST/MONROE COUNTY BASED ARCHITECTURAL FIRM THAT HAS BEEN IN THE BUSINESS SINCE 1993 AND WILL BE PROVIDING FULL ARCHITECTURAL SERVICES. THE FIRM'S PRINCIPAL, WILLIAM P. HORN HAS BEEN A REGISTERED ARCHITECT IN FLORIDA SINCE 1990 AND HAS WORKED IN MONROE COUNTY SINCE 1988. HE PREVIOUSLY HAS WORKED IN NEW YORK AND PHILADELPHIA. WILLIAM HORN SERVED ON THE KEY WEST HARC BOARD FOR 4 YEARS AND WAS CHAIRMAN FOR 3 YEARS. THE FIRM IS NOW ONE OF THE OLDEST ARCHITECTURAL FIRMS IN MONROE COUNTY AND HAS SUCCESSFULLY COMPLETED HUNDREDS OF GOVERNMENT AND COMMERCIAL PROJECTS THROUGHOUT MONROE COUNTY AND KEY WEST.

WILLIAM P. HORN ARCHITECT, P.A. PRESENTLY HAS AN ANNUAL CONTRACT WITH THE CITY OF KEY WEST, THE SCHOOL DISTRICT, MONROE COUNTY AND THE UTILITY BOARD OF KEY WEST FOR ARCHITECTURAL SERVICES. WE HAVE ALSO WORKED WITH THE KEY WEST HOUSING AUTHORITY ON NUMEROUS PROJECTS IN THE PAST. WE ARE WORKING WITH THE CITY OF KEY WEST ON THE DOCK MASTER/TRANSIENT RESTROOM FACILITY PROJECT, RENOVATION OF A HISTORIC GYM BUILDING, THE HISTORIC SEAPORT COMMON AREA ENHANCEMENT PLAN AND WE JUST COMPLETED THE CONCEPTUAL DESIGN FOR THE 104 UNIT COLLEGE ROAD WORKFORCE HOUSING PROJECT.

**PEREZ ENGINEERING & DEVELOPMENT, INC.,** IS A LOCAL PROFESSIONAL CIVIL ENGINEERING FIRM AND WILL PROVIDE CIVIL ENGINEERING SERVICES. THEY HAVE BEEN IN BUSINESS IN KEY WEST SINCE 1999. THEY HAVE SUCCESSFULLY MANAGED AND COMPLETED VARIOUS TYPES OF MULTI-DISCIPLINE CONTRACTS INCLUDING CONTINUING SERVICES CONTRACTS FOR MUNICIPAL AND STATE GOVERNMENT, FEDERAL GOVERNMENT AND PRIVATE INDUSTRY. THEIR PERFORMANCE ON PAST AND CURRENT CONTRACTS CONFIRMS THEIR ABILITY TO MEET BOTH SCHEDULE AND BUDGET REQUIREMENTS WITH A STRONG EMPHASIS ON QUALITY.

PEREZ ENGINEERING & DEVELOPMENT, INC. HAS A FAIRLY DIVERSIFIED AMOUNT OF PROFESSIONAL EXPERIENCE WHICH ENCOMPASSES THE DESIGN AND PREPARATION OF CONSTRUCTION DOCUMENTS, PERMITTING, AND CONSTRUCTION SERVICES FOR A VARIETY OF ROADWAY AND LAND DEVELOPMENT PROJECTS. THEIR ENGINEERING DESIGN EXPERIENCE INCLUDES HYDRAULIC AND HYDROLOGIC COMPUTER MODELING OF STORM WATER MANAGEMENT SYSTEMS; THE DESIGN OF POTABLE AND SANITARY UTILITY SYSTEMS, PUMP STATIONS, PAVING AND GRADING DESIGN.

**ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE,** IS A STRUCTURAL ENGINEERING FIRM, LOCATED IN JACKSONVILLE, FLORIDA AND WILL BE PROVIDING STRUCTURAL ENGINEERING SERVICES. MARK KEISTER, P.E. BEGAN HIS CAREER AS A STRUCTURAL ENGINEER IN 1983 IN ATLANTA, GEORGIA. SINCE THEN HE HAS BEEN PROVIDING CONSULTING STRUCTURAL ENGINEERING SERVICE AND EXPERTISE TO ARCHITECTS AND OWNERS THROUGHOUT THE SOUTHEAST. THE FIRM HAS BEEN WORKING ON PROJECTS WITHIN THE FLORIDA KEYS FOR OVER 15 YEARS AND HAS WORKED ON 10 PROJECTS FOR US OVER THE LAST 5 YEARS.



ROOSEVELT SANDS AFFORDABLE HOUSING



CAMP SAWYER



OLD GYMNASIUM BUILDING

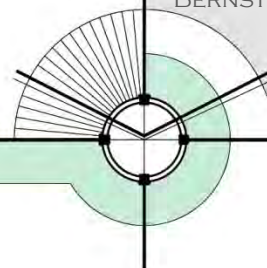


BERNSTEIN PARK

**WILLIAM P. HORN ARCHITECT, PA.**

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**INNOVATIVE ENGINEERING GROUP** IS A M.E.P. ENGINEERING FIRM WHO WILL BE PROVIDING MEP ENGINEERING SERVICES. THEY HAVE PROVIDED ALL OF OUR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER WORK SINCE WE STARTED OUR COMPANY. THE FIRM IS BASED IN MIAMI, FLORIDA. THEY ARE VERY FAMILIAR WITH OUR LOCAL ENVIRONMENT AND REGULATIONS AND HAVE SUCCESSFULLY PRODUCED NUMEROUS PROJECTS THROUGHOUT SOUTH FLORIDA. SUDHIR GUPTA, PE, LEED AP IS THE OWNER OF THE FIRM AND HE HAS AN EXTENSIVE EXPERIENCE IN HVAC AND MECHANICAL SYSTEMS.

**LANDWISE DESIGN, INC.** IS A JACKSONVILLE, FLORIDA BASED LANDSCAPE ARCHITECTURAL FIRM THAT HAS WORKED SUCCESSFULLY ON NUMEROUS PROJECTS WITHIN MONROE COUNTY AND WILL BE PROVIDING LANDSCAPE DESIGN SERVICES. LADD ROBERTS, THE PRINCIPAL LANDSCAPE ARCHITECT OF THE FIRM PROVIDED LANDSCAPE SERVICES FOR THE REDEVELOPMENT OF BERNSTEIN PARK FOR MONROE COUNTY.

**TREPANIER & ASSOCIATES, INC.** IS A KEY WEST LAND USE PLANNER FIRM AND WILL BE PROVIDING PLANNING SERVICES. THEY HAVE BEEN IN BUSINESS SINCE 2004. OWEN TREPANIER, THE OWNER OF THE FIRM IS A PLANNER AND HAS PREVIOUSLY WORKED FOR THE CITY OF KEY WEST AS A PLANNER. OWEN IS ONE OF THE MOST KNOWLEDGEABLE PLANNERS IN MONROE COUNTY AND THE FIRM IS THE LEADING EXPERT IN THE KEY WEST AND MONROE COUNTY PERMITTING PROCESS.

**TRIFECTA CONSTRUCTION SOLUTIONS** IS A FT. MYERS, FLORIDA BASED SUSTAINABILITY ENGINEERING CONSULTING FIRM AND WILL BE PROVIDING SUSTAINABILITY SERVICES. THEY HAVE BEEN IN BUSINESS FOR OVER 16 YEARS. THE FIRM PROVIDES SUSTAINABILITY CONSULTING FOR A VARIETY OF RATING SYSTEMS, INCLUDING LEED CERTIFICATION, FLORIDA GREEN BUILDING COALITION OR ENERGY STAR RATINGS AND CERTIFICATIONS. DR. JENNIFER LANGUELL, THE OWNER OF THE FIRM, IS A NATIONALLY RECOGNIZED LEADER IN EDUCATING CONSTRUCTION INDUSTRIES AND DEVELOPING SUSTAINABLE PROJECTS. SHE IS PRESENTLY WORKING WITH US ON GETTING FLORIDA GREEN BUILDING COALITION CERTIFICATION FOR BERNSTEIN PARK, ON A NEW DOCK MASTER OFFICE BUILDING FOR THE CITY OF KEY WEST AND FOR THE 37 UNIT WORKFORCE HOUSING PROJECT FOR CATHOLIC CHARITIES IN KEY WEST.

THE COMBINED EFFORTS OF ALL TEAM MEMBERS WILL PROVIDE THE CITY OF KEY WEST WITH THE APPROPRIATE STAFF SIZE, EXPERTISE AND AVAILABILITY NECESSARY TO MEET THE NEEDS OF THIS PROJECT IN A TIMELY AND MOST COST EFFECTIVE MANNER.



SEVEN FISH



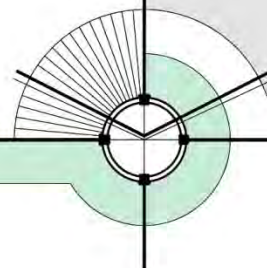
DOCK MASTER



GRASSY KEY

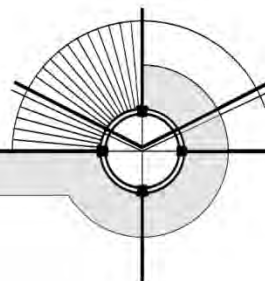


ROOSEVELT SANDS JR. COMMUNITY CENTER



## 5. METHODOLOGY AND APPROACH

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## WILLIAM P. HORN ARCHITECT, P.A. PROJECT METHODOLOGY AND APPROACH

WILLIAM P. HORN ARCHITECT, P.A. AND THE TEAM MEMBERS APPROACH EACH PROJECT WITH STRICT STRUCTURED AND DETAILED METHODS TO INSURE THAT THE PROJECT IS COMPLETED IN AN EFFICIENT AND SUCCESSFUL MANNER.

WILLIAM P. HORN ARCHITECT, P.A. ALSO APPROACHES ALL PROJECTS BY FIRST LISTENING TO WHAT THE CLIENTS NEEDS ARE. WE PRIDE OURSELVES IN LISTENING TO THE CLIENTS NEEDS FIRST, THEN APPLYING OUR KNOWLEDGE AND EXPERIENCE TO HELP PROVIDE THE CLIENT WHAT THEY WANT. THE TEAM INTEGRATES EXTENSIVE SITE VISITS, CODE RESEARCH AND INITIAL COST BUDGETING INTO THE EARLY STAGES OF PROJECTS. WE ARE PROUD OF THE VARIETY OF DESIGNS THAT HAVE BEEN PRODUCED FROM OUR OFFICE THAT PROVE THAT WE LISTEN TO THE CLIENTS NEEDS AND PRODUCE A DESIGN THAT IS UNIQUE TO EACH PROJECT AND PLACE. COMPLETE AND ACCURATE CONSTRUCTION DOCUMENTS HAVE BEEN CONTINUOUSLY PRAISED BY OWNERS AND CONTRACTORS AS COMPLETE, THOROUGH, AND EASY TO READ.

THE FOLLOWING IS A SUMMARY OF HOW WE TYPICALLY APPROACH EACH PROJECT (SPECIFIC PROJECT APPROACH FOR THIS PROJECT IS DESCRIBED FOLLOWING THIS LIST):

- SURVEYING THE EXISTING SITE CONDITIONS, DOCUMENTING EXISTING SYSTEMS AND BUILDINGS AND CONDITION OF EACH SYSTEM AND BUILDING, FINAL SURVEY.
- PROGRAMMING & PLANNING ASSISTANCE TO GET PROGRAM ESTABLISHED FOR THE PROJECT. MEET WITH STAFF TO FIND THEIR NEEDS AND OBSERVE EXISTING OPERATIONS FOR INPUT INTO PROGRAM. POSSIBLE SITE VISITS TO SIMILAR FACILITIES. - POSSIBLE PUBLIC WORKSHOP IF NEEDED.
- CODE RESEARCH & ANALYSIS.
- DESIGN SERVICES TO DEVELOP SOLUTION OPTIONS FOR REVIEW AND APPROVAL. 3-DIMENSIONAL RENDERINGS AND/OR MODELS CAN BE MADE FOR PRESENTATION.
- PRELIMINARY L.E.E.D., F.G.B.C. OR OTHER RATING SYSTEM COORDINATION IF REQUIRED.
- PRELIMINARY COST ESTIMATES TO ESTABLISH AN INITIAL BUDGET.
- PRELIMINARY APPROVALS IF REQUIRED SUCH AS PLANNING BOARD APPROVALS, HISTORIC BOARD APPROVALS, FEMA VARIANCES OR OTHER VARIANCES.
- DESIGN DEVELOPMENT, WHICH INCLUDES MEETING WITH PLANNER & BUILDING DEPARTMENT STAFF AND FIRE DEPARTMENT TO GET INITIAL INPUT PRIOR TO DEVELOPING FINAL DIRECTION.



PUBLIC WORKSHOPS



MASTER PLAN



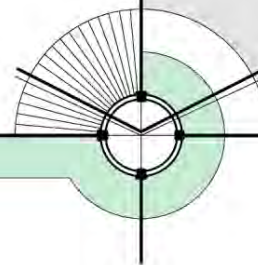
CONCEPT DESIGN



LEED CREDENTIAL

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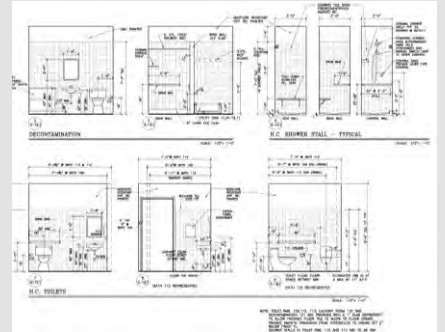
- DEVELOPING ALL MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL SYSTEMS. THIS PHASE BASICALLY MAKES SURE THE CHOSEN DESIGN IS POSSIBLE TO ACHIEVE.
- L.E.E.D OR F.G.B.C. REGISTRATION AND SUBMITTAL REQUIREMENTS.
- CONSTRUCTION DOCUMENTS: INCLUDES PREPARING ALL OF DRAWINGS AND SPECIFICATIONS NECESSARY TO OBTAIN A BUILDING PERMIT AND BID TO CONTRACTORS FOR CONSTRUCTION. WORK INCLUDES ALL DESIGNING, DRAWING AND SPECIFYING ALL STRUCTURAL, PLUMBING, ELECTRICAL, AIR CONDITIONING AND KITCHEN SYSTEMS, ADA COMPLIANCE, BUILDING WALLS, CEILINGS, DOORS, WINDOWS & ALL FINISHES. DRAWINGS AND SPECIFICATIONS WILL BE SIGNED & SEALED BY FLORIDA REGISTERED ENGINEERS & ARCHITECTS.
- FINAL COST ESTIMATES.
- POSSIBLE PHASING PLAN (SO YOU CAN CONTINUE TO OPERATE DURING CONSTRUCTION, IF REQUIRED).
- PERMIT APPLICATIONS & SUBMITTALS FOR ALL REQUIRED PERMITS FOR EACH JOB.
- BIDDING TO CONTRACTORS FOR COSTS OF CONSTRUCTION, ANALYZING BIDS AND MAKING RECOMMENDATIONS TO THE BOARD FOR APPROVAL.
- CONSTRUCTION SUPERVISION SERVICES, INCLUDING SHOP DRAWING REVIEWS, SITE VISITS, REPORTS, APPROVALS & FINAL CLOSEOUT.
- L.E.E.D. OR F.G.B.C. SUBMITTALS FOR CERTIFICATION.

IN ALL OF THE PHASES OF EACH PROJECT EACH TEAM MEMBER WILL PROVIDE THEIR EXPERTISE IN THE FOLLOWING AREAS:

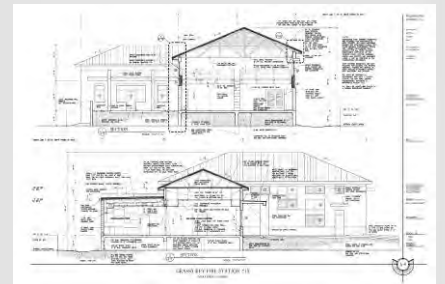
- PLANNING SERVICES.
- ARCHITECTURAL SERVICES
- ADA AND CODE COMPLIANCE
- STRUCTURAL ENGINEERING
- ELECTRICAL ENGINEERING
- MECHANICAL (A/C AND PLUMBING) ENGINEERING
- FIRE PROTECTION
- CIVIL ENGINEERING
- LANDSCAPE DESIGN
- COST ESTIMATING
- SUSTAINABILITY CONSULTING SERVICES
- SURVEYING SERVICES
- ENVIRONMENTAL ENGINEERING SERVICES



CONCEPTUAL DESIGN



ADA CODE REVIEW



CONSTRUCTION DOCUMENTS

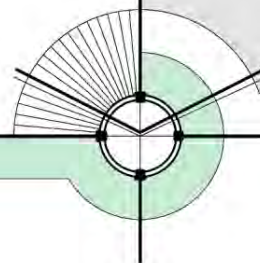


CONSTRUCTION SUPERVISION

WILLIAM P. HORN ARCHITECT, PA.

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# PROJECT METHODOLOGY AND APPROACH

THE INITIAL METHOD AND APPROACH IS AN IMPORTANT PART OF EACH PROJECT. WILLIAM P. HORN ARCHITECT, P.A., IMPLEMENTS NUMEROUS REVIEWS FOR EACH PHASE OF EACH PROJECT TO ASSURE A QUALITY PROJECT. WE HAVE DEVELOPED A REPUTATION OF PROVIDING COMPLETE, ACCURATE AND DETAILED SUBMITTALS FOR EACH PHASE OF A PROJECT, SUCH AS HISTORIC BOARD SUBMITTALS, VARIANCE AND PLANNING BOARD SUBMITTALS, AND CONSTRUCTION DOCUMENTS AND SPECIFICATIONS. THE CITY STAFF IN THE PLANNING AND BUILDING DEPARTMENT HAVE COMPLIMENTED US ON OUR SUBMITTALS NUMEROUS TIMES. WILLIAM P. HORN ARCHITECT, P.A. HAS NOT HAD ANY LAWSUITS ON ANY OF THE FIRMS PROJECTS, WHICH SUPPORTS OUR EFFORTS FOR GOOD QUALITY CONTROL.

## PROJECT START

AN IMPORTANT PART OF ANY PROJECT IS LISTENING TO THE CLIENTS NEEDS AND UNDERSTANDING THE FULL SCOPE OF THE PROJECT. DURING THE INITIAL MEETINGS WITH THE CLIENT WILLIAM HORN, THE PRINCIPAL ARCHITECT ON THIS TEAM, ATTENDS THE MEETINGS TO MAKE SURE HE UNDERSTANDS THE FULL SCOPE OF THE PROJECT AND ALL THE NEEDS OF THE CLIENT. HE MAINTAINS PERSONAL COMMUNICATION WITH THE CLIENT THROUGHOUT THE ENTIRE PROJECT TO ASSURE CONSISTENCY AND QUALITY. ONCE THE PROGRAM FOR THE PROJECT IS UNDERSTOOD AND DESIGN WORK IS STARTED THE TEAM USES THEIR VAST EXPERIENCE WITH ZONING AND BUILDING CODES AND APPLIES THE KNOWLEDGE TO THE PROJECT. IT IS IMPORTANT AT THIS EARLY STAGE, TO ASSURE THAT THE PROJECT CAN BE REALIZED WITHIN THE CODES AND FIND CONFLICTS EARLY. PRELIMINARY CONSTRUCTION COSTS ARE DEVELOPED AND DISCUSSED TO CLARIFY BUDGET LIMITATIONS. SUSTAINABILITY GOALS ARE DISCUSSED AND SET FOR THE PROJECT.

## SCHEMATIC DESIGN PHASE

AFTER THE PROJECTS PROGRAM, INITIAL CODE REVIEW AND PRELIMINARY BUDGET IS SET, WE MOVE INTO THE SCHEMATIC DESIGN OF THE PROJECT. WE EXPLORE NUMEROUS DESIGN OPTIONS TO ASSURE THAT WE HAVE FOUND THE BEST QUALITY DESIGN FOR THE PROJECT. THE QUALITY OF THE DESIGN IS IMPORTANT TO THE TEAM. FOR NEW BUILDINGS OR LARGER RENOVATION PROJECTS WE HAVE BEEN INITIATING OUR DESIGN IN 3-D (REVIT). A 3-D MODEL IS CREATED ON THE COMPUTER THAT ALLOWS THE DESIGN TEAM AND THE CLIENT CLEARLY UNDERSTAND THE DESIGN, THUS ELIMINATING ANY MISUNDERSTANDING OF THE DESIGN, THIS 3-D PRESENTATION IS ALSO USED FOR SUBMISSION TO HARC AND THE PLANNING BOARD IF REQUIRED.

THE DESIGN IS REVIEWED BY THE PROJECT ARCHITECT, THE PRINCIPAL ARCHITECT AND THE OTHER TEAM MEMBERS TO ASSURE LAND USE, HANDICAP CODE, FEMA AND BUILDING CODE COMPLIANCE. SUSTAINABILITY GOALS ARE REVIEWED AND INTEGRATED INTO THE DESIGN. COSTS ESTIMATES ARE REVIEWED.

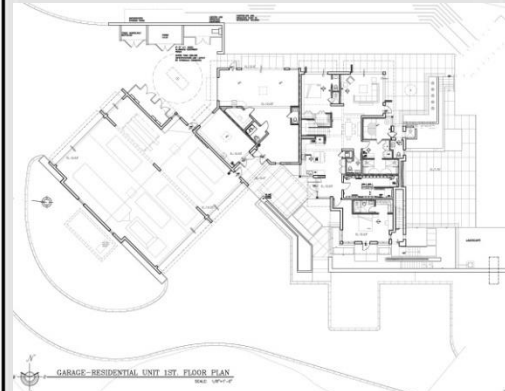
THE PROJECT THEN GETS SUBMITTED TO THE DRC, TREE COMMISSION, PLANNING BOARD, HARC BOARD, CITY COMMISSION AND THE STATE FOR REVIEW AND APPROVALS.



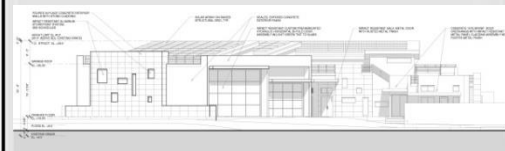
CONCEPT RENDERING



CONCEPT RENDERING



FLOOR PLAN

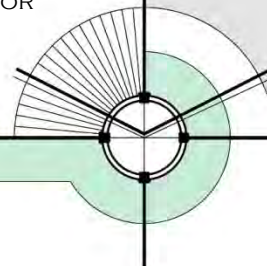


ELEVATION

**WILLIAM P. HORN ARCHITECT, PA.**

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WPHORNARCHITECT.COM



## **DESIGN DEVELOPMENT PHASE**

ONCE THE SCHEMATIC DESIGN IS DEVELOPED AND REVIEWED AND ALL INITIAL APPROVALS ARE RECEIVED FROM THE TREE COMMISSION, DRC, PLANNING BOARD, HARC BOARD, CITY COMMISSION AND STATE, THE TEAM MOVES INTO DESIGN DEVELOPMENT. THE DESIGN IS DEVELOPED BY ALL TEAM MEMBERS TO ASSURE THAT ALL SYSTEMS COORDINATE PROPERLY. THE PROJECT ARCHITECT MEETS WITH EACH CONSULTANT TO REVIEW THE PROJECTS DEVELOPMENT AND RESOLVE ANY CONFLICTS. THE CLIENT IS MADE AWARE OF ALL ASPECTS OF THE DEVELOPMENT OF THE PROJECT TO ASSURE THAT THERE ARE NO SURPRISES OR MIS-UNDERSTANDING. THE PRINCIPAL ARCHITECT, WILLIAM P. HORN, REVIEWS THE PROJECT AND THEN MEETS AGAIN WITH THE CLIENT TO FINALIZE THIS PART OF THE PROJECT. THE CONSTRUCTION COST ESTIMATE IS UPDATED AGAIN.

## **CONSTRUCTION DOCUMENTS PHASE**

WHEN THE PROJECT IS DEVELOPED ENOUGH SO THAT ALL SYSTEMS OF THE BUILDING AND SITE ARE COORDINATED AND THE CLIENTS NEEDS HAVE BEEN MET THE TEAM PROCEEDS TO DEVELOP THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS. THE PROJECT ARCHITECT CONDUCTS EXTENSIVE COORDINATION WITH ALL OF THE TEAM MEMBERS ( STRUCTURAL, CIVIL, MEP ENGINEERS, ETC.) TO ASSURE THAT EVERYONE IS WORKING WITH THE LATEST INFORMATION AND THAT EVERYTHING IS COORDINATED. THE CLIENT HAS THE OPPORTUNITY TO REVIEW THE DRAWINGS AT THE 50% AND 90% LEVEL OF COMPLETION. THE PRINCIPAL ARCHITECT MEETS WEEKLY WITH THE TEAM AND REVIEWS THE PROJECT FOR COMPLETENESS AND CLARITY. WHEN THE CONSTRUCTION DOCUMENTS ARE 100% COMPLETE THE CLIENT AND THE TEAM REVIEW THE PROJECT ONCE MORE TO ASSURE THE COMPLETENESS AND QUALITY OF THE PROJECT. A FINAL CONSTRUCTION COST ESTIMATE IS COMPLETED.

## **BIDDING PHASE**

WILLIAM P. HORN ARCHITECT, P. A. AND THE TEAM ASSIST THE CLIENT WITH THE BIDDING PROCESS TO ASSURE THE CONTRACTORS CLEARLY UNDERSTAND THE PROJECT SO THAT THEY CAN PROVIDE A QUALITY BID. MANY CONTRACTORS HAVE COMPLEMENTED OUR CONSTRUCTION DOCUMENTS AND SPECIFICATION AS BEING COMPLETE AND CLEAR. WE WORK HARD TO BE AVAILABLE AND ANSWER ANY QUESTIONS FROM THE BIDDERS OR PROVIDE MORE CLARIFICATION ON ANY ISSUE. THE BIDS ARE REVIEWED AND COMPARED FOR CONSISTENCY SO THAT THE CLIENT HAS ACCURATE BIDS.

## **CONSTRUCTION PHASE**

DURING CONSTRUCTION THE TEAM CAN PROVIDE THE CLIENT COMPLETE CONSTRUCTION SUPERVISION TO MAKE SURE THE CONTRACTOR COMPLETES THE PROJECT AS PER PLANS AND SPECIFICATIONS. INSPECTIONS DURING CONSTRUCTION ARE PROVIDED ONLY BY THE TEAMS REGISTERED ARCHITECTS OR ENGINEERS. SINCE MOST OF OUR TEAM MEMBERS ARE IN KEY WEST, WE CAN QUICKLY GO OUT TO THE SITE TO REVIEW THE CONSTRUCTION. WE HAVE FOUND THAT IN ORDER TO MAINTAIN THE QUALITY OF THE PROJECT THROUGH THE CONSTRUCTION PHASE THE ARCHITECTS, ENGINEERS AND OWNER, MUST REVIEW THE CONSTRUCTION ON A CONSISTENT BASIS. THIS CONSISTENT REVIEW IS ONE OF THE MOST IMPORTANT PARTS OF OBTAINING A QUALITY PROJECT.



CONSTRUCTION DRAWINGS



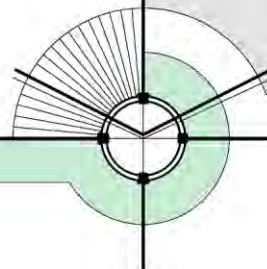
CATHOLIC CHARITIES UNDER CONSTRUCTION



CONSTRUCTION SUPERVISION OF BERNSTEIN PARK COMMUNITY CENTER



CONSTRUCTION SUPERVISION



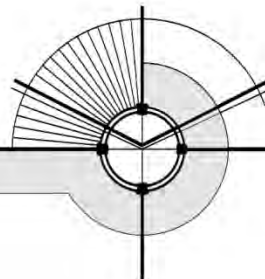
## 6. PERSONNEL

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WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WPHORNARCHITECT.COM





## REGISTRATION

STATE OF FLORIDA: No. 13537  
 N.C.A.R.B. ( NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS )  
 No. 52247  
 LEED AP (ACCREDITED PROFESSIONAL), BD+C.

## EDUCATION

THE UNIVERSITY OF PENNSYLVANIA, GRADUATE SCHOOL OF FINE ARTS  
 MASTER OF ARCHITECTURE - 1988  
 CLEMSON UNIVERSITY, COLLEGE OF ARCHITECTURE  
 BACHELOR OF SCIENCE IN ARCHITECTURE - 1982

## ASSOCIATIONS

U.S. GREEN BUILDING COUNCIL - NATIONAL MEMBER  
 USGBC - SOUTH FLORIDA CHAPTER, KEYS BRANCH  
 HARC- HISTORIC ARCHITECTURAL REVIEW BOARD- PAST CHAIRMAN (THREE YEARS)  
 OLD ISLAND RESTORATION FOUNDATION - PAST PRESIDENT, MEMBER  
 LEADERSHIP MONROE COUNTY (CLASS 1)  
 SUNRISE ROTARY CLUB - MEMBER  
 KEY WEST CHAMBER OF COMMERCE - MEMBER  
 NATIONAL COUNCIL OF ARCHITECTURE REGISTRATION BOARD - MEMBER  
 MONTESSORI CHILDRENS SCHOOL - PAST VICE PRESIDENT, BOARD MEMBER

WILLIAM P. HORN, PA  
LEED AP

## EXPERIENCE

**1993 - PRESENT**  
**WILLIAM P. HORN ARCHITECT, P.A.**  
 PRINCIPAL  
 KEY WEST, FLORIDA 33040

**1988 - 1993**  
**GONALEZ ARCHITECTS**  
 PROJECT MANAGER  
 KEY WEST, FLORIDA 33040  
 EDUCATIONAL, COMMERCIAL,  
 AFFORDABLE HOUSING,  
 RESIDENTIAL AND PLANNING

**1986 - 1987**  
**BOWER LEWIS  
 THROWER/ARCHITECTS**  
 DESIGNER  
 PHILADELPHIA, PENNSYLVANIA  
 INSTITUTIONAL, COMMERCIAL  
 AND RESIDENTIAL PROJECTS.

**1983 - 1986**  
**HAROLD E. GEBHARD, AIA.**  
 PROJECT ARCHITECT  
 WILLISTON PARK, NEW YORK  
 LARGE SCALE RENOVATIONS,  
 COMMERCIAL AND RESIDENTIAL  
 PROJECTS.

**1985 - 1986**  
**KELLER/SANGRIN ASSOCIATES/  
 ARCHITECTS**  
 DESIGNER/DRAFTSPERSON  
 MASSAPEQUA, NEW YORK  
 CUSTOM RESIDENTIAL PROJECTS

■ **HIGGS BEACH MASTER PLAN  
 AND VISITORS CENTER**

KEY WEST, FL.  
 DESIGNED MASTER PLAN  
 FOR A 19 ACRE SITE  
 ON THE ATLANTIC OCEAN

■ **ROOSEVELT SANDS  
 AFFORDABLE HOUSING**

BAHAMA VILLAGE, KEY WEST, FL.  
 NEW 44 UNIT  
 AFFORDABLE HOUSING PROJECT  
 ALL UNITS ENERGY STAR CERTIFIED

■ **CAMP SAWYER BOY SCOUT CAMP**

WEST SUMMERLAND KEY, FL.  
 DESIGNED MASTER PLAN FOR SITE  
 NEW TOILET/SHOWER BUILDING  
 REGISTERED TO BE  
 LEED SILVER CERTIFIED

■ **MONROE COUNTY FIRE STATION  
 No.8**

STOCK ISLAND, FL.  
 NEW 8,350 S.F. 2-STORY BUILDING

■ **BERNSTEIN PARK**

TOTAL RENOVATION TO PARK AND NEW  
 COMMUNITY CENTER  
 STOCK ISLAND, FL.  
 CLIENT: MONROE COUNTY

■ **KEY WEST CHAMBER OF COMMERCE**

KEY WEST, FL.  
 NEW OFFICE RENOVATION WITHIN  
 HISTORICAL "OLD CITY HALL"

■ **CRAWL KEY FIRE TRAINING ACADEMY  
 NEW 5,000 S.F. FIRE TRAINING  
 ACADEMY**

CRAWL KEY, FL.  
 CLIENT: MONROE COUNTY

■ **GRASSY KEY FIRE STATION**

GRASSY KEY, FL.  
 NEW 5,000 S.F. FIRE STATION BUILDING  
 CLIENT: CITY OF MARATHON

■ **DOCKMASTER**

GARRISON BIGHT, KEY WEST, FL.  
 CLIENT: CITY OF KEY WEST

■ **CATHOLIC CHARITIES**

KEY WEST, FL.  
 37 UNIT AFFORDABLE HOUSING COMPLEX  
 WITH ON SITE PARKING AND LANDSCAPE  
 DESIGN. ALL UNITS WILL BE FGBC  
 CERTIFIED.  
 CLIENT: CATHOLIC CHARITIES

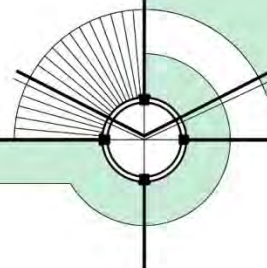
■ **MARATHON CITY HALL**

MARATHON, FL.  
 NEW 15,000 S.F. CITY HALL  
 CLIENT: CITY OF MARATHON

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WPHORNARCHITECT.COM



## REGISTRATION

STATE OF LOUISIANA: No. 2178

## EDUCATION

THE UNIVERSITY OF SOUTHWESTERN LOUISIANA  
BACHELOR OF ARCHITECTURE - 1973.

## ASSOCIATIONS

VIEUX CARR'E PROPERTY OWNERS, ASSOC.  
NEW ORLEANS, LA.  
USGBC – SOUTH FLORIDA CHAPTER, KEYS BRANCH - SECRETARYFRANK I. HERDLISKA,  
RA

## EXPERIENCE

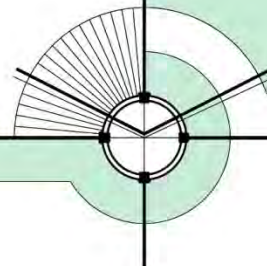
2011–PRESENT  
WILLIAM P. HORN ARCHITECT, P.A.  
KEY WEST, FLORIDA 33040  
PROJECT ARCHITECT2006 - 2011  
MATHERS BRIERRE ARCHITECTS  
NEW ORLEANS, LA.  
PROJECT ARCHITECT  
LARGE SCALE  
COMMERCIAL AND RESIDENTIAL1994-2006  
WILLIAM P. HORN ARCHITECT, P.A.  
KEY WEST, FL.  
PROJECT ARCHITECT1989- 1993  
GONZALEZ ARCHITECTS  
KEY WEST, FLORIDA  
PROJECT ARCHITECT  
EDUCATIONAL, COMMERCIAL  
RESIDENTIAL  
AND PLANNING PROJECTS1981- 1986  
MATHERS BRIERRE ARCHITECTS  
NEW ORLEANS, LA.  
PROJECT ARCHITECT  
LARGE SCALE  
COMMERCIAL AND RESIDENTIAL1974- 1979  
KESSELS - DIBOLL - KESSELS.  
DESIGNER/DRAFTSPERSON  
NEW ORLEANS, LOUISIANA

- **MONROE COUNTY FIRE STATION No.8**  
STOCK ISLAND, FL.  
NEW 8,350 S.F. 2-STORY BUILDING
- **WALLGREEN'S**  
KEY WEST, FL.  
RENOVATED THE OLD STRAND THEATER INTO A RETAIL STORE WITH AFFORDABLE HOUSING UNITS
- **STRUNK ACE HARDWARE & MANLEY DEBOER LUMBER YARD**  
KEY WEST, FL.  
NEW 72,000 S.F. BUILDING COMPLEX
- **ROOSEVELT GARDENS**  
KEY WEST, FL.  
PROJECT INCLUDED A MASTER SITE PLAN ON THE OLD FAIRGROUNDS LOT (287,996 S.F., 6.6 ACRES) FOR AN AFFORDABLE HOUSING DEVELOPMENT OF 96 RESIDENTIAL UNITS.  
CLIENT: KEY WEST HOUSING AUTHORITY
- **BIG PINE FIRE STATION**  
BIG PINE, FL.  
NEW 9,000 S.F. FIRE STATION  
CLIENT: MONROE COUNTY
- **DOCKMASTER**  
GARRISON BIGHT, KEY WEST, FL.  
CLIENT: CITY OF KEY WEST
- **SUGARLOAF ELEMENTARY SCHOOL**  
KEY WEST, FL.  
ATHLETIC FIELDS MASTER PLAN, COVERED PAVILION AND RESTROOM ADDITION  
CLIENT: MONROE COUNTY SCHOOL BOARD
- **LEWINSKY BUILDING RENOVATION**  
KEY WEST, FL.  
MAJOR RENOVATION TO EXISTING HISTORIC STRUCTURE
- **NILES SALES & SERVICE RENOVATION**  
KEY WEST, FL.  
RENOVATION TO AN EXISTING 34,500 S.F. CAR DEALERSHIP
- **WATERFRONT BREWERY**  
KEY WEST BIGHT, FL.  
RENOVATION OF PREVIOUS WATERFRONT MARKET INTO A 18,500 S.F. BREWERY AND RESTAURANT
- **MARATHON CITY HALL**  
MARATHON, FL.  
NEW 15,000 S.F. CITY HALL  
CLIENT: CITY OF MARATHON
- **GRASSY KEY FIRE STATION**  
GRASSY KEY, FL.  
NEW 5,000 S.F. FIRE STATION BUILDING  
CLIENT: CITY OF MARATHON
- **BERNSTEIN PARK**  
TOTAL RENOVATION TO PARK AND NEW COMMUNITY CENTER  
STOCK ISLAND, FL.  
CLIENT: MONROE COUNTY

WILLIAM P. HORN ARCHITECT, PA.

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## REGISTRATION

PARTNERSHIP VENEZUELAN ENGINEER: 85.245  
LEED AP (ACCREDITED PROFESSIONAL), BD+C.

## EDUCATION

UNIVERSIDAD SIMON BOLIVAR., CARACAS, VENEZUELA.  
ARCHITECT GRADUATE – 1992.

COURSES , TRAINING AND FORMATION  
AUTOCAD 2013, AUTOCAD 3D & RENDER COURSE,  
REVIT ARCHITECTURE COURSE,

## ASSOCIATIONS

USGBC-SOUTH FLORIDA CHAPTER, KEYS BRANCH- MEMBER

EVELIA MEDINA, BD+C.  
LEED APEXPERIENCE

2002 – PRESENT

**WILLIAM P. HORN ARCHITECT, P.A.**  
KEY WEST, FLORIDA 33040  
ARCHITECTURAL OFFICE MANAGER  
RESIDENTIAL, COMMERCIAL  
AND GOVERNMENTAL PROJECTS

1996 – 2001

**MARAGALL & ASOCIADOS**  
CARACAS, VENEZUELA  
ARCHITECT  
PROJECT AND DESIGN OF  
RESIDENTIAL/COMMERCIAL UNITS

1994- 1996

**LA CASA DEL CLOSET**  
CARACAS, VENEZUELA  
ARCHITECT –DESIGNER  
DESIGN OF CLOSETS & FURNITURE  
INSTALLATION SUPERVISION

1995- 1999

**SCR REMODELACIONES**  
CARACAS, VENEZUELA  
OWN FIRM  
REMODELING PROJECTS,  
STORES DESIGN

1992- 1995

**PROYECTOS ALIAS ARQUITECTURA**  
CARACAS, VENEZUELA  
OWN FIRM  
PROJECT DEVELOPMENT  
REMODELING PROJECTS

■ **HIGGS BEACH MASTER PLAN  
AND VISITORS CENTER**

KEY WEST, FL.  
DESIGNED MASTER PLAN  
FOR A 19 ACRE SITE  
ON THE ATLANTIC OCEAN

■ **CAMP SAWYER BOY SCOUT CAMP**

WEST SUMMERLAND KEY, FL.  
DESIGNED MASTER PLAN FOR SITE  
NEW TOILET/SHOWER BUILDING  
REGISTERED TO BE  
LEED SILVER CERTIFIED

■ **POINCIANA ELEMENTARY SCHOOL**

KEY WEST, FL.  
DESIGN NEW SOCCER FIELDS  
CLIENT: MONROE COUNTY SCHOOL BOARD

■ **ROOSEVELT SANDS  
AFFORDABLE HOUSING**

BAHAMA VILLAGE, KEY WEST, FL.  
NEW 44 UNIT  
AFFORDABLE HOUSING PROJECT  
ALL UNITS ENERGY STAR CERTIFIED

■ **GRASSY KEY FIRE STATION**

GRASSY KEY, FL.  
NEW 5,000 S.F. FIRE STATION BUILDING  
CLIENT: CITY OF MARATHON

■ **KEY WEST CHAMBER OF  
COMMERCE**

KEY WEST, FL.  
NEW OFFICE RENOVATION WITHIN  
HISTORICAL "OLD CITY HALL"

■ **MOSQUITO CONTROL FACILITY  
NEW OFFICE BUILDING,  
MAINTENANCE BUILDING +  
SITWORK**

BIG COPPIT KEY, FL.  
CLIENT: MOSQUITO CONTROL BOARD

■ **CATHOLIC CHARITIES**

KEY WEST, FL.  
37 UNIT AFFORDABLE HOUSING  
COMPLEX WITH ON SITE PARKING AND  
LANDSCAPE DESIGN. ALL UNITS WILL BE  
FGBC CERTIFIED.  
CLIENT: CATHOLIC CHARITIES

■ **BERNSTEIN PARK  
TOTAL RENOVATION TO PARK AND  
NEW COMMUNITY CENTER**

STOCK ISLAND, FL.  
CLIENT: MONROE COUNTY

■ **MONROE COUNTY FIRE STATION  
No.8**

STOCK ISLAND, FL.  
NEW 8,350 S.F. 2-STORY BUILDING

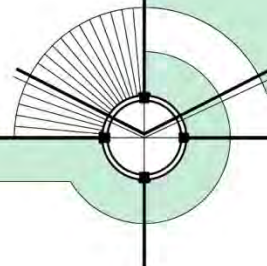
■ **DOCKMASTER**

GARRISON BIGHT, KEY WEST, FL.  
CLIENT: CITY OF KEY WEST

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WPHORNARCHITECT.COM



JOE SCARPELLI, RA



REGISTRATION

STATE OF NEW YORK: No. 041 198

EDUCATION

NEW YORK INSTITUTE OF TECHNOLOGY  
BACHELOR OF SCIENCE, ARCHITECTURAL TECHNOLOGY

REVIT, AUTOCAD, PHOTOSHOP, SKETCH-UP  
REVIT ARCHITECTURE INTERMEDIATE AUTODESK TRAINING COURSE  
PSMJ PROJECT MANAGEMENT BOOTCAMP

ASSOCIATIONS

USGBC – SOUTH FLORIDA CHAPTER, KEYS BRANCH.  
AIA

EXPERIENCE

2017– PRESENT  
WILLIAM P. HORN ARCHITECT, P.A.  
PROJECT MANAGER  
KEY WEST, FLORIDA  
RESIDENTIAL, COMMERCIAL,  
HOSPITALITY AND GOVERNMENTAL  
PROJECTS

2015-2017  
K2M DESIGN  
KEY WEST, FLORIDA 33040  
DESIGNER  
RESIDENTIAL, COMMERCIAL,  
HOSPITALITY AND GOVERNMENTAL  
PROJECTS

2012-2015  
D'ASIGN SOURCE  
ARCHITECTURAL PROJECT MANAGER/  
CONSTRUCTION PROJECT MANAGER  
MARATHON, FLORIDA.  
DESIGN, COORDINATE AND  
PRODUCE 3D RENDERINGS FOR  
ARCHITECTURAL AND INTERIOR DESIGN  
PROJECTS.

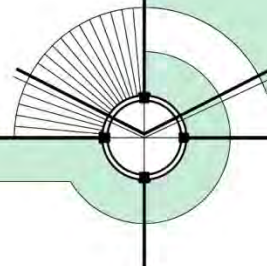
2011-2012  
DECK REMODELERS  
PROJECT MANAGER  
SPARTA, NJ  
MANAGE, COORDINATE AND BUDGET  
THE COST OF CONSTRUCTION OF  
PROJECTS ACROSS NORTHERN NEW  
JERSEY

- **MOSQUITO CONTROL FACILITY  
NEW OFFICE BUILDING,  
MAINTENANCE BUILDING +  
SITWORK**  
BIG COPPIT KEY, FL.  
CLIENT: MOSQUITO CONTROL  
BOARD
- **JUVENILE JUSTICE BUILDING  
RENOVATIONS**  
KEY WEST, FL.  
CLIENT: MONROE COUNTY
- **HENDERSON BUILDING**  
OFFICES AND NEW RESIDENTIAL  
UNITS BUILDING.  
BIG PINE, FLORIDA  
CLIENT: GINGER HENDERSON
- **OLD GYM RENOVATIONS  
POLICE ATHLETIC LEAGUE**  
KEY WEST, FL.  
CLIENT: CITY OF KEY WEST
- **ENCHANTED ISLAND**  
NEW 6,000 S.F. RESIDENCE  
RACCOON KEY, FL.  
CLIENT: SAM SAPPALA
- **HISTORIC SEAPORT COMMON AREA  
ENHANCEMENTS**  
KEY WEST, FL.  
CLIENT: CITY OF KEY WEST
- **AFFORDABLE HOUSING PROJECT  
– 2700 FLAGLER AVE.  
NEW 37 UNITS OF AFFORDABLE  
HOUSING**  
KEY WEST, FL.  
CLIENT: CATHOLIC CHARITIES
- **24 NORTH HOTEL**  
INTERIOR RENOVATIONS.  
KEY WEST, FL.  
CLIENT: HIGHGATE INC.
- **725 DUVAL STREET**  
NEW RESIDENTIAL UNITS IN EXISTING  
COMMERCIAL BUILDING  
KEY WEST, FL.  
CLIENT: JOSEPH COHEN
- **KOSLOSKE RESIDENCE**  
NEW 5,000 S.F. RESIDENCE  
KEY HAVEN, FL.  
CLIENT: KOSLOSKE FAMILY

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WPHORNARCHITECT.COM



## JOANNA WALCZAK, LEED GREEN ASSOCIATE



### REGISTRATION

LEED GREEN ASSOCIATE

### EDUCATION

POLISH-JAPANESE ACADEMY OF INFORMATION TECHNOLOGY, WARSAW, POLAND  
BACHELOR OF FINE ARTS IN INTERIOR DESIGN  
2008-2012

LETTERKENNY INSTITUTE OF TECHNOLOGY, IRELAND  
BACHELOR OF BUSINESS IN MARKETING  
2006-2007

LAZARSKI UNIVERSITY, WARSAW, POLAND  
BACHELOR OF ECONOMICS AND MANAGEMENT IN INTERNATIONAL TRADE  
2004-2007

COLLEGE COURSES: ARCHICAD, ARTLANTIS STUDIO, ADOBE PHOTOSHOP,  
ADOBE ILLUSTRATOR, ADOBE INDESIGN  
ADDITIONAL: AUTOCAD

### EXPERIENCE

**2015– PRESENT**  
**WILLIAM P. HORN ARCHITECT, P.A.**  
ARCHITECTURAL DESIGNER  
KEY WEST, FLORIDA 33040  
RESIDENTIAL, COMMERCIAL  
AND GOVERNMENTAL PROJECTS

**2013**  
**LIVING DESIGN CONSULTING  
GROUP AB**  
INTERN  
STOCKHOLM, SWEDEN  
HOSPITALITY AND RESIDENTIAL  
PROJECTS PURCHASE ORDERS & INVOICING  
REVISING BOQ AND BUDGETS  
CHANGING AND COMPLETING FF&E  
SPECIFICATION SHEETS

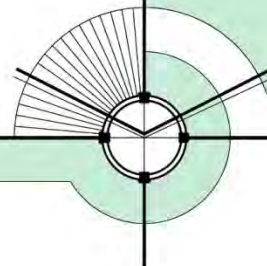
**2012-2013**  
**ARCHIPLANER**  
INTERIOR DESIGNER  
WARSAW, POLAND  
RESIDENTIAL PROJECTS  
DRAWING PLANS, SELECTION OF  
VENDORS AND MATERIALS, MEETINGS WITH  
CLIENT

- **BERNSTEIN PARK**  
TOTAL RENOVATION TO PARK AND  
NEW COMMUNITY CENTER  
STOCK ISLAND, FL.  
CLIENT: MONROE COUNTY
- **MOSQUITO CONTROL FACILITY**  
NEW OFFICE BUILDING,  
MAINTENANCE BUILDING + SITEWORK  
BIG COPPIT KEY, FL.  
CLIENT: MOSQUITO CONTROL BOARD
- **CRAWL KEY FIRE TRAINING ACADEMY**  
NEW 5,000 S.F. FIRE TRAINING  
ACADEMY  
CRAWL KEY, FL.  
CLIENT: MONROE COUNTY
- **NISSAN SHOWROOM**  
NEW 4,531 S.F. NISSAN SHOWROOM  
+ SITEWORK  
KEY WEST, FL.  
CLIENT: NILES SALES + SERVICE
- **SEVEN FISH RESTAURANT**  
NEW 5,500 S.F. RESTAURANT  
KEY WEST, FL.  
CLIENT: BOB & NOREEN POLLMAN
- **OLD GYM RENOVATIONS**  
POLICE ATHLETIC LEAGUE  
KEY WEST, FL.  
CLIENT: CITY OF KEY WEST
- **TWO OCEAN INN**  
NEW 17 UNIT BOUTIQUE HOTEL  
KEY WEST, FL.  
CLIENT: SONI FAMILY
- **KEY WEST POLICE DEPARTMENT**  
NEW WINDOWS, DOORS + ROOF  
SYSTEM  
KEY WEST, FL.  
CLIENT: CITY OF KEY WEST
- **AFFORDABLE HOUSING PROJECT**  
– 2700 FLAGLER AVE.  
NEW 37 UNITS OF AFFORDABLE  
HOUSING  
KEY WEST, FL.  
CLIENT: CATHOLIC CHARITIES
- **TAVERNIER OLD SCHOOL**  
RENOVATION TO SENIOR CENTER  
TAVERNIER, FL.  
CLIENT: MONROE COUNTY
- **KOSLOSKE RESIDENCE**  
NEW RESIDENCE WITH WATER VIEW.  
KEY HAVEN, FL.  
CLIENT: KOSLOSKE FAMILY
- **725 DUVAL STREET**  
NEW RESIDENTIAL UNITS IN EXISTING  
COMMERCIAL BUILDING  
KEY WEST, FL.  
CLIENT: JOSEPH COHEN

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WPHORNARCHITECT.COM



## ALMA HORN



## EDUCATION

UNIVERSIDAD AUTONOMA DE CIUDAD JUAREZ, CHIH.,, MEXICO  
INTERIOR DESIGNER 1978

- **HIGGS BEACH MASTER PLAN  
AND VISITORS CENTER**  
KEY WEST, FL.  
DESIGNED MASTER PLAN  
FOR A 19 ACRE SITE  
ON THE ATLANTIC OCEAN
- **CAMP SAWYER BOY SCOUT CAMP**  
WEST SUMMERLAND KEY, FL.  
DESIGNED MASTER PLAN FOR SITE  
NEW TOILET / SHOWER BUILDING  
REGISTERED TO BE  
LEED SILVER CERTIFIED
- **SOUTHERN CROSS HOTEL  
RENOVATION AND ADDITIONS**  
KEY WEST, FL.  
MAJOR RENOVATION / ADDITIONS  
TO CREATE A 38 UNIT BOUTIQUE HOTEL
- **ROOSEVELT SANDS  
AFFORDABLE HOUSING**  
BAHAMA VILLAGE, KEY WEST, FL.  
NEW 44 UNIT  
AFFORDABLE HOUSING PROJECT  
ALL UNITS ENERGY STAR CERTIFIED
- **NILES SALES & SERVICE RENOVATION**  
KEY WEST, FL.  
RENOVATION TO AN EXISTING 34,500 S.F.  
CAR DEALERSHIP
- **STRUNK ACE HARDWARE &  
MANLEY DEBOER LUMBER YARD**  
KEY WEST, FL.  
NEW 72,000 S.F. BUILDING COMPLEX
- **AMERICAN CARIBBEAN OFFICES**  
MARATHON, FL.  
NEW REAL ESTATE OFFICES,  
4,000 S.F.
- **TRUMAN HOTEL**  
KEY WEST, FL.  
MAYOR RENOVATION TO 3 EXISTING  
BUILDINGS AND ADDITION OF NEW  
3-STORY BUILDING (38 UNIT HOTEL)

EXPERIENCE

**1993 – PRESENT**  
**WILLIAM P. HORN ARCHITECT, P.A.**  
KEY WEST, FLORIDA 33040  
ADMINISTRATION / DRAFTING

**1989-1990**  
**GONZALEZ ARCHITECTS**  
KEY WEST, FLORIDA  
DRAFTING

**1981 – 1982**  
**ODETTE'S FIXTURE & DISPLAY**  
EL PASO, TEXAS  
DRAFTING, FURNITURE DESIGN.

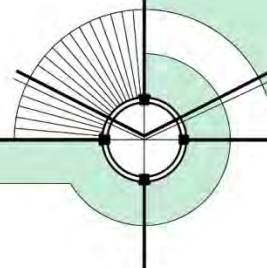
**1979 – 1981**  
**COLOSO, S.A.**  
CD. JUAREZ, CHIH., MEXICO  
WINDOW DISPLAY

**1978-1979**  
**JAVIER SANDOVAL, ARCHITECT**  
CD. JUAREZ, CHIH., MEXICO  
DRAFTING

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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**Allen E. Perez, P.E.**  
**President**

Mr. Perez has more than twenty-five (25) years of experience in roadway design, sanitary sewer systems, stormwater systems, potable water systems, and general civil engineering services. His experience includes the management and technical preparation of master plans, construction documents, permit submittals, and construction services for a wide variety of development activity. Mr. Perez has been providing professional engineering services, from his Key West office, for projects throughout the Florida Keys for over seventeen (17) years.

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

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

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

**EDUCATION**

University of South Florida, Bachelor of Science in Civil Engineering, 1992  
University of South Florida, Master of Science in Civil Engineering, 1995

**REGISTRATIONS**

Registered Engineer – Florida No. 51468

**HIGHLIGHTED PROJECT EXPERIENCE**

**GOVERNMENT & INSTITUTIONAL EXPERIENCE**

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

**PRIVATE CLIENTS**

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



## Mark J. Keister, PE Principal

### EDUCATION

Bachelor of Science in Engineering  
*Duke University, 1981*

Master of Science in Civil Engineering  
*Georgia Institute of Technology, 1983*

### PROFESSIONAL REGISTRATIONS

Licensed Professional Engineer in Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, Wisconsin

### PROFESSIONAL MEMBERSHIPS

American Institute of Steel Construction  
American Concrete Institute  
American Society of Civil Engineers  
Structural Engineering Certification Board  
Florida Engineering Society

### EXPERIENCE

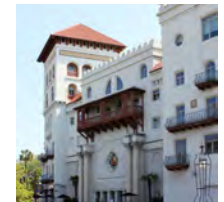
Mr. Keister began his career as a structural engineer in 1983. He has since provided structural engineering services and expertise to architects and owners throughout the southeast. His projects include apartment complexes, educational facilities, dormitories, laboratories, hotels, churches, extended nursing care facilities, office buildings, hospitals, theaters, manufacturing plants and parking garages.

Mr. Keister is an expert in evaluating myriad structures, their rehabilitation and repair, and in reinforcing concrete facilities due to his vast experience on both new and existing buildings. His work has proved vital to many rehabilitation projects, including the famous Casa Monica Resort & Spa in St. Augustine, Florida, and the historic 1936 Leach Mansion in Jensen Beach, Florida.

His role as Principal-In-Charge for projects involves day-to-day project supervision, project scheduling and coordination with other consultants, project delivery and development, resourcing and budgeting, and project team management.

### REPRESENTATIVE EXPERIENCE RELEVANT TO PROJECT:

- Ice House – Structural Condition Survey, High Roof and Concrete Repair; *Key West, FL*
- Truman Waterfront Park, Building 103 – Structural Condition Survey; *Key West, FL*
- Glynn Archer School Conversion into the Key West City Hall; *Key West, FL*
- Keys Energy, 1001 James Street - Structural Repairs and Renovations; *Key West, FL*
- Butler Plaza Office Park, Phase I, II, and III; *Jacksonville, FL (LEED Registered)*



bringing architectural  
visions to life



## **INNOVATIVE ENGINEERING GROUP, INC.**

**2500N.W. 79<sup>nd</sup> Avenue, Suite 240**

**Doral, Florida 33122**

### **Mechanical and HVAC Engineer**

**Sudhir Gupta, P.E. , L.E.E.D. AP**

Since 1967, Sudhir Gupta has been teaching or practicing mechanical engineering. He has extensive experience in HVAC & mechanical systems in hospitals, airports, schools & correctional facilities. He has recently passed the L.E.E.D test for new construction and large renovation projects and is now an accredited professional. Since creating Innovative Engineering Group, Inc. in 1993 the firm has been providing engineering services for numerous types of projects including hospitals, hotels, office buildings & retail, residential, educational correctional and other governmental and commercial projects.

#### Professional Experience:

1990-1991	Wolfberg, Alvarez and Associates-Miami,Fl.
1986-1990	McDowell, Helmick & Associates-Miami,Fl.
1982-1986	Dalla-Rizza & Associates-Miami,Fl.
1981-1982	Michael Fried & Associates-Miami,Fl.
1979-1981	Smith, Korach, Hayet-Miami,Fl.
1976-1979	Powers Co. LTD-Iran
1971-1976	SCI LTD-India
1967-1971	GVT Engineering College-India

Sudhir Gupta received his B.S. in mechanical engineering from Jiwaji University-India (1967). He has been registered in Florida since 1981 & is a member of American Society of Heating, Refrigeration & Air Conditioning Engineers & American Society of Plumbing

Projects: Project references upon request

## **INNOVATIVE ENGINEERING**

**5532 N.W. 72nd Ave.**

**Miami, Florida 33166**

### **Electrical Engineer**

#### **Claudio Jofre, P.E.**

Claudio Jofre has been involved in electrical engineering since 1953. His design and construction management experience includes electrical installations for residential, commercial, industrial and institutional projects, over head and underground high and low voltage power lines, transformer vaults, main switch gear, power and lighting, motors and controllers automation, fire alarm and security systems, telephones, television, energy management systems, standby and uninterrupted power systems among projects he has worked on are:

Miami Beach Convention Center, Miami, Fl.

Brickell Key, Claughton Island – A 22 story Condominium.

Florida Department of Transportation, Miami, Fl.- Palmetto Expressway new street lighting.

Homestead Air Force Base, Homestead, Fl. – Primary underground network.

Presidential Circle, Hollywood, FL. – Two 7 story office towers and atrium.

#### Professional Experience:

McDowell-Helmick Associates, Inc. – Miami, Fl.

1983-1989

Wilbur Smith and Associates – Miami, Fl.

1981-1983

Florida Engineering Services – Miami, Fl.  
1980-1981

Aerocast, Inc. – Miami, Fl.  
1979-1980

Claudio Jofre received his B.S. degree in Electrical Engineering from Santa Maria Technical University of Chile (1953) and is a registered engineer in the state of Florida.

**INNOVATIVE ENGINEERING**  
**5532 N.W. 72<sup>nd</sup> Ave.**  
**Miami, Florida 33166**

**Plumbing and Fire Protection Engineer**

**Lorenzo Triana, P.E.**

Since 1966, Lorenzo Triana has been involved in various phases of mechanical engineering. For the last 12 years he has dedicated his time to design of plumbing & fire protection. Notable among projects he has worked on are:

Veteran Administration Hospital – West Palm Beach, Fl. – a 400 bed facility and design of all hydraulics and sanitary systems, medical gases and fire sprinkler system for the building.

Pea Body Hotel – Orlando, Fl.; plumbing & fire protection for the 900 room, 28 story hotel.

Sawgrass Mill Mall – Ft. Lauderdale, Fl.; plumbing & fire protection for the world's largest shopping center.

Miami Arena – Miami, Fl.; plumbing & fire protection for a 15,000 seat completely closed stadium.

Vizcata Art Museum – Miami, Fl.; plumbing & fire protection for the renovation of a historic site.

Renovation of Water Treatment Plant – Punta Gorda, Fl. – Design of plumbing and instrumentation works.

**Professional Experience:**

Wolfberg Alvarez & Associates – Miami, Fl.	1989-1991
Lagomasino Vital Associates – Miami, Fl.	1986-1989
Dalla Rizza & Associates – Miami, Fl. 1983-1986	
Wolfberg Alvarez & Associates – Miami,	1980-1981

Lorenzo Triana received his B.S. in mechanical engineering from Santa Clara Central University of Cuba (1966) and has been registered in Florida since 1988.



education University of North Florida  
*Bachelors of History, 1991*

University of Florida  
*Masters of Landscape Architecture, 1997*

profile **Over 18 years experience delivering**

- Recreation Planning
- Landscape Architecture
- Public Facilitation and Consensus Building
- Project Management (Sub-Consultant Coordination)
- Excellent Client-Consultant Coordination
- Alert Attention to Detail

experience **Landwise Design, Inc. [2004-Present]**

Landwise Design is currently marketing in Northeast Florida, the Florida Keys and Coastal Florida. Mr. Roberts's vast design experience, leadership coordinating various design disciplines, attention to detail and overarching understanding of the design and construction process empower him to make Landwise Design, Inc. the right company for your project challenges.

**HDR Engineering [2002-2004]**

HDR Engineering purchased Landers-Atkins Planners to establish a planning and landscape architecture division within their Jacksonville office. Building upon an already extensive client base, this merger provided a broader scope of work to our planning department; including FDOT, the Better Jacksonville Plan and parks and recreation work throughout multiple counties.

Responsibilities included the project management of nearly six hundred thousand dollars worth [design fees] of annual parks and recreation projects, plus FDOT, commercial and private projects.

**Landers-Atkins Planners [1997-2002]**

Landers-Atkins Planners was a medium sized land planning and landscape architecture firm in northeast, Florida. Mr. Roberts was hired in 1997 and brought with him a backlog of established clients and projects to the firm. He quickly rose to project manager, facilitating residential, commercial, private and municipal projects.

projects **Project references available upon request.**

# Owen John Trepanier

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## CAREER SUMMARY

### **President, Trepanier & Associates, Inc., Key West, FL** **2004 to present**

Owen is responsible for marketing and project development for this regional land-use planning firm. Provide professional planning assistance and project management to clients for affordable housing, beneficial use, commercial & residential development, comprehensive planning, conditional use approvals, condominium conversions, development plan approvals, FEMA-related issues, historic redevelopment, senior housing, site planning, variances, and zoning changes & ordinance drafting.

### **Associate, The Craig Company, Key West, FL** **2003 to 2004**

Provided technical planning assistance to company clients for new construction, redevelopment, condominium conversion, affordable housing, subdivisions, comprehensive planning and future land use map changes.

### **Senior Planner, The City of Key West, FL** **2000 to 2003**

Interpreted and administered land development regulations. Authored technical analysis and recommendation reports for affordable housing, conditional uses, development plans, easements, ROGO beneficial use allocations, transient units & license transfers, subdivisions, vacations of public property, and variances.

### **Community Development Director, Village of Princeville, IL** **1998 to 2000**

Coordinated development of the Village's Future Land Use Map. Developed a business enhancement loan subsidy program with TIF funds, created a community development assistance program revolving loan fund, and created a volunteer program of 200 individuals. Developed the \$2 million Princeville Heritage Center.

### **Peace Corps Fellow, Western Illinois University, Macomb, IL** **1997 to 1999**

Collaborated on the writing of community and development program assessment reports. Performed strategic planning and visioning sessions for community planning processes.

### **Peace Corps Volunteer, Nandi District, Kenya** **1995 to 1997**

Established working relationships between the community, government, nongovernmental organizations and The Peace Corps. Solicited and won grant funds for 50 small-scale reforestation, income generation and education projects.

### **Physical Science Lab Technician, US Geological Survey, Denver, CO** **1994 to 1995**

Collaborated on the development of a paleo-environmental indicator database for Yucca Mountain Nevada Nuclear Repository Site.

## EDUCATION

- Graduate Certificate, Community Development, Western Illinois University, 2002
- Master of Science, Regional Planning & Community Development, Western Illinois University, 2001
- Business Retention & Expansion, Illinois Institute for Rural Affairs, Macomb, Illinois, 1998
- Conflict Resolution, Illinois Institute for Rural Affairs, Macomb, Illinois, 1997
- Certificate, Community Development, CHP International, Naivasha, Kenya 1995
- Bachelor of Science, Geology, University of Colorado, Denver, 1994



## Biography

### Jennifer L. Languell, Ph. D.

For more than 22 years, Dr. Jennifer Languell has championed the integration of green building principles and sustainable design within the construction industry. Today, as Founder and President of Trifecta Construction Solutions, she remains an outspoken advocate and valued consultant to a wide range of industries that are incorporating sustainable business practices into their daily operations. In 2011 she became the first person to receive the National Association of Home Builders' Green Advocate of the Year award twice since its inception in 1997.

As environmental policy and growing consumer demand raise expectations for energy efficiency, resource conservation, and healthier building environments, Dr. Languell continues to help her clients integrate innovative and intelligent business solutions into their operations. She utilizes a systems approach to creating high performance, healthy, sustainable projects that balance investment with financial return.

As one of this country's preeminent sustainability consultants, she is called upon by leading builders and developers to help them develop strategies to create healthier, more efficient and sustainable projects. Her work has included the creation of award-winning single-family and multi-family residential homes, commercial projects, and some of the largest and most sustainable land developments in the world. She has also become a trusted consultant to governments and municipalities that are rapidly moving toward more sustainable and fiscally prudent operating and management practices.

For her work, Dr. Languell and Trifecta have received numerous awards from government and industry organizations such as the Urban Land Institute, National Association of Home Builders, Center for Sustainable Florida, and the Florida Green Building Coalition. Her knowledge and leadership in the area of sustainability have made her a sought-after subject matter expert for the media in outlets such as **BusinessWeek**, **CNN Headline News**, **HGTV**, and **CNBC**. An award-winning author, Dr. Languell was also selected as a technical advisor and star for the Discovery Channel's environmental series Discovery Project Earth.

Dr. Languell serves in leadership roles with many non-profit organizations that are involved with green building and sustainability. She is a past President/Vice President of the Florida Green Building Coalition., a LEED Accredited Professional for the USGBC, Class 1 Certified Energy Rater, NAHB Verifier and Certified Green Professional, and a Certifying Agent with the Florida Green Building Coalition, she currently is serving as a board member for Babcock Neighborhood Schools, which is the first project to achieve the new pilot program for Green Globes. During her career, she has certified over five million square feet of buildings and 30,000 acres of land developments using programs such as LEED, FGBC and Green Globes.

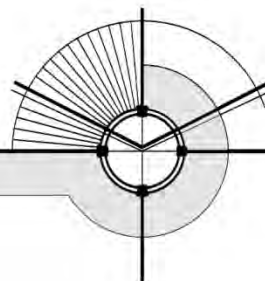
Dr. Languell also works with universities to develop certificates in sustainable engineering. These certificates include three core classes: Green Engineering Design and Sustainability, Industrial Ecology, and Materials and Sustainability. The certificate program is designed to assist engineering students in expanding their skill sets to incorporate sustainable practices into their engineering disciplines. The programs also target graduate engineers seeking third-party certification in the rapidly advancing field of sustainability.



## 7. QUALIFICATIONS

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- SUMMARY OF QUALIFICATIONS
- PROJECT EXAMPLES
- AWARDS
- CITY OF KEY WEST DEVELOPMENT REVIEW PROCESS
- TEAM EXPERIENCE WORKING SUCCESSFULLY TOGETHER
- LEED ACCREDITED STAFF PROFESSIONALS WITHIN TEAM
- COMMENTS ON CONCEPTUAL PLAN



## QUALIFICATIONS OF FIRM AND TEAM

WILLIAM P. HORN ARCHITECT, P.A. AND THE TEAM HAVE WORKED SUCCESSFULLY ON HUNDREDS OF PROJECTS WITHIN MONROE COUNTY AND KEY WEST OVER THE LAST 25 YEARS. WE SPECIALIZE IN WORKING FOR GOVERNMENT AGENCIES ON A VARIETY OF PROJECTS BUT HAVE SUCCESSFULLY WORKED ON MANY NEW BUILDINGS SIMILAR IN SIZE TO THIS NEW PROJECT. THE TEAM JUST FINISHED WORKING ON THE NEW 5,000 S.F. COMMUNITY CENTER FOR BERNSTEIN PARK FOR MONROE COUNTY. WE HAVE ALSO WORKED ON NUMEROUS COMMUNITY CENTERS OR SIMILAR TYPE PROJECTS.

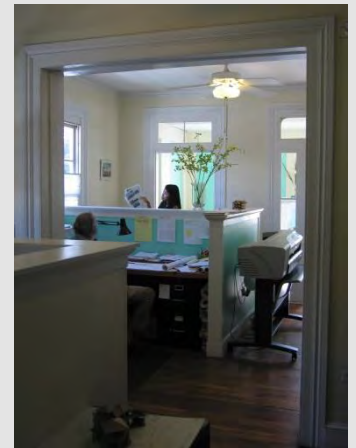
WILLIAM P. HORN ARCHITECT, P.A. AND THE TEAM HAVE BEEN WORKING WITHIN THE HISTORIC DISTRICT OF KEY WEST AND WITH HARC FOR OVER 25 YEARS. WILLIAM P. HORN WAS ON THE HARC BOARD FOR FOUR YEARS AND WAS CHAIRMAN FOR 3 OF THE 4 YEARS. HE HAS A GREAT RELATIONSHIP WITH THE HARC STAFF AND THE BOARD. THE TEAM HAS PROBABLY WORKED ON MORE NEW BUILDINGS WITHIN THE HISTORIC DISTRICT THAN ANY OTHER FIRM OVER THE LAST 25 YEARS.

WE ALSO HAVE A LOT OF EXPERIENCE WITH KEY WESTS PLANNING APPROVAL PROCESS AND HAVE A GREAT RELATIONSHIP WITH THE CITY STAFF IN ALL DEPARTMENTS. WE ARE WORKING WITH THE CITY PRESENTLY ON NUMEROUS PROJECTS AND HAVE A CLEAR UNDERSTANDING OF THE CITY'S NEEDS.

WE THINK THIS PROJECT WILL BE A GREAT ADDITION TO THE BAHAMA VILLAGE COMMUNITY AND WOULD LIKE TO HELP THE CITY MAKE IT A SUCCESSFUL PROJECT.



OFFICE- EXTERIOR



OFFICE- INTERIOR

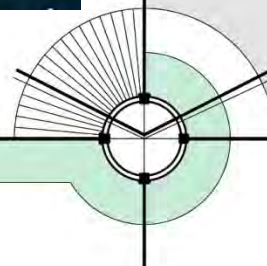
### **SERVICES PROVIDED :**

- SITE ANALYSIS
- SITE PLANNING
- MASTER PLANNING
- HISTORIC BOARD APPROVAL PROCESS
- PLANNING BOARD APPROVAL PROCESS
- PARK PROJECTS
- COMMERCIAL PROJECTS
- GOVERNMENTAL PROJECTS
- RESIDENTIAL PROJECTS
- NEW CONSTRUCTION
- RESTORATION/RENOVATION
- PRESERVATION
- SUSTAINABLE DESIGN

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WPHORNARCHITECT.COM



## COMMUNITY CENTER PROJECTS SUMMARY

WILLIAM P. HORN ARCHITECT, P.A. AND HIS TEAM MEMBERS HAVE SUCCESSFULLY WORKED ON MANY COMMUNITY CENTER TYPE PROJECTS WITHIN MONROE COUNTY AND KEY WEST OVER THE LAST 25 YEARS.

THE FOLLOWING IS A PROJECT SUMMARY LIST OF COMMUNITY CENTER OR SIMILAR TYPE PROJECTS WE HAVE SUCCESSFULLY COMPLETED:

- BERNSTEIN PARK AND COMMUNITY CENTER  
NEW 11,231 S.F. TWO STORY COMMUNITY CENTER FOR MONROE COUNTY.
- ROOSEVELT SANDS AFFORDABLE HOUSING AND COMMUNITY CENTER  
NEW 44 UNIT AFFORDABLE HOUSING PROJECT WITH A COMMUNITY CENTER BUILDING WITHIN BAHAMA VILLAGE FOR THE KEY WEST HOUSING AUTHORITY.
- OLD GYMNASIUM BUILDING RENOVATION  
RENOVATION OF THE OLD GYM ( 6,884 S.F.) FOR THE CITY OF KEY WEST.
- HIGGS BEACH VISITOR CENTER  
MASTER PLAN OF HIGGS BEACH AND A DESIGN OF A NEW 1,800 S.F. VISITOR/ NATURE CENTER FOR MONROE COUNTY.
- MERIDIAN WEST AFFORDABLE HOUSING AND CLUBHOUSE  
102 UNIT AFFORDABLE HOUSING PROJECT WITH A 2,500 S.F. CLUBHOUSE.
- CATHOLIC CHARITIES WORKFORCE HOUSING AND COMMONS BUILDING  
NEW 37 UNIT WORKFORCE HOUSING PROJECT WITH A 3,200 S.F. COMMONS BUILDING FOR CATHOLIC CHARITIES.
- CORAL HAMMOCK  
NEW 55 UNIT HOUSING COMPLEX WITH A 2,800 S.F. COMMUNITY CENTER AND POOL.
- CAMP SAWYER MASTER PLAN AND COMMONS BUILDING  
MASTER PLAN FOR BOYSCOUTS WITH 6,650 S.F. TWO STORY COMMONS BUILDING.
- CRAWL KEY FIRE TRAINING ACADEMY  
NEW 4,625 S.F. FIRE TRAINING ACADEMY BUILDING WITH MEETING/TRAINING ROOM FOR MONROE COUNTY.



ROOSEVELT SANDS COMMUNITY CENTER



OLD GYMNASIUM



HIGGS BEACH VISITOR CENTER

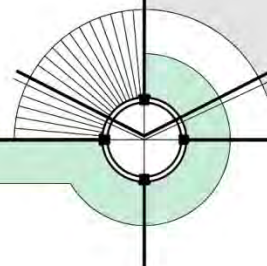


BERNSTEIN PARK COMMUNITY CENTER

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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COMMUNITY CENTER

# BERNSTEIN PARK

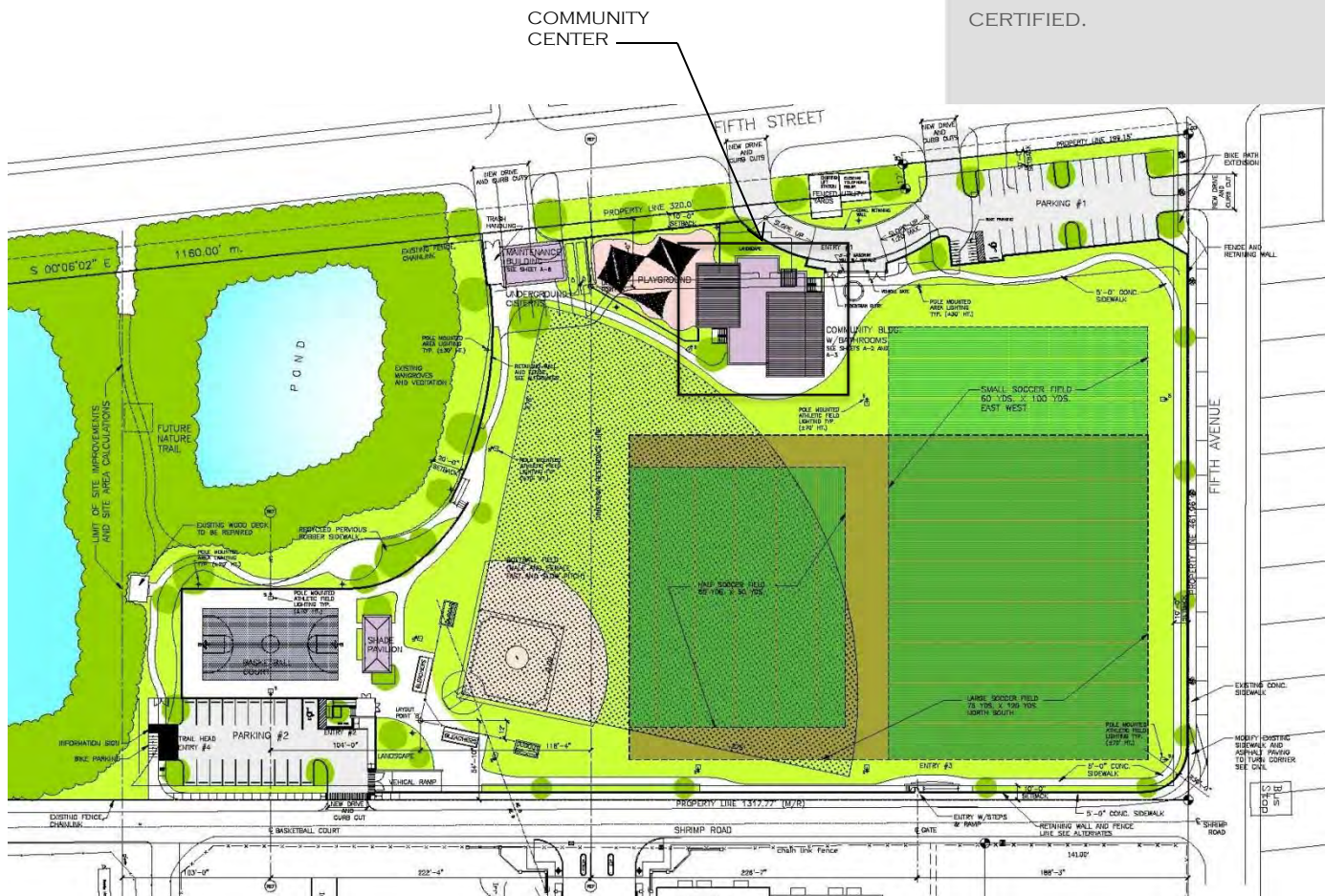
STOCK ISLAND, FL.



## PROJECT SCOPE:

PROJECT INCLUDED MASTER PLANNING A 6.6 ACRE SITE IN STOCK ISLAND INTO A MULTI-USE PUBLIC PARK. BUILDINGS INCLUDED A 11,231 S.F. COMMUNITY CENTER (WITH MEETING ROOMS, OFFICES, RESTROOMS, FOOD SERVICE AND STORAGE AREAS) AND A 1,047 S.F. MAINTENANCE BUILDING.

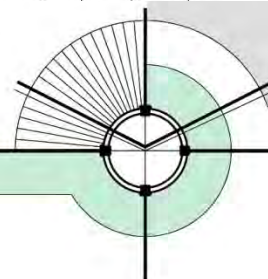
PROJECT IS DESIGNED TO BE FGBC CERTIFIED.



SITE PLAN

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302



WPHORNARCHITECT.COM



# BERNSTEIN PARK

STOCK ISLAND, FL.

**CLIENT:**

MONROE COUNTY

**CONTACT:**

JOHNNIE YONGUE, PROJECT MANAGER  
1100 SIMONTON STREET  
KEY WEST, FL 33040  
(305) 292-4429

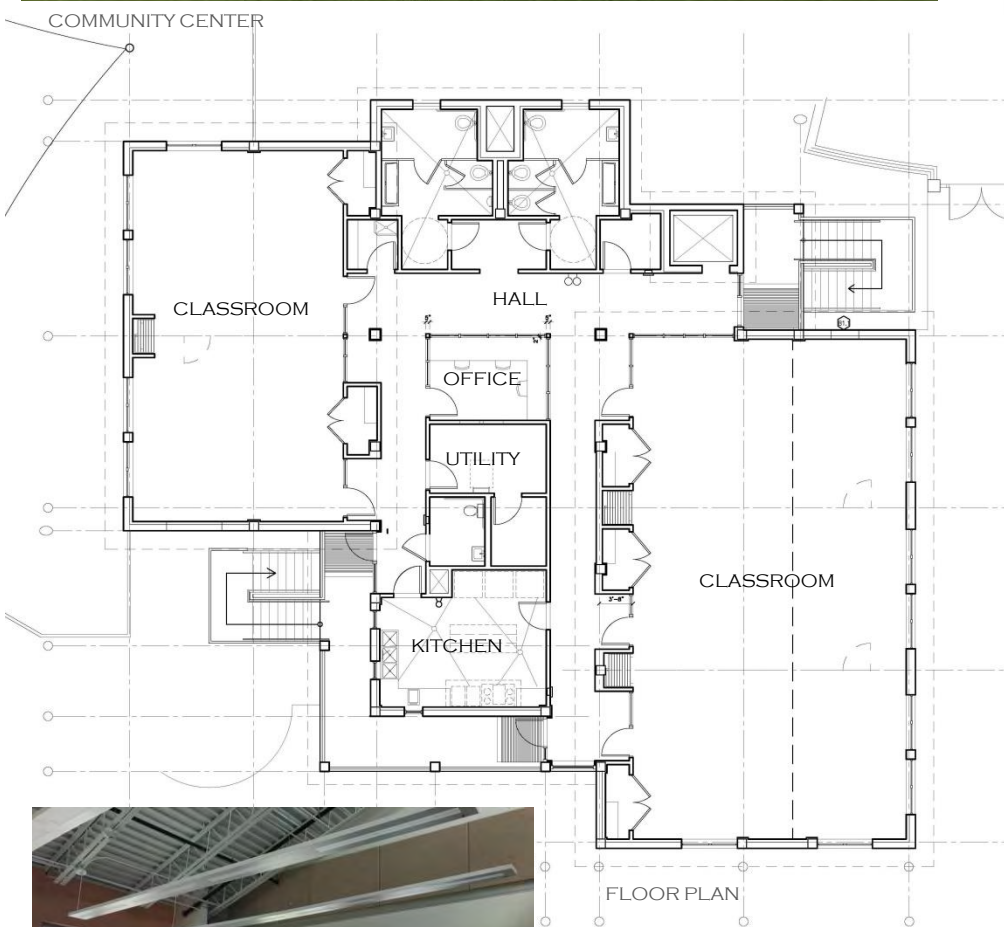
**CONSTRUCTION COSTS:**

\$7,921,975.00

**CURRENT PHASE:** COMPLETED

**INITIATION DATE:** 2013

**COMPLETION DATE:** 2018



INTERIOR PHOTO

**KEY PERSONNEL :**

PRINCIPAL ARCHITECT:  
WILLIAM P. HORN, R.A.

PROJECT ARCHITECT:  
FRANK HERDLISKA, R.A.

INTERN ARCHITECT:  
KRISTEN ARGALAS

MEP ENGINEER:  
SUDHIR GUPTA, P.E.

CIVIL ENGINEER:  
ALLEN PEREZ, P.E.

LANDSCAPE ENGINEER:  
LADD ROBERTS

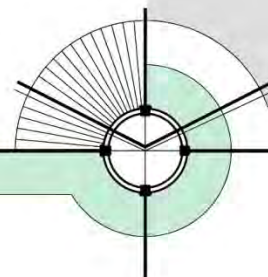
SUSTAINABILITY CONSULTANT:  
JENNIFER LANGUELL PH. D.



INTERIOR PHOTO

**WILLIAM P. HORN ARCHITECT, PA.**

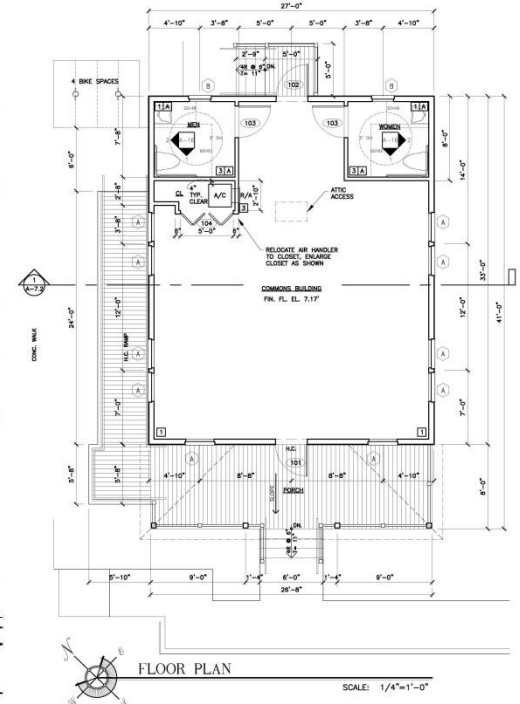
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302



WPHORNARCHITECT.COM

# ROOSEVELT SANDS JR. HOUSING COMPLEX & COMMUNITY CENTER

KEY WEST, FL.



## KEY PERSONNEL

**PRINCIPAL ARCHITECT:**  
WILLIAM P. HORN, R.A.  
**PROJECT ARCHITECT:**  
FRANK HERDLISKA, R.A.  
**PROJECT MANAGER:**  
EVELIA MEDINA  
**CIVIL ENGINEER:**  
ALLEN PEREZ, P.E.  
**MEP ENGINEER:**  
SUDHIR GUPTA, P.E.  
**STRUCTURAL ENGINEER:**  
PAUL SEMMES, P.E.  
**PLANNING:**  
OWEN TREPANIER



COMMUNITY CENTER

## CLIENT

KEY WEST HOUSING AUTHORITY

## CONTACT

MANUEL CASTILLO  
EXECUTIVE DIRECTOR  
100 KENNEDY DR.  
KEY WEST, FL. 33040  
(305) 292 6143

## CONSTRUCTION COSTS:

\$4,060,108.00

## COMPLETION DATE: 2012



## PROJECT SCOPE

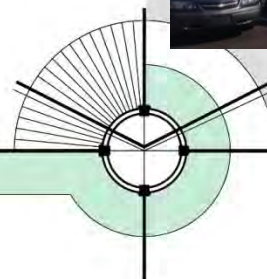
NEW 44 RESIDENTIAL AFFORDABLE APARTMENT UNITS AND COMMUNITY CENTER TO REPLACE EXISTING RUN DOWN UNITS. ALL UNITS ARE ENERGY STAR CERTIFIED.

**SCOPE OF SERVICES:** COMPLETE ARCHITECTURAL/ENGINEERING (DESIGN, PLANNING APPROVAL, CONSTRUCTION DOCUMENTS, BIDDING AND CONSTRUCTION SUPERVISION).

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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# OLD GYMNASIUM BUILDING

1300 WHITE STREET  
KEY WEST, FL.

**CLIENT:**  
THE CITY OF KEY WEST

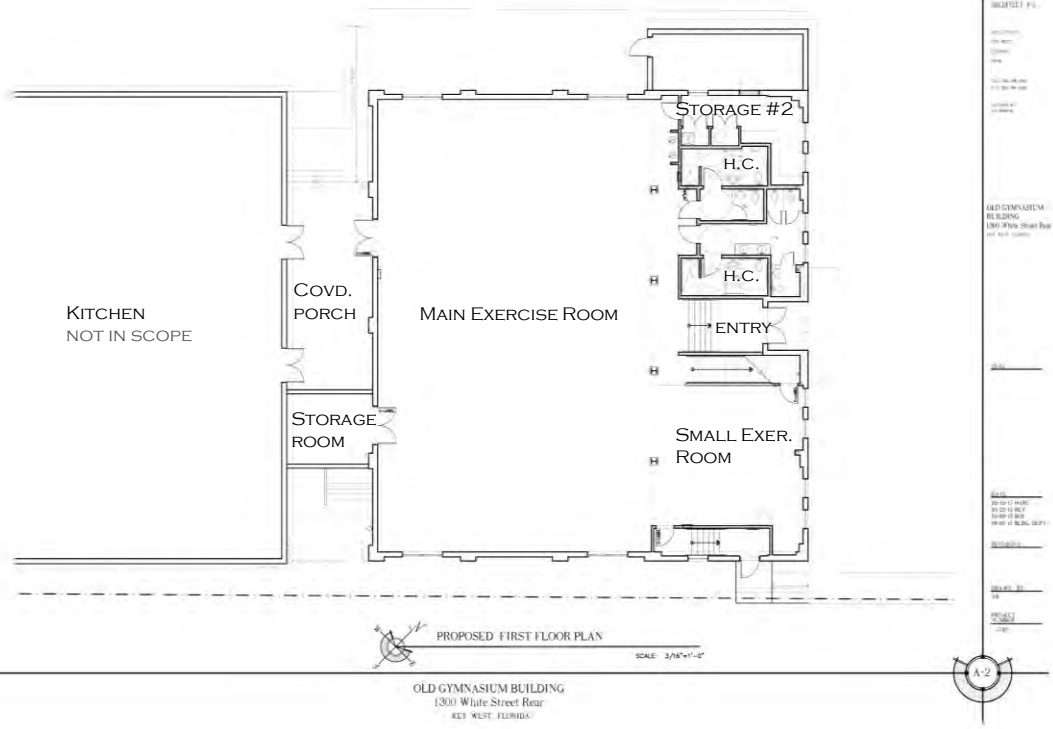
**CONTACT:**  
L. KREED HOWELL, SENIOR  
CONSTRUCTION MANAGER  
ENGINEERING SERVICES  
P.O. Box 1409  
KEY WEST, FL 33041  
(305) 809-3963

**CONSTRUCTION COSTS:**  
\$1,899,008.00

**CURRENT PHASE:** IN CONSTRUCTION

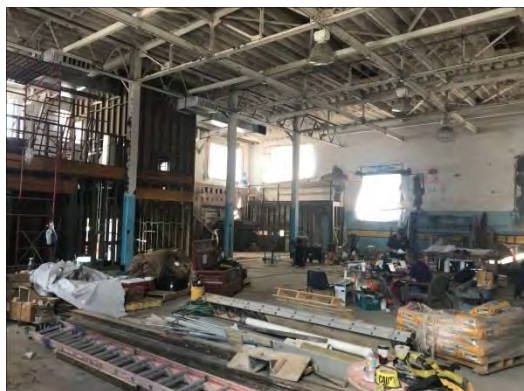
**INITIATION DATE:** 2017

**COMPLETION DATE:** 2019



**PROJECT SCOPE:**

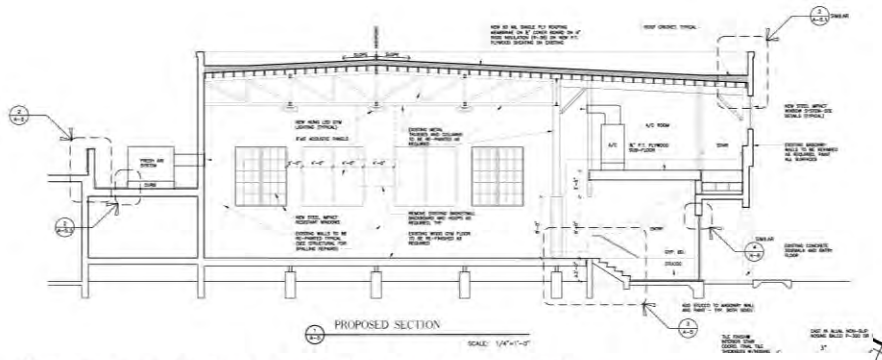
EXTERIOR AND INTERIOR RENOVATIONS TO A HISTORIC GYM BUILDING BEHIND KEY WEST CITY HALL. WORK INCLUDES RE-ROOFING, NEW WINDOWS AND DOORS, CONCRETE SPALLING REPAIR, NEW FLOORS, MEZZANINE, NEW RESTROOM AND SHOWERS, NEW A/C, ELECTRIC AND PLUMBING.



INTERIOR UNDER CONSTRUCTION



EXISTING BUILDING PRIOR TO CONSTRUCTION



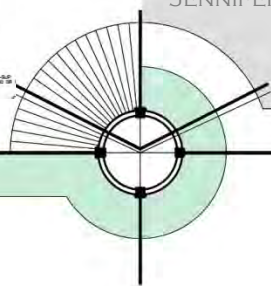
**KEY PERSONNEL**

- PRINCIPAL ARCHITECT:  
WILLIAM P. HORN, R.A.
- INTERN ARCHITECT:  
JOANNA WALCZAK
- MEP ENGINEER:  
DON AUSTIN, P.E.
- STRUCTURAL ENGINEER:  
MARK KEISTER
- SUSTAINABILITY CONSULTANT:  
JENNIFER LANGUELL, PH. D

**WILLIAM P. HORN ARCHITECT, PA.**

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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HIGGS BEACH PARK MASTER PLAN

**PROJECT SCOPE**

- PROVIDED MASTER PLANNING SERVICES FOR A 17 ACRE OCEANFRONT PROPERTY INCLUDING NEW PLAYGROUND, FITNESS TRAIL, DOG PARK, VOLLEY BALL AND PICKLE BALL COURTS.
- DESIGNED NEW 1,800 SQ.FT. VISITOR/NATURE CENTER AS PART OF THE OVERSEAS HERITAGE TRAIL
- BUILDING DESIGN TO BE ABLE TO BE LEED OR FGBC SILVER OR GOLD CERTIFIED (DEPENDING ON FUNDING)

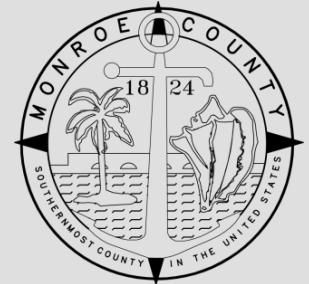
**KEY PERSONNEL:**

- PRINCIPAL ARCHITECT: WILLIAM P. HORN, R.A.
- PROJECT MANAGER: EVELIA MEDINA
- CIVIL ENGINEER: ALLEN PEREZ, P.E.
- LANDSCAPE ARCHITECT: LADD ROBERTS
- PLANNER: BARBARA MITCHELL

**SCOPE OF SERVICES:**

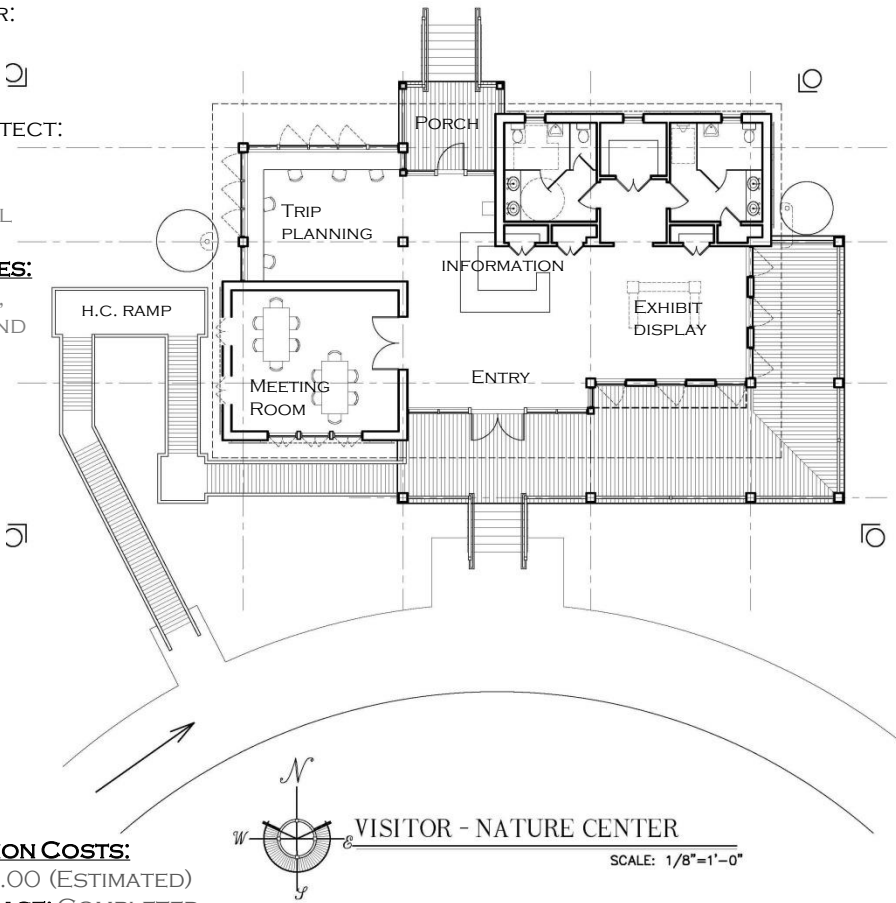
- MASTER PLANNING,
- PUBLIC MEETING AND
- DESIGN SERVICES

**HIGGS BEACH /PARK  
MASTER PLAN &  
VISITOR/NATURE CENTER**  
KEY WEST, FL.



**CLIENT**  
MONROE COUNTY

**CONTACT**  
KEVIN WILSON, DIVISION DIRECTOR  
PUBLIC WORK AND ENGINEERING.  
1 100 SIMONTON ST.  
KEY WEST, FL. 33040  
(305) 797-1547



**CONSTRUCTION COSTS:**  
\$6,000,000.00 (ESTIMATED)  
**CURRENT PHASE:** COMPLETED  
**INITIATION DATE:** 2010  
**COMPLETION DATE:** 2012



**WILLIAM P. HORN ARCHITECT, PA.**

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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# MERIDIAN WEST AFFORDABLE HOUSING DEVELOPMENT AND CLUB HOUSE

STOCK ISLAND, FLORIDA



NEW CLUB HOUSE BUILDING

**CLIENT:**

KEY WEST OLD TOWN  
DEVELOPMENT

**CONTACT:**

ED SWIFT  
201 FRONT STREET, SUITE 10  
KEY WEST, FL 33040  
305 294 4142

**CONSTRUCTION COSTS:**

\$9,300,000.00

**COMPLETION DATE:** 2005

**SCOPE OF SERVICES:** COMPLE ARCHITECTURAL/ENGINEERING (DESIGN, PLANNING APPROVAL CONSTRUCTION DOCUMENTS, BIDDING AND CONSTRUCTION SUPERVISION).

**PROJECT SCOPE:**

WORK INCLUDED CREATING A CLUB HOUSE AND 102 NEW AFFORDABLE HOUSING UNITS WITHIN THE OLD "DOG TRACK" PROPERTY.

**KEY PERSONNEL**

PRINCIPAL ARCHITECT:  
WILLIAM P. HORN, R.A.

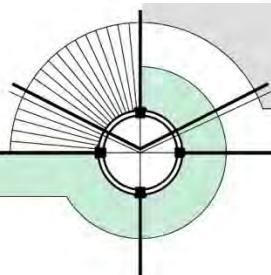
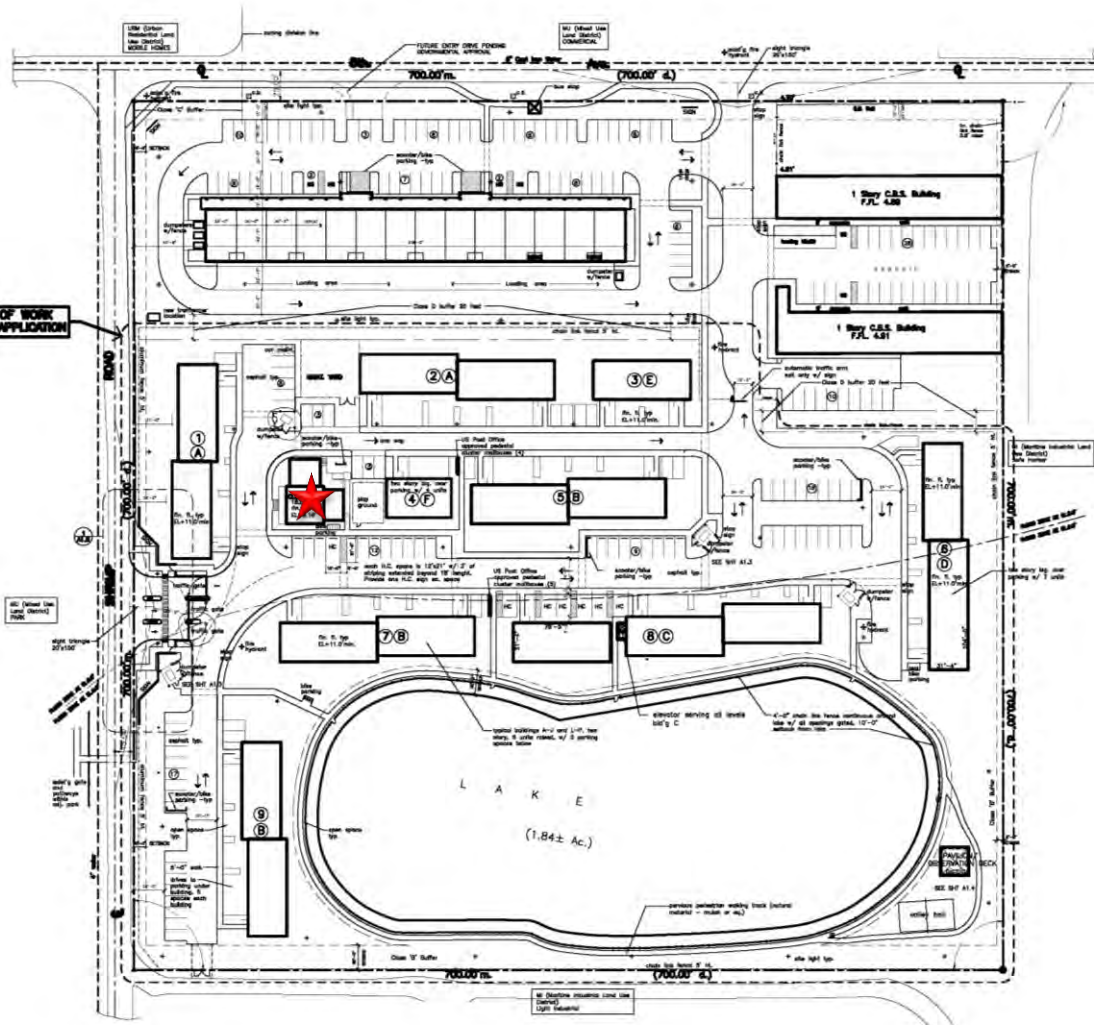
PROJECT ARCHITECT:  
FRANK HERDLISKA, R.A.

CIVIL ENGINEER:  
ALLEN PEREZ, P.E.

MEP ENGINEER:  
TSENG CONSULTING GROUP, INC.

STRUCTURAL ENGINEER:  
TSENG CONSULTING GROUP, INC.

**WILLIAM P. HORN ARCHITECT, PA.**





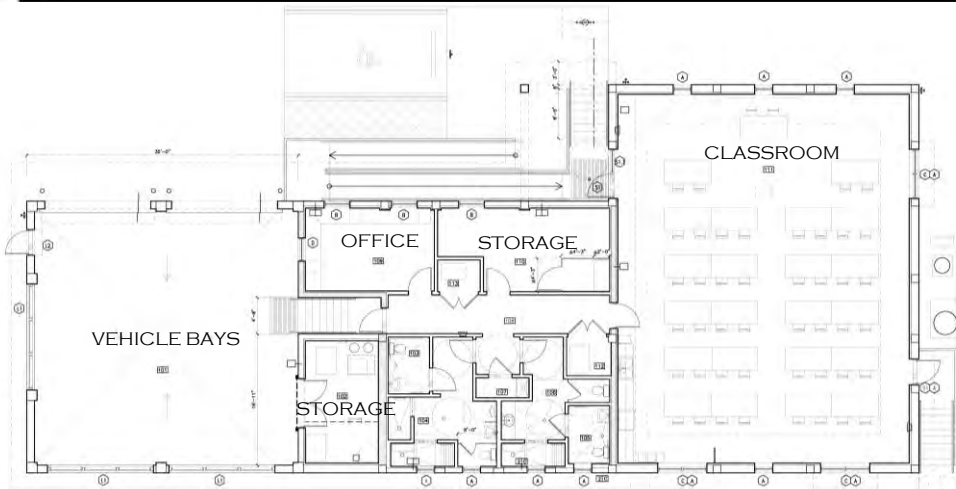
# CRAWL KEY FIRE TRAINING FACILITY

MONROE COUNTY, FL.

## PROJECT SCOPE:

PROJECT INCLUDED A NEW 4,625 S.F. ONE STORY FIRE TRAINING FACILITY, INCLUDING A 2-BAY VEHICLE GARAGE, CLASSROOM / MEETING ROOM, OFFICE, STORAGE AND SHOWERS.

PROJECT WAS DESIGNED TO BE FGBC CERTIFIED. PROJECT IS SIMILAR TO YOURS IN THAT IT IS A GOVERNMENT PROJECT AND HAS SIMILAR USES.



TRAINING FACILITY FLOOR PLAN



## KEY PERSONNEL

### PRINCIPAL ARCHITECT:

WILLIAM P. HORN, R.A.

### PROJECT ARCHITECT:

FRANK HERDLISKA, R.A.

### CIVIL ENGINEER:

ALLEN PEREZ, P.E.

### MEP ENGINEER:

SUDHIR GUPTA, P.E.

### STRUCTURAL ENGINEER:

TOM TIMMINS, P.E.

### SUSTAINABILITY CONSULTANT:

JENNIFER LANGUELL, PH. D.

## CONSTRUCTION COSTS:

\$1,818,835.00

## CURRENT PHASE: COMPLETED

## COMPLETION DATE: 2017

## CONSTRUCTION TYPE:

CONCRETE BLOCK AND CONCRETE WITH CONCRETE PREFABRICATED DOUBLE TEE ROOF.

## LOCATION:

CRAWL KEY, FL.

## OWNER/CONTACT:

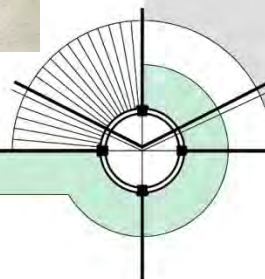
MONROE COUNTY  
JOHNNIE YONGUE, PROJECT MANAGER  
(305) 292-4429



WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WPHORNARCHITECT.COM







# CORAL HAMMOCK

STOCK ISLAND, FLORIDA



**CLIENT:**

CORTEX DEVELOPMENT GROUP LLC.

**CONTACT:**

EVERETT ATWELL  
863 602 0332

**COMPLETION DATE:** 2003

**SCOPE OF SERVICES:** COMPLETE ARCHITECTURAL/ENGINEERING (DESIGN, PLANNING APPROVAL, CONSTRUCTION DOCUMENTS, BIDDING AND CONSTRUCTION SUPERVISION).

**KEY PERSONNEL**

PRINCIPAL ARCHITECT:  
WILLIAM P. HORN, R.A.  
PROJECT ARCHITECT:  
FRANK HERDLISKA, R.A.  
CIVIL ENGINEER:  
ALLEN PEREZ, P.E.  
MEP ENGINEER:  
SUDHIR GUPTA, P.E.  
STRUCTURAL ENGINEER:  
GARLAND WILSON, P.E.

**PROJECT SCOPE:**

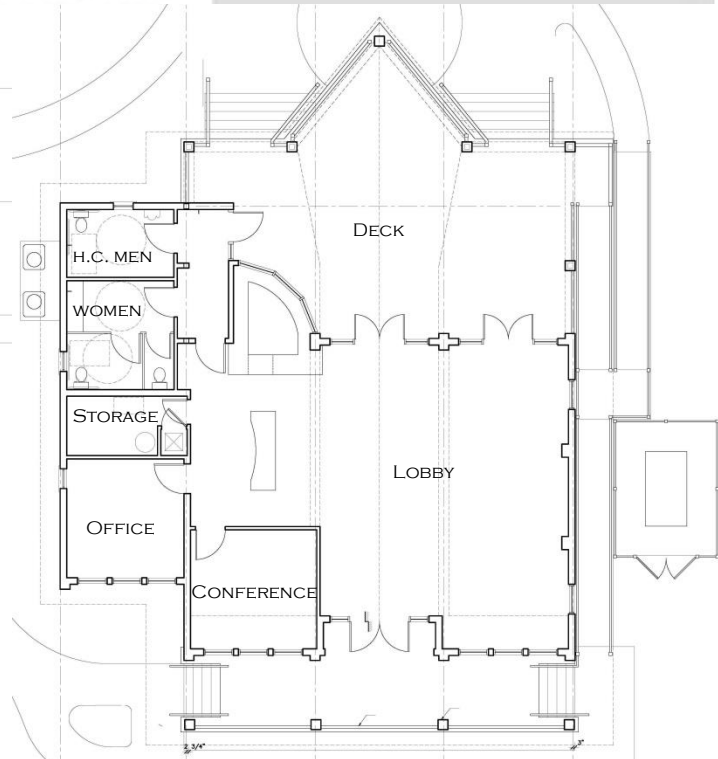
WORK INCLUDED  
CREATING A CLUB HOUSE  
AND 55 NEW HOUSING  
UNITS.

## CORAL HAMMOCK

Residential Development



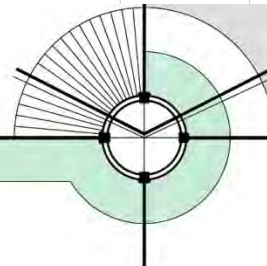
FRONT ELEVATION  
SCALE 1/8" = 1'-0"



WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WPHORNARCHITECT.COM







MASTER SITE PLAN

NEW 18,000 S.F. BOY SCOUTS COMPLEX INCLUDING 7,500 S.F. DINING, KITCHEN, AND OFFICE BUILDING, 8,200 S.F. TOILET/SHOWER BUILDING WITH COVERED MEETING AND GATHERING SPACE BELOW, 2 STAFF HOUSES AND SITE WORK

PHASE ONE WORK : INCLUDE ALL THE SITE WORK, ENTRY FEATURE, ONE STAFF HOUSING UNIT AND THE NEW TOILET/SHOWER/MEETING ROOM BUILDING. THIS BUILDING IS REGISTERED WITH USGBC TO BE LEED SILVER CERTIFIED.



**CAMP SAWYER  
EDWARD B. KNIGHT  
SCOUT RESERVATION**  
WEST SUMMERLAND KEY, FL.



**CLIENT**  
BOY SCOUTS OF AMERICA, S.F.C

**CONTACT**  
ALLEN MESSER, BOY SCOUT BD. MEMBER  
SKANSKA USA BUILDING  
1815 GRIFFIN ROAD, SUITE 204  
DANIA BEACH, FL. 33004  
(954) 914-0009



COMMUNITY CENTER

**START DATE:** 2008

**COMPLETION DATE:** 2013

**KEY PERSONNEL :**  
PRINCIPAL ARCHITECT:  
WILLIAM P. HORN, R.A.  
INTERN ARCHITECT: EVELIA MEDINA  
STRUCTURAL ENGINEER:  
GARLAND WILSON, P.E.  
CIVIL ENGINEER: ALLEN PEREZ, P.E.  
MEP ENGINEER: SUDHIR GUPTA, P.E.  
PLANNER: BARBARA MITCHELL  
ENVIRONMENTAL: PHIL FRANK

**CONSTRUCTION COSTS:**  
\$2,387,383.70 (PHASE ONE)

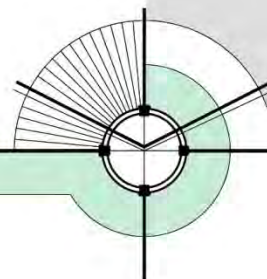
**SCOPE OF SERVICES:**  
COMPLETE ARCHITECTURAL/ENGINEERING (DESIGN, CONSTRUCTION DOCUMENTS, BIDDING AND CONSTRUCTION SUPERVISION).



**WILLIAM P. HORN ARCHITECT, PA.**

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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## AWARDS AND RECOGNITIONS

BILL HORN HAS BEEN REPEATEDLY RECOGNIZED BY THE HISTORIC FLORIDA KEYS FOUNDATION FOR THE HIGH QUALITY OF HIS DESIGN WORK IN KEY WEST'S OLD TOWN. THE FOLLOWING IS A PARTIAL LIST OF AWARDS PRESENTED TO WILLIAM P. HORN ARCHITECT, P.A.

### **REHABILITATION OF 805-807 TRUMAN AVENUE, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 2008, THE HISTORIC FLORIDA KEYS FOUNDATION

### **REHABILITATION OF 800 SIMONTON STREET, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 2008, THE HISTORIC FLORIDA KEYS FOUNDATION

### **NEW CONSTRUCTION AT 201 VIRGINIA STREET, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 2006, THE HISTORIC FLORIDA KEYS FOUNDATION

### **REHABILITATION / NEW CONSTRUCTION OF 120 SIMONTON STREET, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 2003, THE HISTORIC FLORIDA KEYS FOUNDATION

### **REHABILITATION OF 829 SIMONTON STREET, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 2003, THE HISTORIC FLORIDA KEYS FOUNDATION

### **REHABILITATION OF 314 DUVAL STREET, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 2002, THE HISTORIC FLORIDA KEYS FOUNDATION

### **FAÇADE REHABILITATION OF THE LEWINSKY BUILDING, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 1999, THE HISTORIC FLORIDA KEYS FOUNDATION

### **NEW CONSTRUCTION AT 201 SIMONTON STREET, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 1999 THE HISTORIC FLORIDA KEYS FOUNDATION

### **NEW CONSTRUCTION AT 724 EATON STREET, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 1997 THE HISTORIC FLORIDA KEYS FOUNDATION

### **NEW CONSTRUCTION AT 1101 EATON STREET, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 2002 THE HISTORIC FLORIDA KEYS FOUNDATION

### **REHABILITATION OF 907 FRANCES STREET, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 2002, THE HISTORIC FLORIDA KEYS FOUNDATION

### **REHABILITATION OF 723 CATHERINE STREET, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 1997, THE HISTORIC FLORIDA KEYS FOUNDATION

### **REHABILITATION OF 1205-1207 OLIVIA STREET, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 1996, THE HISTORIC FLORIDA KEYS FOUNDATION

### **NEW CONSTRUCTION AT 611 TRUMAN AVE, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 2010, THE HISTORIC FLORIDA KEYS FOUNDATION

### **GREEN ACHIEVEMENT AWARD, STOCK ISLAND FIRE STATION, FLORIDA**

- FGBC CERTIFIED GREEN COMMERCIAL BUILDING HIGHEST SCORE, 2016

### **NEW CONSTRUCTION AT 921 TRUMAN AVE. NEW SEVEN FISH RESTAURANT, KEY WEST, FLORIDA**

- AWARD OF EXCELLENCE, 2017, THE HISTORIC FLORIDA KEYS FOUNDATION



SIMONTON ROW, 120 SIMONTON ST.



LEWINSKY BUILDING, 536 DUVAL ST.



HANDPRINT ANNEX, 201 SIMONTON ST.



STRUCK ACE HARDWARE, 1101 EATON ST.

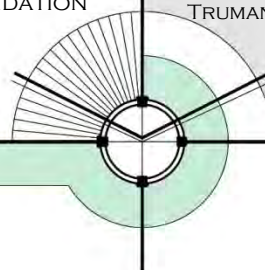


TRUMAN HOTEL, 611 TRUMAN AVENUE

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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# CITY OF KEY WEST DEVELOPMENT REVIEW PROCESS

WILLIAM P. HORN ARCHITECT, P.A. AND HIS TEAM MEMBERS HAVE A LOT OF EXPERIENCE WITH THE CITY OF KEY WEST DEVELOPMENT REVIEW PROCESS. THE TEAM HAS BEEN GETTING PROJECTS SUCCESSFULLY APPROVED FOR THE LAST 25 YEARS WITHIN KEY WEST AND MONROE COUNTY. WE ARE VERY FAMILIAR WITH OBTAINING VARIANCES, PLANNING BOARD APPROVALS, CITY COMMISSION APPROVALS, HARC APPROVALS AND TREE COMMISSION APPROVALS.

OWEN TREPANIER, OUR PLANNER FOR THIS PROJECT, WAS A PLANNER FOR THE CITY PRIOR TO STARTING HIS OWN KEY WEST PLANNING BUSINESS. HE IS NOW ONE OF THE MOST EXPERIENCED PLANNER IN KEY WEST AND MONROE COUNTY.

THE FOLLOWING IS A PARTIAL LIST OF SOME OF OUR PROJECT APPROVALS:

- ROOSEVELT SANDS JR. HOUSING COMPLEX & COMMUNITY CENTER  
44 UNIT AFFORDABLE HOUSING PROJECT IN KEY WEST FOR THE KEY WEST HOUSING AUTHORITY  
- HARC, TREE COMMISSION, DRC, PLANNING BOARD AND CITY COMMISSION
- ROOSEVELT GARDENS  
96 UNIT AFFORDABLE HOUSING PROJECT IN KEY WEST FOR THE KEY WEST HOUSING AUTHORITY  
- DRC, PLANNING BOARD, CITY COMMISSION AND TREE COMMISSION
- CATHOLIC CHARITIES  
37 UNIT WORKFORCE HOUSING PROJECT WITH COMMONS BUILDING IN KEY WEST  
- DRC, PLANNING BOARD, CITY COMMISSION, TREE COMMISSION AND BPASS
- 725 DUVAL STREET MIXED USE PROJECT  
- HARC, DRC, PLANNING BOARD, CITY COMMISSION AND BPASS
- DOCKMASTER BUILDING  
- DRC, PLANNING BOARD AND TREE COMMISSION
- OLD GYMNASIUM BUILDING  
- HARC
- MLK COMMUNITY CENTER  
- HARC
- HIGGS BEACH / PARK MASTER PLAN & VISITOR / NATURE CENTER  
- DRC, PLANNING BOARD, CITY COMMISSION AND TREE COMMISSION
- CAMP SAWYER  
- DRC, PLANNING BOARD
- SEVEN FISH RESTAURANT  
- HARC, DRC, PLANNING BOARD, CITY COMMISSION, TREE COMMISSION
- STRUNK  
- HARC, DRC, PLANNING BOARD, CITY COMMISSION, TREE COMMISSION



BERNSTEIN PARK COMMUNITY CENTER



HIGGS BEACH



STRUNK ACE HARDWARE STORE

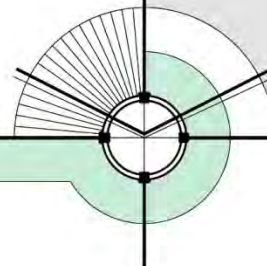


CATHOLIC CHARITIES

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WPHORNARCHITECT.COM



## TEAM EXPERIENCE WORKING SUCCESSFULLY TOGETHER

WILLIAM P. HORN ARCHITECT, P.A. AND HIS TEAM MEMBERS HAVE WORKED TOGETHER ON MANY PROJECTS OVER THE LAST 25 YEARS.

### MEP ENGINEERING: INNOVATIVE ENGINEERING GROUP, INC.

INNOVATIVE ENGINEERING GROUP HAS BEEN OUR MEP ENGINEER ON ALMOST ALL OF OUR PROJECTS FOR THE LAST 25 YEARS. THEY WERE THE MEP ENGINEER ON ROOSEVELT SANDS HOUSING AND COMMUNITY CENTER, CATHOLIC CHARITIES WORKFORCE HOUSING AND COMMONS BUILDING, 725 DUVAL STREET MIXED USE PROJECT, SEVEN FISH RESTAURANT AND BERNSTEIN PARK/COMMUNITY CENTER.

### CIVIL ENGINEERING: PEREZ ENGINEERING & DEVELOPMENT, INC.

PEREZ ENGINEERING & DEVELOPMENT HAS BEEN OUR CIVIL ENGINEER ON OVER 50 PROJECTS OVER THE LAST 19 YEARS. THEY WERE THE CIVIL ENGINEERS ON ROOSEVELT SANDS HOUSING PROJECT, CATHOLIC CHARITIES WORKFORCE HOUSING PROJECT, 725 DUVAL STREET MIXED USE HOUSING PROJECT AND BERNSTEIN PARK/COMMUNITY CENTER.

### PLANNING: TREPANIER & ASSOCIATES, INC.

TREPANIER & ASSOCIATES HAS WORKED WITH US AS A PLANNER ON OVER 30 PROJECTS OVER THE LAST 14 YEARS. THEY WERE THE PLANNERS ON ROOSEVELT SANDS AFFORDABLE HOUSING, 725 DUVAL STREET MIXED USE PROJECT, DOCKMASTER BUILDING AND SEVEN FISH RESTAURANT.

### STRUCTURAL ENGINEERING: ATLANTIC ENGINEERING SERVICES

AES HAS WORKED ON OVER 10 PROJECTS WITH US OVER THE LAST 5 YEARS. THEY ARE PRESENTLY WORKING WITH US ON THE "OLD GYM" RENOVATION FOR THE CITY OF KEY WEST AND WERE THE STRUCTURAL ENGINEERS ON THE CITY HALL FOR THE CITY OF KEY WEST.

### LANDSCAPE ARCHITECT: LANDWISE DESIGN, INC.

LANDWISE DESIGN HAS BEEN OUR LANDSCAPE ARCHITECT ON OVER 15 PROJECTS OVER THE LAST 15 YEARS. THEY WERE THE LANDSCAPE ARCHITECTS ON CATHOLIC CHARITIES WORKFORCE HOUSING PROJECT, 725 DUVAL STREET MIXED USE PROJECT, HENDERSON BUILDING MIXED USE PROJECT, CORAL HAMMOCK HOUSING AND COMMUNITY CENTER AND BERNSTEIN PARK/COMMUNITY CENTER.

### SUSTAINABILITY CONSULTANT: TRIFECTA CONSTRUCTION SOLUTIONS

TRIFECTA CONSTRUCTION SOLUTIONS HAS BEEN OUR FGBC SUSTAINABILITY CONSULTANT SINCE WE STARTED WORKING ON PROJECTS REQUIRING FGBC CERTIFICATION. THEY WERE THE SUSTAINABILITY CONSULTANTS ON CATHOLIC CHARITIES WORKFORCE HOUSING PROJECT AND COMMONS BUILDING, 725 DUVAL STREET MIXED USE PROJECT, OLD GYM RENOVATIONS, DOCKMASTER BUILDING AND BERNSTEIN PARK/COMMUNITY CENTER.



CAMP SAWYER



DOCK MASTER



GRASSY KEY FIRE STATION

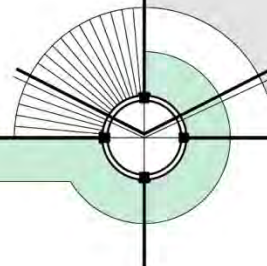


SEVEN FISH RESTAURANT

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WPHORNARCHITECT.COM





## LEED CREDENTIALS OF TEAM

### WILLIAM P. HORN ARCHITECT, P.A.

THE FIRM IS A NATIONAL MEMBER OF USGBC.  
WILLIAM P. HORN, R.A. IS A LEED AP BD+C AND IS A MEMBER AND PAST CHAIR OF THE KEYS BRANCH OF THE USGBC, FLORIDA CHAPTER.  
EVELIA MEDINA IS A LEED AP BD+C.  
JOANNA WALCZAK IS A LEED GREEN ASSOCIATE.

### INNOVATIVE ENGINEERING GROUP, INC.

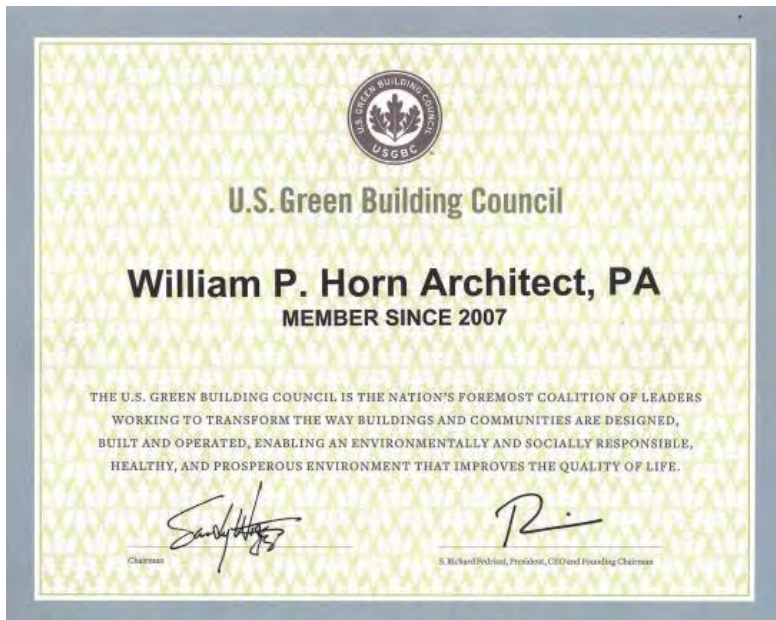
SUDHIR GUPTA, PE IS A LEED BD+C.

### ATLANTIC ENGINEERING SERVICES

LANEY S. STODDARD, PE IS A LEED AP

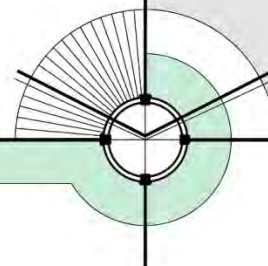
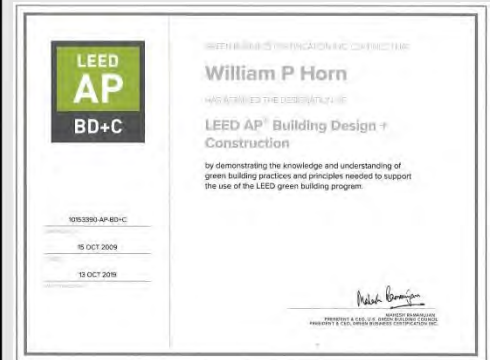
### TRIFECTA CONSTRUCTION SOLUTIONS

DR JENNIFER LANGUELL, PHD IS ACCREDITED PROFESSIONAL FOR THE USGBC, CLASS 1 CERTIFIED ENERGY RATER, NAHB VERIFIER AND A CERTIFIED GREEN PROFESSIONAL AND A CERTIFYING AGENT WITH THE FLORIDA GREEN BUILDING COALITION (AND PAST PRESIDENT OF FGBC).



## WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302



WPHORNARCHITECT.COM

# COMMENTS / CRITIQUE ON CONCEPTUAL PLAN IN EXHIBIT C

## LAND USE ZONE: DRC, PLANNING BOARD + CITY COMMISSION

THE PROPERTY IS LOCATED IN THE HNC-3 LAND USE ZONE IN BAHAMA VILLAGE. IN THAT LAND USE ZONE A CULTURAL AND CIVIL ACTIVITY IS A CONDITIONAL USE. ALSO, IN THE HISTORIC DISTRICT NEW CONSTRUCTION OVER 1,000 S.F. IS A MAJOR DEVELOPMENT PLAN. A CONDITIONAL USE AND A MAJOR DEVELOPMENT PLAN ARE REQUIRED TO GO TO THE DRC, PLANNING BOARD AND THEN THE CITY COMMISSION FOR REVIEW AND APPROVAL.

## VARIANCES

IF THE PROJECT REQUIRES VARIANCES IT IS REQUIRED TO GO TO THE PLANNING BOARD. THIS PROJECT LOOKS LIKE IT WILL NEED VARIANCES FOR PARKING (UNLESS YOU CAN USE THE PARKING LOT ACROSS FROM FORT STREET), LOT COVERAGE (40% MAXIMUM, 49% PROPOSED) AND IMPERVIOUS AREA (60% MAX., 70% PROPOSED). NEW PARKING SPACES ARE NOT ALLOWED TO BACK OUT ONTO A STREET. THE PROPOSED HANDICAP SPACES BACKING OUT ONTO FORT STREET WOULD REQUIRE A WAIVER FROM THE ENGINEERING DEPARTMENT.

## TREE COMMISSION

SINCE YOU ARE REMOVING TREES AND PROVIDING NEW LANDSCAPING YOU WILL ALSO BE REQUIRED TO GO TO THE TREE COMMISSION FOR REVIEW AND APPROVAL.

## HARC

THE PROJECT IS LOCATED IN THE HISTORIC DISTRICT SO YOU WILL NEED TO GO TO THE HARC BOARD FOR REVIEW AND APPROVAL. THE EXISTING GYM BUILDING IS ON THE 1962 SANBORN MAP SO IT IS HISTORIC. IT LOOKS LIKE THE EXISTING ADDITION YOU WANT TO REMOVE IS NOT IN THE LOCATION THAT IS ON THE 1962 SANBORN MAP SO I WILL ASSUME IT IS NOT HISTORIC AND CAN BE REMOVED (WOULD NEED TO VERIFY THAT). THE TWO STORY ADDITION, WITH A ONE STORY LINK IS LOWER IN HEIGHT AND SMALLER IN FOOTPRINT THAN THE HISTORIC GYM BUILDING SO IS APPROPRIATELY SCALED AS A SECONDARY STRUCTURE TO THE HISTORIC GYM BUILDING. THE FLAT ROOF WOULD BE AN APPROPRIATE ROOF DESIGN SINCE THE GYM HAS A FLAT ROOF.

## FEMA

THE FLOOD ZONE FOR THE PROPERTY IS AE +7.0'. THE EXISTING BUILDING IS AT EL. 6.53' PER THE SURVEY, SO IT IS BELOW FLOOD. THE NEW ADDITION COULD BE FLOOD PROOFED TO MEET FLOOD REQUIREMENTS OR YOU COULD RAISE IT TO AE +8.0' (ONE FOOT ABOVE FLOOD) TO HAVE IT COMPLY WITH FEMA REGULATIONS. WE SUGGEST IT IS A SEPARATE BUILDING MEETING FLOOD REQUIREMENTS AND THEN LINKED TO THE GYM BUILDING.

CONCEPTUAL SITE STUDY 03/28/18

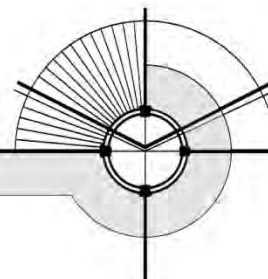


hayes | cumming [arc|itects](#) 009

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

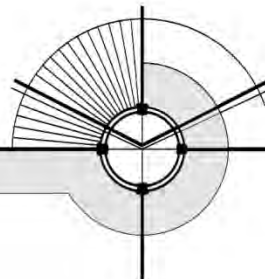
WPHORNARCHITECT.COM



## 8. SWORN STATEMENTS AND AFFIDAVITS

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- SWORN STATEMENTS AND AFFIDAVITS
- LICENSES
- INSURANCE





**ANTI-KICKBACK AFFIDAVIT**

STATE OF FLORIDA

SS:

COUNTY OF MONROE

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

BY:   
\_\_\_\_\_ *WILLIAM P. HORN*

sworn and prescribed before me this 19 day of Feb, 2019

  
NOTARY PUBLIC, State of Florida



My commission expires: 04/02/2021

**NON-COLLUSION AFFIDAVIT**

STATE OF FLORIDA                 )  
    : SS  
 COUNTY OF MONROE                 )

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

By: \_\_\_\_\_  
*WILLIAM P. HORN*

Sworn and subscribed before me this  
  19   day of February, 2019.

*Mari Hernandez*  
 NOTARY PUBLIC, State of Florida at Large



My Commission Expires: 04/02/2021

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

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

1. This sworn statement is submitted to THE CITY OF KEY WEST (RFQ # 19-001)

by WILLIAM P. HORN, PRINCIPAL

(print individual's name and title) WILLIAM P. HORN ARCHITECT, P.A. for  
(print name of entity submitting sworn statement)

whose business address is 915 EATON STREET, KEY WEST, FL. 33040

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

65-0562195

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

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



- b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members and agent who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment of income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statute means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement (indicate which statement applies).
- Neither the entity submitting this sworn statement, or any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July, 1989.
  - \_\_\_\_\_The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989.
  - \_\_\_\_\_The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order.

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

[Handwritten Signature]

(SIGNATURE)

2-19-19

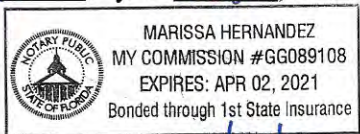
(DATE)

STATE OF Florida

COUNTY OF Monroe

PERSONALLY APPEARED BEFORE ME, the undersigned authority William Paul Horn who, after first being sworn by me, (name of individual)

affixed his/her signature in the space provided above on this 19 day of Feb, 2019



Marissa Hernandez NOTARY PUBLIC

My commission expires: 04/02/2021



**EOUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT**

STATE OF Florida )

: SS

COUNTY OF Monroe )

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

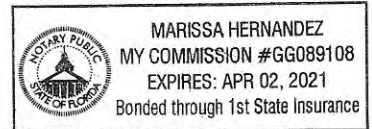
WILLIAM P. HORN ARCHITECT, P.A.

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

By: \_\_\_\_\_  
WILLIAM P. HORN

Sworn and subscribed before me this 19 day of February 2019.

M. Hernandez  
NOTARY PUBLIC, State of Florida at Large



My Commission Expires: 04/02/2021

**CONE OF SILENCE AFFIDAVIT**

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

STATE OF FLORIDA )

: SS

COUNTY OF MONROE )

I the undersigned hereby duly sworn depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of WILLIAM P. HORN ARCHITECT, P.A. have read and understand the limitations and procedures regarding communications concerning City of Key West issued competitive solicitations pursuant to City of Key West Ordinance Section 2-773 Cone of Silence (attached). Sworn and subscribed before me this

19<sup>th</sup> day of FEBRUARY, 2019.

Mari Hernandez  
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 04/02/2021

Notary Public:  
M Hernandez





RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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

**HORN, WILLIAM P**

915 EATON STREET  
KEY WEST FL 33040

LICENSE NUMBER: AR0013537

EXPIRATION DATE: FEBRUARY 28, 2021

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



Do not alter this document in any form.

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



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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

**WILLIAM P HORN ARCHITECT PA**

915 EATON ST  
KEY WEST FL 33040

LICENSE NUMBER: AA0003040

EXPIRATION DATE: FEBRUARY 28, 2021

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



Do not alter this document in any form.

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



# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name      HORN, WILLIAM  
Location Addr      915 EATON ST  
Lic NBR/Class      6982                      STATE LICENSED PROFESSIONAL  
Issued Date      9/28/2017                      Expiration Date:    **September 30, 2019**

ATTORNEY, PHYSICIAN OR OTHER STATE LICENSED  
PROFESSIONAL

Comments:      ARCHITECT

Restrictions:

HORN, WILLIAM  
915 EATON ST  
  
KEY WEST, FL 33040

This document must be prominently displayed.

HORN, WILLIAM P





# CERTIFICATE OF LIABILITY INSURANCE

OP ID: NF

DATE (MM/DD/YYYY)

09/18/18

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>The Fullers, Inc</b> <b>1432 Kennedy Drive</b> <b>Key West, FL 33040</b> <b>Norman Fuller</b>	<b>305-294-6677</b> <b>305-292-4641</b>	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> <b>E-MAIL ADDRESS:</b> <b>PRODUCER CUSTOMER ID #: HORNW-1</b>	<b>FAX (A/C, No):</b>
	<b>INSURED</b> <b>William P Horn Architect PA</b> <b>Bill Horn</b> <b>915 Eaton St.</b> <b>Key West, FL 33040</b>		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A: First Community Insurance Co. NAIC # 13990</b> <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	X		090004962995814	09/21/18	09/21/19	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Business Owners  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 architect

**CERTIFICATE HOLDER****CANCELLATION**

MONRCON

Monroe County Board of County Commissioners  
 1100 Simonton Street  
 Key West, FL 33040

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
 Norman Fuller

CERTIFICATE OF LIABILITY INSURANCE

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: USI Insurance Services, LLC, 1715 N. Westshore Blvd. Suite 700, Tampa, FL 33607, 813 321-7500. CONTACT NAME: USI Insurance Services, LLC. PHONE (A/C, No, Ext): 813 321-7500. FAX (A/C, No):. E-MAIL ADDRESS:. INSURER(S) AFFORDING COVERAGE: INSURER A : Aspen American Insurance Company, NAIC #: 43460. INSURED: William P. Horn, Architect, P.A., 915 Eaton Street, Key West, FL 33040. INSURER B :. INSURER C :. INSURER D :. INSURER E :. INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

Table with 7 columns: INSR LTR, TYPE OF INSURANCE, ADDL INSR, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella Liab, Excess Liab, Workers Compensation and Employers' Liability, and Professional Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Professional Liability coverage is written on a claims-made basis. Project: Stock Island Fire Station, Bernstein Park, Annual Contract for Architectural Services

CERTIFICATE HOLDER: Monroe County Board of County Commissioners, Attn: Risk Management, 1100 Simonton Street, Key West, FL 33040. CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: [Signature]



# CERTIFICATE OF LIABILITY INSURANCE

OP ID: NF

DATE (MM/DD/YYYY)

01/03/18

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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<b>PRODUCER</b> <b>The Fullers, Inc</b> <b>1432 Kennedy Drive</b> <b>Key West, FL 33040</b> <b>Norman Fuller</b>	<b>305-294-6677</b>	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b>	<b>FAX (A/C, No):</b>	
	<b>305-292-4641</b>	<b>E-MAIL ADDRESS:</b> <b>PRODUCER CUSTOMER ID #: HORNW-1</b>		
<b>INSURED</b> <b>William P Horn Architect PA</b> <b>Bill Horn</b> <b>915 Eaton St.</b> <b>Key West, FL 33040</b>	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>	
	<b>INSURER A : Retail First Insurance Company</b>			
	<b>INSURER B :</b>			
	<b>INSURER C :</b>			
	<b>INSURER D :</b>			
	<b>INSURER E :</b>			

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$	
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DEDUCTIBLE RETENTION \$						<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE EACH OCCURRENCE \$ AGGREGATE \$	
<b>A</b>	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	Y	N/A	520-40146	01/01/18	01/01/19	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input checked="" type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ <b>1,000,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

**CERTIFICATE HOLDER****CANCELLATION****MONRCON**

Monroe County  
 1100 Simonton Street  
 Key West, FL 33040

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
 Norman Fuller

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# CERTIFICATE OF LIABILITY INSURANCE

OP ID: NF

DATE (MM/DD/YYYY)

06/01/18

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>The Fullers, Inc</b> <b>1432 Kennedy Drive</b> <b>Key West, FL 33040</b> <b>Norman Fuller</b>		<b>305-294-6677</b>  <b>305-292-4641</b>	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> <b>E-MAIL ADDRESS:</b> <b>PRODUCER CUSTOMER ID #:</b> <b>HORNWI1</b>	<b>FAX (A/C, No):</b>
<b>INSURED</b> <b>William Horn</b> <b>151 Key Haven Rd.</b> <b>Key West, FL 33040</b>		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A : Progressive</b> <b>INSURER B :</b> <b>INSURER C :</b> <b>INSURER D :</b> <b>INSURER E :</b> <b>INSURER F :</b>		<b>NAIC #</b>

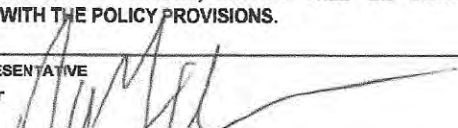
**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
<b>A</b>	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		<b>X</b>	<b>02158316-7</b>	<b>05/29/18</b>	<b>05/29/19</b>	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		<b>Y/N</b> <input type="checkbox"/>	<b>N/A</b>			<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)**  
**2016 Nissan Rogue SUV 5N1AT2MT7GC789621**

**CERTIFICATE HOLDER****CANCELLATION**

<b>MONRCON</b>  <b>Monroe County Board of County Commissioners</b> <b>1100 Simonton Street</b> <b>Key West, FL 33040</b>	<b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b>  <b>AUTHORIZED REPRESENTATIVE</b> <b>Norman Fuller</b> 
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