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# QUALIFICATIONS FOR ARCHITECTURAL SERVICES FOR CITY OF KEY WEST, RFQ #22-010

## THE CITY OF KEY WEST FLORIDA



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

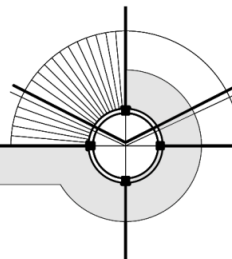
915 Eaton Street  
Key West, FL 33040  
(305) 296-8302  
William Horn (contact)  
william@wphornarchitect.com

### In Association with

PEREZ ENGINEERING & DEVELOPMENT, INC., Civil Engineer  
KEISTER WEBB STRUCTURAL ENGINEERS LLC, 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

WILLIAM P. HORN ARCHITECT, PA.

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

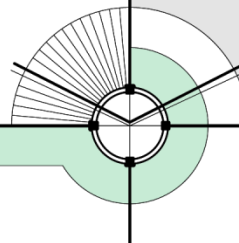


LICENSE No. AA 0003040

WPHORNARCHITECT.COM

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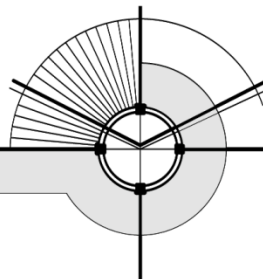
## 1. COVER LETTER

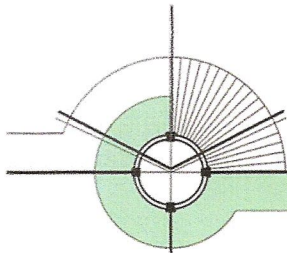
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WWW.WPHORNARCHITECT.COM

August 09, 2022

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

**Re: Request for Qualifications for Architectural Services.**

**William P. Horn Architect, P.A.**, is pleased to respond to your request for qualifications for Architectural Services for City of Key West.

**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 nine years. We have vast experience in working on governmental projects, commercial projects, residential projects, mixed use projects and historic preservation/restoration projects. We have worked on as many new building projects as we have on renovation/restoration projects.

**William P. Horn Architect, P.A.**, presently has an annual contract with Monroe County, the Monroe County School District, the Key West Housing Authority, the City of Marathon and the City of Key West. We have specialized over the last twenty nine years in working with local Government agencies and enjoy working on the various size and types of projects that an annual contract provides. We hope that we can work with you on your projects.

Under our present annual contracts, we are currently working with the City of Key West on the Historic Seaport Common Area Enhancement Plan, building hardening projects (3 sites) and a new 10,000 SF homeless shelter (KOTS) on Stock Island. For Monroe County we just completed the temporary relocation of Public Works on Rockland Key and have just started a two story addition to the jail on Stock Island for new generators and storage. We are under construction for a 103 unit workforce housing project on Stock Island and designing five new affordable houses in Bahama Village for the Housing Authority. For the School Board we are just starting construction at Coral Shores for a small renovation to classrooms and restrooms, new stairways and ramps and first floor classroom renovations for the Big Pine Academy, a new softball field for the Key Largo School, spalling repairs to an office building on Trumbo Point and stair ceiling repairs at HOB school.

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 working on your future projects.

William P. Horn Architect, P.A.

William P. Horn, R.A. NCARB, LEED AP, BD & C  
Principal



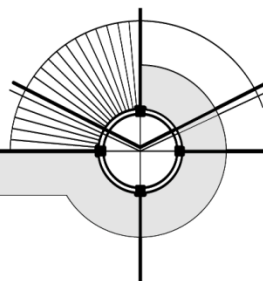
## 2. INFORMATION PAGE

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WILLIAM P. HORN ARCHITECT, PA.

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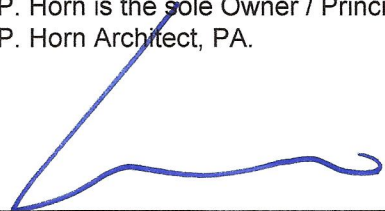
## INFORMATION PAGE

### Architectural Services for City of Key West

#### Head Office:

William P. Horn Architect P.A.  
915 Eaton St.  
Key West, FL-33040  
(305) 296-8302  
[www.wphornarchitect.com](http://www.wphornarchitect.com)

William P. Horn is the sole Owner / Principal of the company named  
William P. Horn Architect, PA.



William P. Horn, R.A. NCARB, LEED AP, BD & C  
Principal

William P. Horn – Principal Architect  
[william@wphornarchitect.com](mailto:william@wphornarchitect.com)

Joseph Scarpelli– Project Architect  
[joe@wphornarchitect.com](mailto:joe@wphornarchitect.com)

Evelia Medina – Project Manager  
[evelia@wphornarchitect.com](mailto:evelia@wphornarchitect.com)

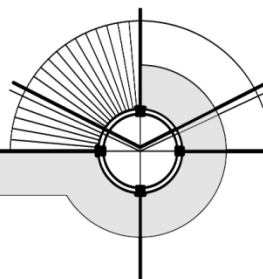
### 3. ORGANIZATION CHART

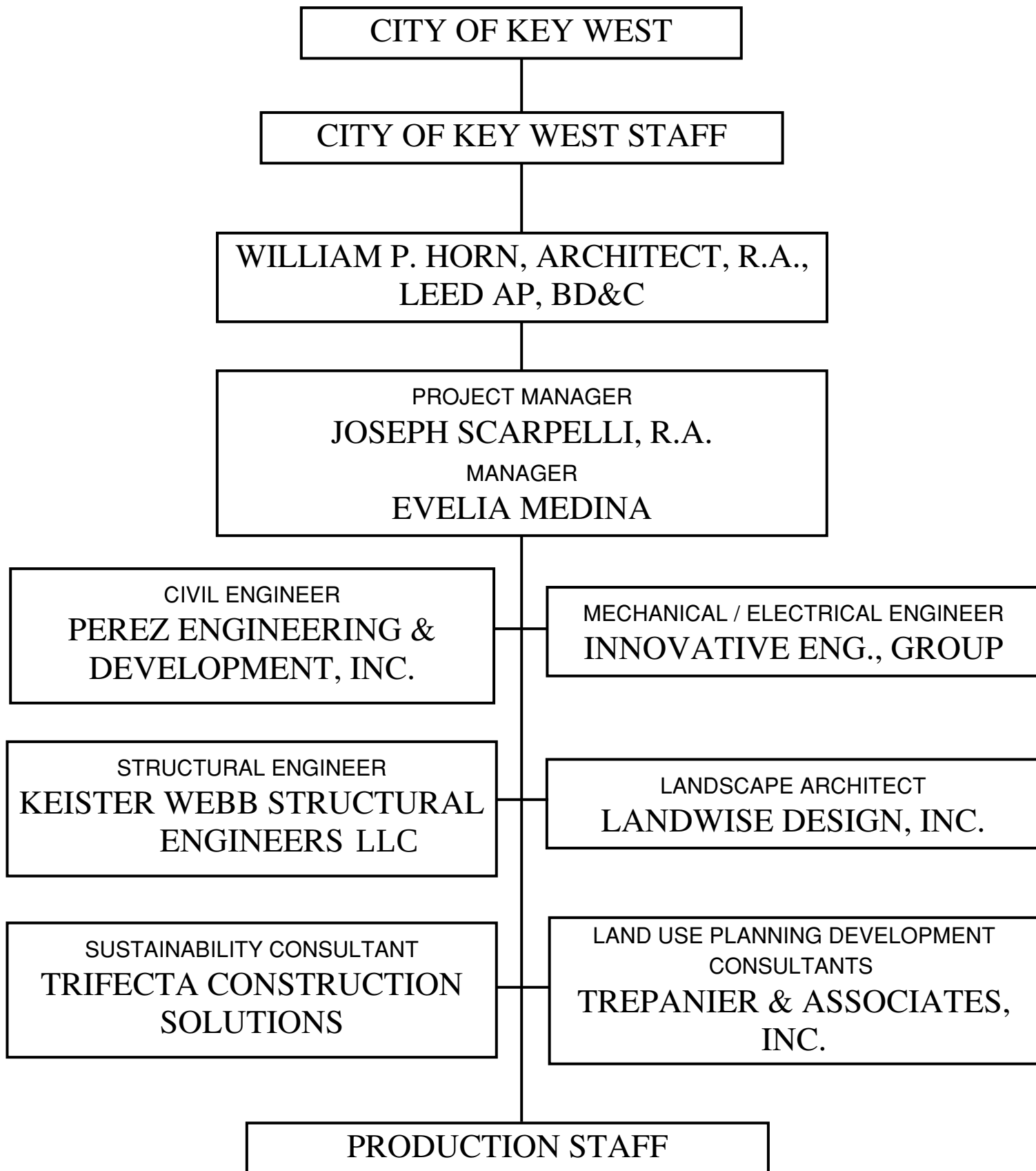
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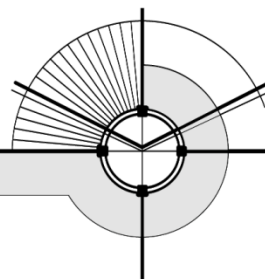


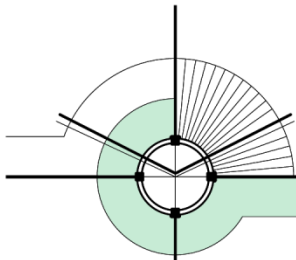


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### **Prime Consultant**

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 Engineer, 1 Senior Designer, 1 Construction Inspector)

Structural Engineering: Keister Webb Structural Engineers

8 total staff members ( 5 Engineers, 1 Staff Engineer, 2 BIM (Revit) Technicians)

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:         | Joe Scarpelli         | Big Pine, FL             |
| Project Manager:           | Evelia Medina         | Key West, FL             |
| Intern Architect:          | Joanna Walczak        | Naples, 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           |

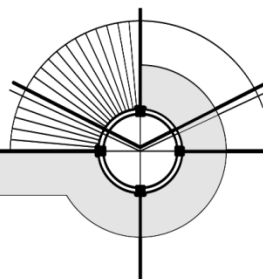
## 4. COMPANY INFORMATION

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## WILLIAM P. HORN ARCHITECT, P.A Firm Profile:

William P. Horn, Architect P.A. is a full service architectural firm that has been in business since 1993. We have successfully completed hundreds of projects throughout the Florida Keys. The firm has worked on many types of projects including commercial, governmental, residential, multi-family housing, affordable housing, master planning, sustainable and historic projects. The firm started out in 1993 as just two people, Bill Horn and his wife Alma and now is one the largest firms in Monroe County. The firm presently consists of six people.

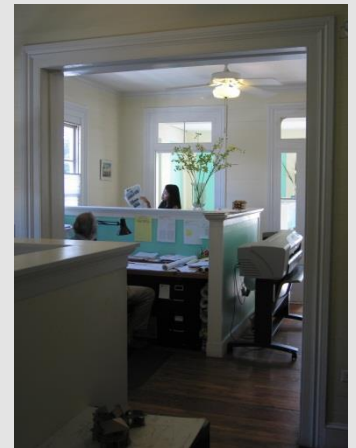
William (Bill) Horn is the principal owner of the firm and has been working on projects within Monroe County and Key West since 1988. He is a registered architect in Florida, a LEED AP, BD&C and member of the NCARB. He has previously worked in New York and Philadelphia. Bill went to the University of Pennsylvania, Graduate School of Fine Arts to get his Master Degree in Architecture, 1988 and went to Clemson University, College of Architecture to get his Bachelor of Science Degree in Design, 1982. He is presently a member of the Key West Chamber of Commerce, Sunrise Rotary Club, US Green Building Council (National) and the past Chair of the Keys Branch of the US Green Building Council (South Florida). Bill was past president of Old Island Restoration Foundation and past chairman of the Historic Architectural Review Commission in Key West, Florida.

Frank Herdlika is an architect and has worked for the firm since 1995. He is a registered architect in Louisiana and received his bachelor of architecture from the University of Southwestern Louisiana. He has worked on numerous government projects within the last 25 years. He is past secretary and member of the USGBC, keys branch.

Evelia Medina has been with the firm since 2002. She is originally from Venezuela and is a registered architect in that country and received her Architectural Degree from the University Simon Bolivar, Caracas, Venezuela. She was a principal partner in her architectural firm prior to moving to Key West. Evelia is a LEED AP, BD&C.



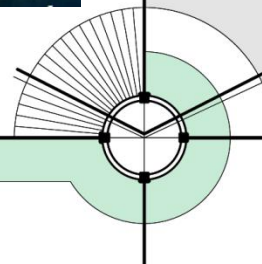
Office Exterior



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



Joe Scarpelli is an Architectural Project Manager who has been working with the firm since 2017. Joe has a Bachelor of Science degree in Architectural Technology from New York Institute of Technology and is a registered architect in New York State and Florida. He has over eight years of experience in architecture and has exceptional experience/skills in construction and BIM (Building Information Modeling). He is presently a planning commissioner (Chairman) for Monroe County.

Joanna Walczak is an Interior Design Intern who joined in 2015. She has a Bachelor of Fine Arts Degree in Interior Design from the Japanese Academy of Information Technology in Warsaw, Poland, Bachelor of Economics and Management (Poland) and Bachelor of Business in Marketing (Ireland). Her previous work experience includes work in Architectural firm in Warsaw, Poland and in Stockholm, Sweden prior to moving to Key West.

Alma Horn has been with the firm since it started in 1993. She has a number of rolls, including drafting, payroll and book keeping. She has an interior design degree from Mexico, her home country.

William P. Horn, Architect P.A. provides full services for our clients, from initial site and design studies to final construction documents and specifications, bidding and construction administration. The firm provides architectural services for a variety of project types, from government work to developer projects to custom residential project. We provide services for renovation projects as well as new construction projects.

William P. Horn, Architect P.A. presently has an annual contract with the City of Key West, Monroe County School District, Key West Housing Authority, City of Marathon and Monroe County for architectural and engineering services.

Our goal is to provide solutions to our clients needs and be of services to them through the entire process. We strive to create unique solutions to each project that respond to the specific site parameters and to the individual needs of the clients.

## **Advantages of working with our firm:**

1. Local Key West firm allows quick access for all phases of the project.
2. William Horn, the firms Principle/Owner will be directly involved in all projects.
3. We have 29 years of proven local client satisfaction.
4. Local expertise in construction solutions that work in the Florida Keys.
5. Firm has successfully completed hundreds of projects within the Florida Keys.



Garden View Apartments



Rex Welch Field Restrooms & Concessions



Catholic Charities Affordable Housing



Key West Chamber Of Commerce  
– Office Renovations

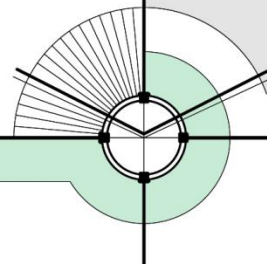


Roosevelt Gardens

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

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## TEAM PROFILE AND HISTORY

### Team History

The team of architects, planners and engineers have worked on numerous local governmental projects through out Monroe County. For over twenty nine years we have been providing Monroe County and Key West government agencies quality services 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, the City of Marathon, the Housing Authority and Monroe County for architectural services.

**William P. Horn Architect, P.A.** is a local Key West firm and this allows us to be readily accessible to the client for meetings throughout all phases of the project. Also, since we are not a large out of town firm, the clients will be coordinating directly with William Horn (the principle of the firm).

**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.

**Keister Webb Structural Engineers LLC,** 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 numerous projects for us over the last 12 years. Within the last 12 years we have worked on numerous projects including the Glenn Archer Gym Renovation, The May Sands Demolition/Renovation project, the Garden View Workforce Housing Project, Tavernier Old School Renovation and the New Nissan Showroom Building, the New Kots Building and the New Jail Addition.



Roosevelt Sands Affordable Housing



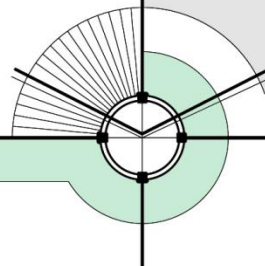
Grassy Key Fire Station



Dockmaster



Marathon City Hall



**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. Sudhir's firm is the M.E.P engineer for all of our projects.

**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, The New Kots Building and Garden View Apartments Affordable Housing Project.

**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. His firm was the planner who helped us get major development approvals for Roosevelt Sands, the New Kots Building and Garden View Apartments Affordable Housing Projects.

**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 the 37 unit Workforce Housing project for Catholic Charities in Key West, the New Kots Building and for the 103 unit Garden View Apartment Project.

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 your projects in a timely and most cost effective manner.



Garden View Workforce Housing



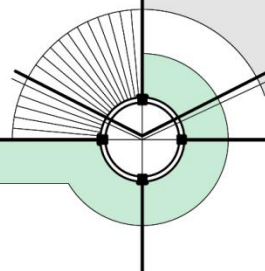
Old Gymnasium Building Renovation



Bernstein Park Community Center & Fields



Stock Island Fire Station



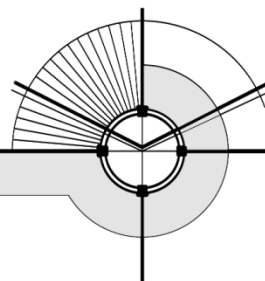
## 5. METHODOLOGY AND APPROACH

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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.



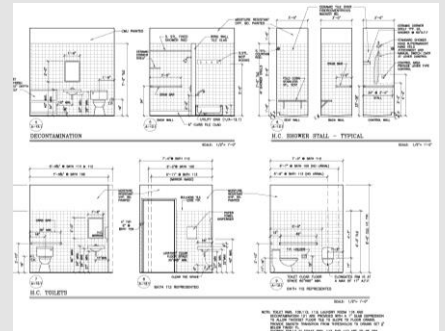
Public Workshops



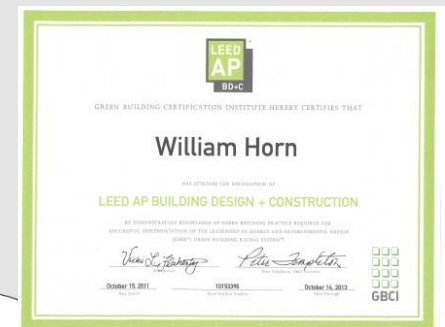
Conceptual Design



Master Plan



ADA Code Review



LEED Certification

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### **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.

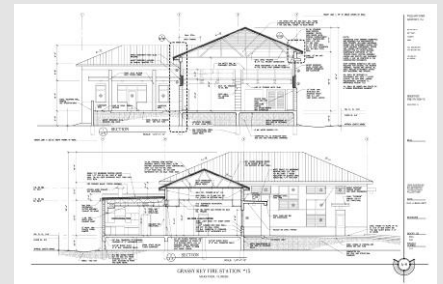
### **CONSTRUCTION PHASE**

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.



Catholic Charities Under Construction



Construction Documents



Construction Supervision of Bernstein  
Park Community Center



Construction Supervision

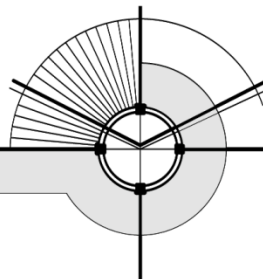
## 6. PERSONNEL

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## 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**  
**GONZALEZ 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

■ **Garden View Affordable Housing**  
 Stock Island, FL.  
 New 103 Unit  
 Affordable Housing Project  
 Client: City of Key West & Housing Authority  
 of the City of Key West

■ **Roosevelt Sands Jr. Housing  
 Complex & Club House**  
 Key West, FL.  
 New 44 Residential affordable apartment  
 units and Club House  
 Client: Housing Authority of the City of Key  
 West

■ **Camp Sawyer Boy Scout Camp**  
 West Summerland Key, FL.  
 Designed Master Plan For Site  
 New Toilet/Shower Building  
 Registered to be LEED Silver Certified

■ **Henderson Building**  
 Mixed Use Building with office use and 6  
 workforce housing units.  
 Big Pine, Florida  
 Client: Ginger Henderson

■ **Bernstein Park**  
 Total Renovation to Park and New  
 Community Center and Maintenance Building  
 Stock Island, FL.  
 Client: Monroe County

■ **St. Bede's Village**  
 Key West, FL.  
 37 unit Affordable Housing complex with on  
 site parking and landscape design. All units  
 will be FGBC Certified.  
 Client: Catholic Charities

■ **KOTS (Keys Overnight Temporary  
 Shelter)**  
 Stock Island, FL.  
 Client: City of Key West

■ **Dockmaster**  
 Garrison Bight, Key West, FL.  
 Client: City of Key West

■ **Marathon City Hall**  
 Marathon, FL.  
 New 15,000 S.F. City Hall  
 Client: City of Marathon

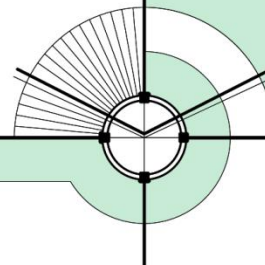
■ **Mosquito Control Facility**  
 New Office Building, Maintenance Building +  
 Sitework  
 Big Coppitt Key, FL.  
 Client: Mosquito Control Board

■ **The Basilica High School Project**  
 Renovation of existing auditorium for new high  
 school  
 Key West, FL.  
 Client: St. Mary's Basilica School

WILLIAM P. HORN ARCHITECT, PA.

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

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## Joe Scarpelli, RA



### REGISTRATION

State of New York: No. 041198  
State of Florida No. AR101614  
NCARB Certified

### 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

Monroe County Planning Commission - Chairman  
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 and Sitework  
Big Coppit Key, FL.  
Client: Mosquito Control Board

#### ■ Juvenile Justice Building Renovations

Key West, FL.  
Client: Monroe County

#### ■ Henderson Building

Mixed use building with office use and 6  
workforce housing units.  
Big Pine, Florida  
Client: Ginger Henderson

#### ■ Garden View Affordable Housing

Stock Island, FL.  
New 103 Unit Affordable Housing  
Project  
Client: City of Key West & Housing  
Authority of the City of Key West

#### ■ Big Pine Academy

Classroom and Office Renovations  
Big Pine Key, FL.  
Client: Monroe County School District

#### ■ Historic Seaport Common Area Enhancements

Key West, FL.  
Client: City of Key West

#### ■ St. Bede's Village

Key West, FL.  
37 unit affordable housing complex with on  
site parking and landscape design. All units  
will be FGBC Certified.  
Client: Catholic Charities

#### ■ 725 Duval Street

New residential units in existing commercial  
building  
Key West, FL.  
Client: Joseph Cohen

#### ■ Kosloske Residence

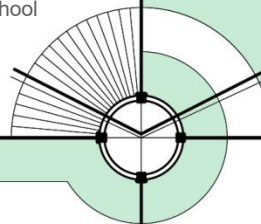
New 5,000 S.F. Residence  
Key Haven, FL.  
Client: Kosloske Family

#### ■ Enchanted Island

New 6,000 S.F. Residence  
Raccoon Key, FL.  
Client: Sam Sappala

#### ■ The Basilica High School Project

Renovation of existing auditorium for new  
high school  
Key West, FL.  
Client: St. Mary's Basilica School



## 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 - Secretary

## Frank I. Herdliska, RA



## EXPERIENCE

## 2011– PRESENT

**WILLIAM P. HORN ARCHITECT, P.A.**

Key West, Florida 33040  
Project Architect

## 2006 - 2011

**MATHERS BRIERRE ARCHITECTS**

New Orleans, LA.  
Project Architect  
Large scale  
commercial and residential

## 1994 - 2006

**WILLIAM P. HORN ARCHITECT, P.A.**

Key West, FL.  
Project Architect

## 1989- 1993

**GONZALEZ ARCHITECTS**

Key West, Florida  
Project Architect  
Educational, Commercial  
Residential  
and Planning Projects

## 1981- 1986

**MATHERS BRIERRE ARCHITECTS**

New Orleans, LA.  
Project Architect  
Large scale  
commercial and residential

## 1974 - 1979

**KESSELS - DIBOLL - KESSELS.**

Designer/Draftsperson  
New Orleans, Louisiana

■ **Garden View  
Affordable Housing**

Stock Island, FL.  
New 103 Unit  
Affordable Housing Project  
Client: City of Key West & Housing  
Authority of the City of Key West

■ **Monroe County Fire Station**

■ **No.8**

Stock Island, FL.  
New 8,350 S.F. 2-Story Building  
Client: Monroe County

■ **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: Housing Authority of the City of  
Key West

■ **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

■ **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 and and Maintenance Building  
Stock Island, FL.  
Client: Monroe County

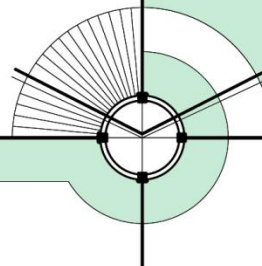
■ **Mosquito Control Facility  
New Office Building, Maintenance Building +  
Sitework**

Big Coppit Key, FL.  
Client: Mosquito Control Board

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## REGISTRATION

Partnership Venezuelans 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, Leed AP



## EXPERIENCE

## 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  
Client: Monroe County

■ **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

■ **Garden View Affordable  
Housing**

Stock Island, FL.  
New 103 Unit  
Affordable Housing Project  
Client: City of Key West & Housing  
Authority of the City of Key West

■ **Key West Chamber of Commerce**

Key West, FL.  
New Office Renovation within  
Historical "Old City Hall"

■ **Mosquito Control Facility**

New Office Building, Maintenance Building  
+ Sitework  
Big Coppit Key, FL.  
Client: Mosquito Control Board

■ **St. Bede's Village**

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  
Client: Monroe County

■ **Dockmaster**

Garrison Bight, Key West, FL.  
Client: City of Key West

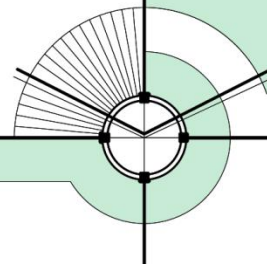
■ **Marathon City Hall**

Marathon, FL.  
New 15,000 S.F. City Hall  
Client: City of Marathon

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## 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

## Joanna Walczak, Leed Green Associate

EXPERIENCE**2022– PRESENT****WILLIAM P. HORN ARCHITECT, P.A.**

Designer  
Key West, Florida 33040  
Residential, Commercial  
and Governmental projects

**2021– 2022****CID DESIGN GROUP**

Associate Interior Designer  
Naples, Florida 34109  
Multifamily and Hospitality  
projects

**2015– 2020****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

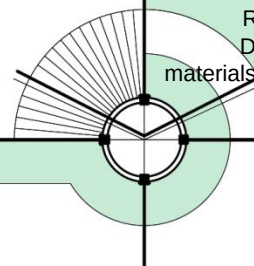
■ **Kosloske Residence**  
New residence with water view.  
Key Haven, FL.  
Client: Kosloske Family

■ **725 Duval Street**  
New residential units in existing commercial  
building  
Key West, FL.  
Client: Joseph Cohen

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## Alma Horn



## EDUCATION

Universidad Autonoma de Ciudad Juarez, Chih., Mexico  
Interior Designer 1978

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

■ **Higgs Beach Master Plan  
And Visitors Center**

Key West, FL.  
Designed master plan  
for a 19 acre site  
on the Atlantic Ocean  
Client: Monroe County

■ **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  
Client: Housing Authority of the City of Key West

**Niles Sales & Service Renovation**

■ Key West, FL.  
Renovation to an existing 34,500 s.f.  
car dealership

■ **Strunk Ace Hardware &  
manley deboer lumber Yard**

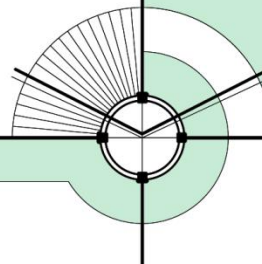
Key West, FL.  
New 72,000 s.f. Building Complex

■ **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)



**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.

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## Mark J. Keister, PE

Principal

### **EDUCATION**

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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, gymnasiums, family life centers, fitness centers, laboratories, hotels, churches, extended nursing care facilities, office buildings, hospitals, theaters, manufacturing plants, parking garages, historic restoration, manufacturing facilities and Central Utility Plants (CUPs).

His related project experience includes but is not limited to:

- Horace O'Bryant School Stairway: Key West, Florida
- Key Largo Elementary School US-1 Dugout and Ball Stop; Key Largo, Florida
- East Martello South Roof Repairs; Key West, Florida
- Elizabeth Bishop House Rehabilitation; Key West, Florida
- Monroe County Public Defender 316 Simonton St.; Key West, Florida
- Florida Keys Community College Chiller Building<sup>1</sup>; Stock Island, Florida
- Key West City Hall at Glynn Archer<sup>1</sup>; Key West, Florida
- Keys Energy Services, 1001 James Street<sup>1</sup>; Key West, Florida

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<sup>1</sup> Project designed and administered while employed by H.W. Keister Associates, Inc.

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## Kyle W. Binninger, PE

Project Engineer

### EDUCATION

---

Bachelor of Science in Engineering  
*Florida Gulf Coast University, 2013*

Master of Science in Civil Engineering  
*University of Florida, 2014*

### PROFESSIONAL REGISTRATIONS

---

Licensed Professional Engineer in Florida

### PROFESSIONAL MEMBERSHIPS

---

American Institute of Steel Construction

International Concrete Repair Institute

American Concrete Institute



### EXPERIENCE

---

Mr. Binninger began consulting on structures in 2015. He has served as a project engineer on projects for a wide variety of services including new designs, historical restoration and preservation, adaptive reuse projects, threshold projects and inspections, feasibility studies, concrete assessment and rehabilitation, construction management, and specialized medical services. He is involved in project design, scheduling, and communications while proactively ensuring projects are completed on time and on budget.

His related project experience includes but is not limited to:

- City of Jacksonville Beach Dune Walkover Replacement FY 21; Jacksonville Beach, Florida
- City of Jacksonville Beach Dune Walkover Replacement FY 22; Jacksonville Beach, Florida
- Ponte Vedra Inn & Club, St. John's House Concrete Restoration; Ponte Vedra Beach, Florida
- Global Home of the PGA TOUR<sup>1</sup>; Ponte Vedra Beach, Florida
- Long Key State Park Day Use Restroom<sup>1</sup>; Long Key, Florida
- Rowell's Marina Park Resrooms<sup>1</sup>; Key Largo, Florida
- Monroe County Information Kiosks<sup>1</sup>; Monroe County, Florida
- Suwannee National Wildlife Refuge HSR<sup>1</sup>; Chiefland, Florida

---

<sup>1</sup> Project designed and administered while employed by H.W. Keister Associates, Inc.

## **INNOVATIVE ENGINEERING**

**5532 N.W. 72<sup>nd</sup> 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.<br>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



## Jennifer L. Languell, PhD



### PROFILE

Dr. Jennifer Languell is a nationally recognized leader in educating construction industries about the benefits of green building and sustainable development. She has worked as a part of the development team on high performance, single-family housing, affordable high-rise residences, commercial projects and some of the largest and most sustainable land developments in the world. She has also worked with governments and municipalities that are moving toward sustainable and fiscally prudent operating and management practices. She has partnered with the City of Tallahassee, the Army Corps of Engineers and many others to analyze the life cycle and quantify sustainability. Dr. Languell frequently appears at national and international conferences, speaking to professionals and consumers in their own language about the environmental and cost benefits of building “green.”

Dr. Languell serves in leadership roles with many non-profit organizations that are involved with green building and sustainability. She is the Past President/Vice President of the Florida Green Building Coalition, a LEED Accredited Professional for the USGBC, a Class 1 Certified Energy Rater, a 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.

### PROJECT HIGHLIGHTS

Progresso Point  
Fort Lauderdale, FL  
76 units, Affordable Housing Midrise  
FGBC Certified

Banyan Grove  
Stock Island, FL  
48 Units, Affordable Housing Quads  
FGBC Platinum

Warley Park  
Sanford, FL  
81 Units, Affordable Housing LowRise  
FGBC Gold  
NGBS Certification

Coral Reef  
Miami, FL  
408 Units, Market Rate, Multi-Family  
LowRise

Babcock Neighborhood School  
Babcock Ranch, FL  
43,000 SF K-8 Phase 1  
Green Globes Certified

Grande Living  
Lakewood Ranch, FL  
524,286 SF Assisted Living and  
Memory Care Facility  
FGBC Platinum

Poinciana Royale  
Key West, FL  
50 units, Affordable Housing LowRise  
FGBC Platinum

City Place Doral  
Doral, FL  
1,274,154 Mixed Use retail and  
MidRise Residential Project

### Trifecta Construction Solutions

17893 Wayside Bend  
Babcock Ranch FL, 33982  
p: 239.229.3177  
e: Jennifer@trifectaconstruction.com  
w: trifectaconstruction.com

### EDUCATION

#### University of Florida

Doctor of Philosophy

Civil Engineering – Specialty, Sustainable  
Development and Green Building

### QUALIFICATIONS

25 Years of experience  
18 Years as the owner of Trifecta Construction  
Solutions

### CERTIFICATIONS

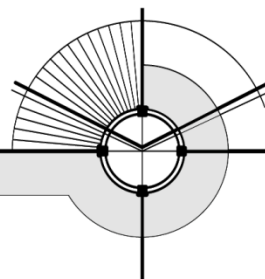


Florida Energy Rater #593  
Certified Residential Contractor  
License # CRC122049

## 7. QUALIFICATIONS

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- TEAM EXPERIENCE AND HISTORY
- GOVERNMENTAL PROJECT EXPERIENCE SUMMARY
- OTHER PROJECT EXPERIENCE SUMMARY
- CITY OF KEY WEST DEVELOPMENT REVIEW PROCESS EXPERIENCE
- AWARDS AND RECOGNITION
- LEED CREDENTIALS OF TEAM





## TEAM EXPERIENCE AND HISTORY

WILLIAM P. HORN ARCHITECT, P.A. and our team members are mostly a local team that specializes in working with local government agencies on their annual contract projects for architectural services.

We have had an annual contract with the City of Key West, Monroe County and the School Board for many years. We have also recently received an annual contract with the Key West Housing Authority and the City of Marathon.

Included in this section is a long list of successful projects completed under all of our annual contracts.

William P. Horn Architect, P.A. has also, within the last 29 years, completed many different types of projects (see list of projects within this section). We can offer this experience to the City.

Our team is very experienced in the City's approval process for projects within the Planning Department, HARC, Tree Commission or the Building Department.

William P. Horn has received numerous awards and recognitions and most of our team has LEED credentials.

### Team Experience / History Summary:

William P. Horn Architect P.A. has worked with the following team Consultants for the length of time noted below :

|                            |          |
|----------------------------|----------|
| MEP Engineer:              | 29 years |
| Civil Engineer:            | 20 years |
| Structural Engineer:       | 12 years |
| Planner:                   | 17 years |
| Landscape Architect:       | 20 years |
| Sustainability Consultant: | 10 years |



Bernstein Park



North Key Largo Fire Station



Conch Key Fire Station

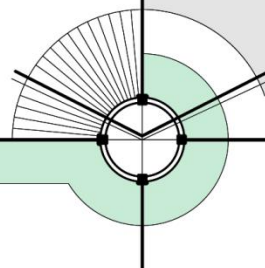


Roosevelt Sands Housing

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 29 years.

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

Innovative engineering group has been our MEP engineer on almost all of our projects for the last 29 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, Kots Homeless Shelter and Garden View Workforce Housing project.

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

Perez Engineering & Development has been our civil engineer on over 50 projects over the last 20 years. They were the civil engineers on Roosevelt Sands Housing project, Catholic Charities Workforce Housing project, 725 Duval street Mixed Use Housing project, Bernstein Park/Community Center, Kots Homeless Shelter and Garden View Workforce Housing project.

### PLANNING: TREPANIER & ASSOCIATES, INC.

Trepanier & Associates has worked with us as a planner on over 30 projects over the last 17 years. They were the planners on Roosevelt Sands Affordable Housing. 725 Duval Street mixed use project, Dockmaster Building, Seven Fish Restaurant, Kots Homeless Shelter and Garden View Workforce Housing project.

### STRUCTURAL ENGINEERING: KEISTER WEBB STRUCTURAL ENGINEERS, LLC

Keister Webb Structural Engineers has worked on over 12 projects with us over the last 12 years. They are presently working with us on Kots Homeless Shelter and MCSO Generator and Mark Keister was the Principal Engineer on Garden View and the Gym Renovations.

### LANDSCAPE ARCHITECT: LANDWISE DESIGN, INC.

Landwise Design has been our Landscape Architect on over 15 projects over the last 20 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, Bernstein Park/Community Center, Kots Homeless Shelter and Garden View Workforce Housing project.

### 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 Common Buildings. 725 Duval Street mixed use project, Old Gym Renovations, Dockmaster Building, Bernstein Park/Community Center, Kots Homeless Shelter and Garden View Workforce Housing project.



Seven Fish Restaurant



Glynn Archer Gym



Camp Sawyer

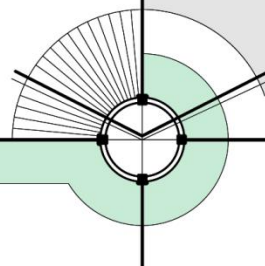


Saint Bede's Workforce Housing

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## GOVERNMENTAL PROJECTS SUMMARY

WILLIAM P. HORN ARCHITECT, P.A. has worked with numerous government agencies on a variety of projects. The following list is a summary of local government agency's we are working with or have worked with.

### MONROE COUNTY

- Key West Airport Fire Rescue Station.
- National Weather Station office relocation at airport.
- North Key Largo Fire Station.
- Big Pine Key Fire Station.
- Conch Key Fire Station.
- Stock Island Fire Station.
- Bernstein Park.
- Annual contract for architectural services from 1998-2003 and 2009 to present
  - West Martello Towers  
new restroom facility for the West Martello Towers.
  - Government Center 63<sup>rd</sup> Street-roof Repairs:  
Work included providing a new 4-ply built up flat roof in its entirety on an existing masonry building, spalling repairs, painting of exterior & interior, and minor hung ceiling revisions.
  - Marathon Library  
Work included major concrete spalling repairs, stucco work, and exterior painting.
  - Islamorada Library  
Work included a new metal roof over the original metal structure to the rear of the original library, and flashing into adjacent buildings.
  - Marathon Courthouse Roof  
Work includes re-roofing existing building.
  - Marathon Animal Shelter Roof  
Work includes re-roofing existing building.
  - Higgs Beach Park-Master plan
    - Provide Master plan for 19 acre Beach/Park.
    - Phase one Playground and Volleyball courts.
    - Fitness trail.
  - Lester Building
    - New roofing
  - Crawl Key Fire Training Facility  
New 5,000 S.F. one story building.
  - Ellis Building  
Work includes renovations to the interior.



North Key Largo Fire Station



Stock Island Fire Station



Bernstein Park



Crawl Key Fire Training Facility

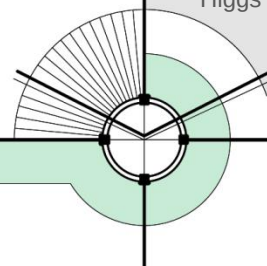


Higgs Beach Park - Master plan

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- Stock Island Jail Energy and Water Conservation Study
- Key West Library – Interior Renovations
- Public Works Temporary Relocation, Rockland Key
- New 2-story addition to jail, Stock Island

#### **KEY WEST HOUSING AUTHORITY**

- New 44 Unit Affordable Housing Project in Bahama Village, Roosevelt Sands Housing Project
- New 96 Unit Affordable Project in New Town, Roosevelt Gardens Housing Project
- New 18 Unit Affordable Housing Project in Stock Island, Palm Duplex
- Two story office addition, Kennedy Drive, Key West, Fl.
- Renovations to a historic 5 unit housing project, 629 Caroline Street, Key West, Fl.
- New 103 unit workforce housing project (Garden View Apartments), North Stock Island

#### **CITY OF MARATHON**

- New 5,000 S.F. Fire Station, Grassy Key, Florida
- Master Plan for Boot Key Harbor Marina, Marathon, Fl.
- New 14,000 S.F. City Hall, Marathon.

#### **CITY OF KEY WEST**

- Caroline Street Corridor Roadway improvements
- Bight Retail Shop, Margaret Street Plaza, Key West, Fl.
- Annual contract for architectural services from 2012 to 2017:
  - New Dockmaster Office and transient restroom facility.
  - Police Department Building window Replacement and new roof.
  - Historic Seaport Common Area enhancement plan.
  - Historic Seaport Restroom renovations
  - Building 103 (Truman Annex), existing building analysis.
  - Ice House Building, structural repair analysis and roof replacement/ spalling repair.
  - Mallory Square restroom, renovations/ plumbing replacement.
  - Martin Luther King Community Center roof replacement, solar system design.
  - New homeless shelter (KOTS), North Stock Island
  - Building Hardening Projects

#### **MOSQUITO CONTROL DISTRICT OF THE FLORIDA KEYS**

- New Office and Garage/Storage Facility in Big Coppitt Key, Florida.



Roosevelt Sands Housing



Roosevelt Gardens Housing



Grassy Key Fire Station



Marathon City Hall

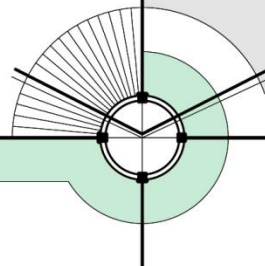


Dockmaster

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**WILLIAM P. HORN ARCHITECT, P.A.** has completed a variety of commercial, mix use and residential projects. Work has included both new projects and renovations of existing buildings. Projects have been as small as a commercial store front renovation or small house addition to large 80,000 S.F. commercial buildings or 96 unit housing projects. Below is a partial list of project types.

### **RETAIL PROJECTS**

- Strunk Ace Hardware Store, 1101 Eaton Street
- Crazy Shirts, corner of Duval and Greene Street
- Walgreens (Old Strand Theatre), Duval Street
- Divers Direct, Simonton Street

### **OFFICE PROJECTS**

- Key West Chamber of Commerce, Old City Hall
- National Weather Service, Key West Airport
- Island City Flying Service, Key West Airport
- Mosquito Control, Big Coppitt Key
- Marathon City Hall

### **COMMUNITY CENTER PROJECTS**

- Meridian West Affordable Housing Commons Building, Stock Island
- Roosevelt Sands Affordable Housing Commons Building, Bahama Village
- Visitor/Nature Center, Higgs Beach
- Boy Scouts of America, Summerland Key
- Bernstein Park – new community center

### **RESTROOM PROJECTS**

- West Martello Restrooms
- Boyscout toilet/shower building, Summerland Key
- Sugarloaf School Ballfield Restrooms
- Rex Weech Field Restroom Facility
- Bernstein Park Restroom Facility, Stock Island



**RESTAURANT PROJECTS**

- Hardrock Café, Duval Street
- Finnigan's Wake, Grinnell and James Street
- Chili's Restaurant, North Roosevelt Blvd.
- Waterfront Brewery Restaurant, William Street
- Seven Fish, Truman Avenue

**STORAGE/MAINTENANCE PROJECTS**

- FKA Maintenance Facility, Rockland Key
- Boyd's Campground Maintenance Facility, Stock Island
- Manley DeBoer Lumberyard

**HISTORIC PROJECTS**

- Old Stone Church, Simonton and Eaton Street roof repair, waterproofing, new doors
- Armory Building, White and Southard Street Office renovation, new stairs, air conditioning, exterior restoration
- Lewinsky Building, Duval Street Complete interior and exterior restoration
- Old Strand Theatre (Walgreens Retail Store), Duval Street Complete interior and exterior restoration, 2 new affordable housing units
- West Martello Towers, Higgs Beach Structural stabilization, brick re-pointing, new roof

**MIXED USE PROJECTS**

- Simonton Row, Simonton and Greene Street Housing, retail, office, vehicle maintenance and storage
- Handprint Fabric's, Simonton and Day Street Housing, retail, office, warehouse
- Staples Avenue mixed use building Housing, office, retail, conch train storage

**RESIDENTIAL PROJECTS**

- Coral Hammock (55 new units ) Stock Island
- 5 new residences at Sunset Key Island
- Multiple affordable housing projects see Key West Housing Authority work)
- Multiple single Family renovations, new construction and additions

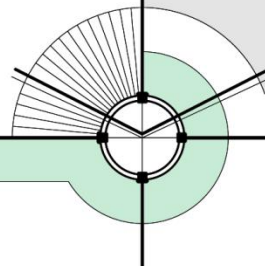
(see website: [www.wphornarchitect.com](http://www.wphornarchitect.com))



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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:

- KOTS Homeless Shelter  
- DRC, Planning Board, Tree Commission, City Commission
- Garden View Workforce Housing  
- DRC, Planning Board, Tree Commission, City Commission
- 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
- Higgs Beach / Park Master Plan & Visitor / Nature Center  
- DRC, Planning Board, City Commission and Tree Commission
- Seven Fish Restaurant  
- HARC, DRC, Planning Board, City Commission, Tree Commission
- Strunk  
- HARC, DRC, Planning Board, City Commission, Tree Commission



KOTS



Roosevelt Sands



Glynn Archer Gym



Saint Bede's Workforce Housing



Seven Fish Restaurant

WILLIAM P. HORN ARCHITECT, PA.

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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/New Construction of 1218 Duval Street, Key West, Florida**

- Award of Excellence, 2022, The Historic Florida Keys Foundation

**New Construction at 921 Truman Ave. New Seven Fish Restaurant, Key West, Florida**

- Award of Excellence, 2017, The Historic Florida Keys Foundation

**Green Achievement Award, Stock Island Fire Station, Florida**

- FGBC Certified Green Commercial Building Highest Score, 2016

**New Construction at 611 Truman Ave, Key West, Florida**

- Award of Excellence, 2010, The Historic Florida Keys Foundation

**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

**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

**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

**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



Seven Fish Restaurant



Stock Island Fire Station



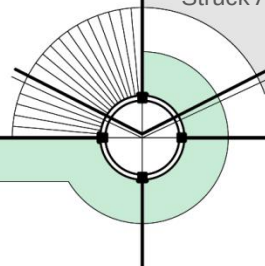
Truman Hotel, 611 Truman Avenue



Simonton Row, 120 Simonton St.



Strunk ACE Hardware, 1101 Eaton St.





## LEED CREDENTIALS OF TEAM

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

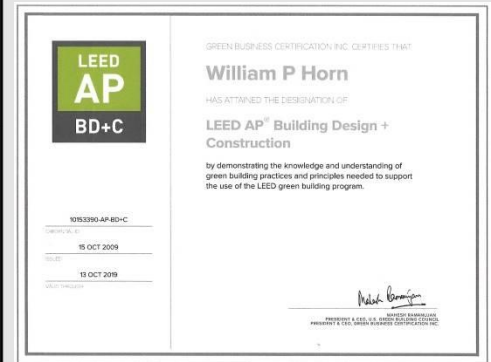
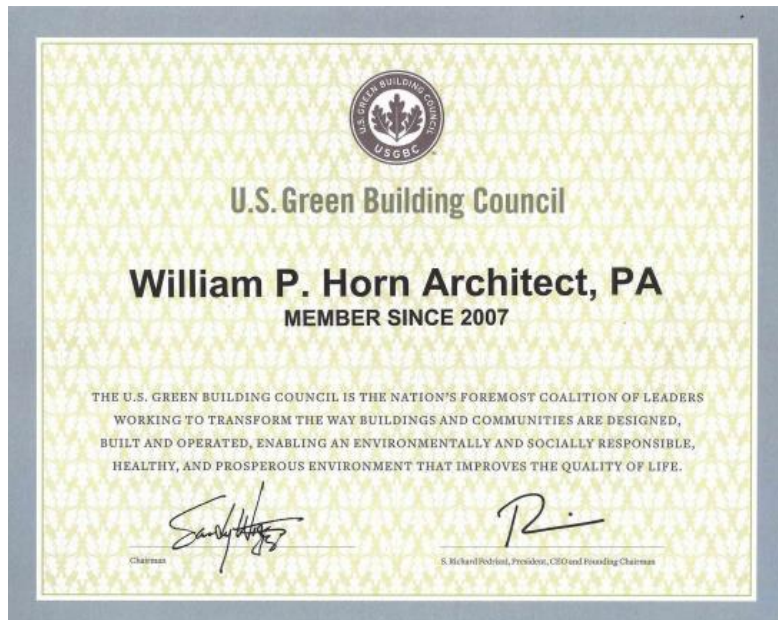
The firm is a National Member of USGBC.  
 William P. Horn, R.A. is a LEED AP BD+C and is a member and past Chair of the Keys Branch of the USGBC, Florida Chapter.  
 Evelia Medina is a LEED AP BD+C.  
 Joanna Walczak is a LEED Green Associate.

Innovative Engineering Group, Inc.  
 Sudhir Gupta, PE is a LEED BD+C.

Keister Webb Structural Engineers LLC  
 Laney S. Stoddard, PE is a LEED AP

### Trifecta Construction Solutions

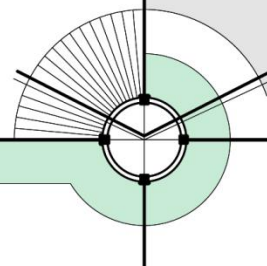
Dr Jennifer Languell, PhD is Accredited Professional for the USGBC, Class 1 Certified Energy Rater, NAHB Verifier and a certified Green Professional and a Certifying Agent with the Florida Green Building Coalition (and past President of FGBC).



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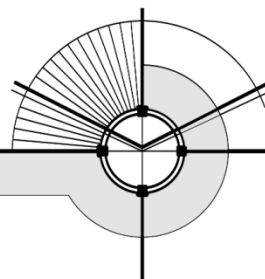




## 8. REPRESENTATIVE ARCHITECTURAL EXPERIENCE AND CLIENT REFERENCE

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- PROJECT SPECIFIC EXPERIENCE
- REFERENCES





## Dockmaster Offices Transient Restrooms and Site Revisions

City Marina  
Garrison Bight  
1801 N. Roosevelt Blvd.  
Key West, FL. 33040



TRANSIENT RESTROOMS / DOCKMASTER OFFICES

### Project Scope

New 3,300 S.F. One story office & restroom facility.  
Work includes revising main parking lot, new road entryway.

### Scope of Services:

Complete architectural/Engineering  
(Design, Construction Documents,  
Bidding and Construction  
Supervision).

### Client

City of Key West

### Contact

Karen Olsen  
Deputy Director of Ports and Marina Services  
201 William St.  
Key West, FL. 33040  
(305) 809-3803

**Design Fee:** \$103,704.00

**Construction Cost:** \$ 1,939,649.93

**Final Completion Date:** July 2019

**Contractor:** Pedro Falcon Contractors, Inc.

### Key Personnel

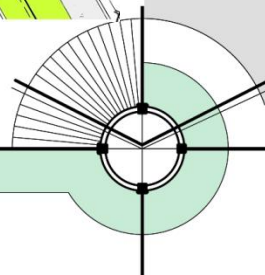
Principal Architect:  
William P. Horn, R.A.  
Intern Architect:  
Evelia Medina  
Civil Engineer:  
Allen Perez, P.E.  
Structural Engineer:  
Serge Mashtakov, P.E.  
MEP Engineer:  
Sudhir Gupta, P.E.  
Planner:  
Owen Trepanier  
Sustainability Consultant:  
Jennifer Languell, Ph. D



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Project has all Residential Units receiving Energy Star Certification. A/C system is 20% more efficient than typical systems, Energy Star rated doors, windows, appliances, light fixtures, hot water heater and A/C system.

## Roosevelt Sands Jr. Housing Complex & Club House

Key West, FL.



CLUBHOUSE

### Client

Key West Housing Authority

### Contact

Randy Sterling  
Executive Director  
1400 Kennedy Drive  
Key West, FL 33040  
(305) 296-5621

**Completion Date:** 2012

### Scope of Services:

Complete architectural/Engineering (Design, Construction Documents, Bidding and Construction Supervision).

### Key Personnel:

Principal Architect: William P. Horn, R.A.  
Intern Architect: Evelia Medina  
MEP Engineer: Sudhir Gupta, P.E.  
Civil Engineer: Allen Perez, P.E.  
Structural Engineer: Paul Semmes, P.E.

### Design Fee:

\$247,000.00 (Architectural and Engineering)

**Construction Award:** \$4,060,108.00

### Contractor:

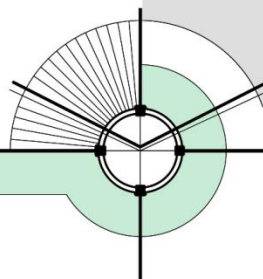
Siltek Group, Inc.  
Mike Marti, Project Manager  
1232 North University Dr.  
Plantation, FL 33322  
Phone: 954-370-1368



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PERSPECTIVE VIEW

### **Project Scope**

New 8,350 S.F. two story Fire Station located in Stock Island, FL. Project is registered to be Florida Green Building Coalition (FCBC) certified.

It will be Monroe County's first Green Certified Building.



### **Sustainable features**

Cisterns to collect roof rainwater run off for Irrigation use. Energy efficient building envelope to reduce energy use. Low flow plumbing fixtures. Low VOC paints & sealants. Native landscaping.

## **Monroe County Fire Station No.8**

Stock Island, FL.



### **Client**

Monroe County

### **Contact**

Kevin Wilson, Assistant County Administrator  
1100 Simonton St.

Key West, FL. 33040

(305) 797-1547

**Scope of Services:** Complete architectural/Engineering (Design, Construction Documents, Bidding and Construction Supervision).

**Design Fee:** \$185,364.00

**Construction Costs:** \$3,241,396.47

**Contractor:** Burke Construction Group, Inc.

### **Key Personnel:**

Principal Architect:

William P. Horn, R.A.

Project Architect:

Frank Herdliska, R.A.

Intern Architect:

Evelia Medina

Structural Engineer:

Thomas Timmins, P.E.

MEP Engineer:

Sudhir Gupta, P.E.

Civil Engineer:

Allen Perez, P.E.

Landscape Architect;

Liz Newland

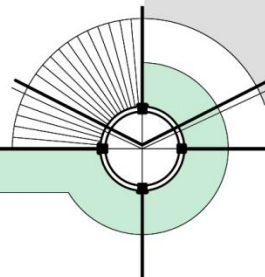
Sustainability Consultant:

Jennifer Languell, Ph. D

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

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

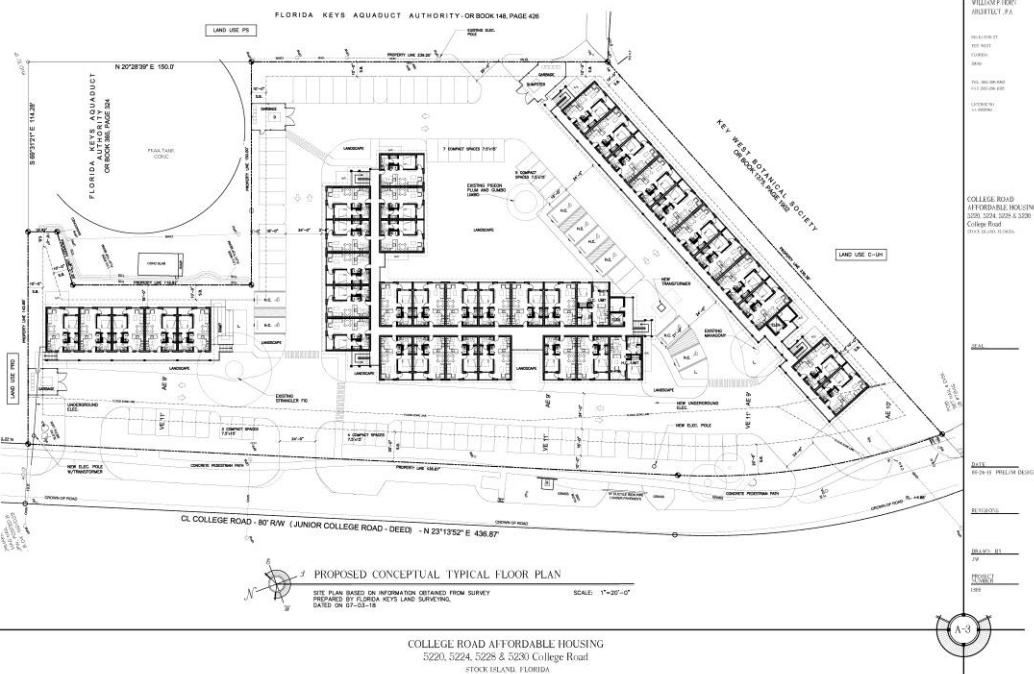
WPHORNARCHITECT.COM







Rendering



Rendering

## Garden View Apartments

5220, 5224, 5228 & 5230 College Road  
Stock Island, Florida

### Client:

City of Key West and the Housing Authority  
of the City of Key West

### Contact:

Steven McAlearney  
Port and Marina Services Director  
201 William Street  
Key West, FL 33041  
(305) 809-3792

**Design Fee:** \$30,400.00 (Design Study)

### Project Scope:

Under our annual contract we designed a conceptual plan and rendering of fitting in 104 Housing Units within the site. After we did this we were awarded the RFQ to complete the project.

### Scope of Services:

Architectural and Engineering services.

### Key Personnel

**Principal Architect:**

William P. Horn, R.A.

**Project Architects:**

Frank Herdliska, R.A.

Joshep Scarpelli R.A.

**Intern Architect:**

Evelia Medina

**Civil Engineer :**

Allen Perez, P.E.

**MEP Engineer:**

Sudhir Gupta, P.E.

**Structural Engineer:**

Mark Keister

**Landscape Architect:**

Ladd Roberts, RLA

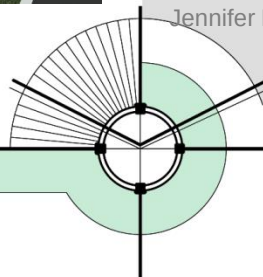
**Sustainability Consultant:**

Jennifer Languell

WILLIAM P. HORN ARCHITECT, PA.

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

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# Key West Police Station

1600 N. Roosevelt Blvd.  
Key West, FL 33040



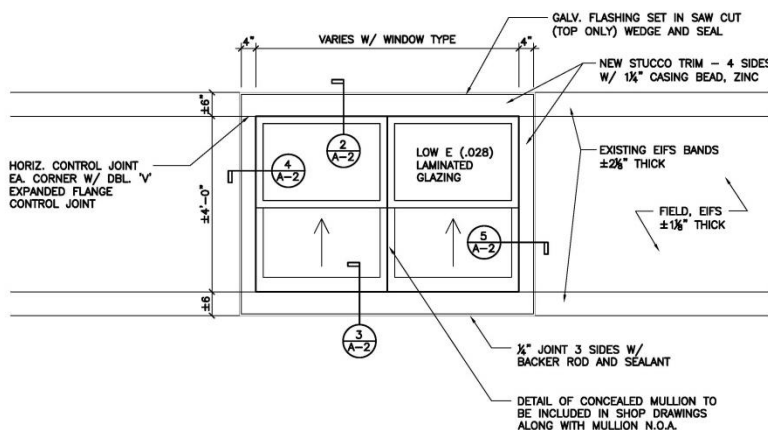
1 FRONT ELEVATION (NORTH WEST)

SCALE : 1/8" = 1'-0"

2 SIDE ELEVATION (NORTH EAST)

SCALE : 1/8" = 1'-0"

## Project Scope



5 WINDOW ELEVATION

SCALE : 1/2" = 1'-0"

WILLIAM P. HORN ARCHITECT, PA.

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

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## Client:

City of Key West

## Contact:

Doug Bradshaw,  
Project Manager  
3140 Flagler Avenue  
Key West, FL. 33040  
(305) 809-3792

**Completion Date:** Est. May 2014

## Key Personnel:

Principal Architect:  
William P. Horn, R.A.  
Project Architect:  
Frank Herdliska, R.A.  
Structural Engineer :  
Garland Wilson, P.E.

**Design Fee:** \$9,710.00

**Construction Award:** \$261,029.00

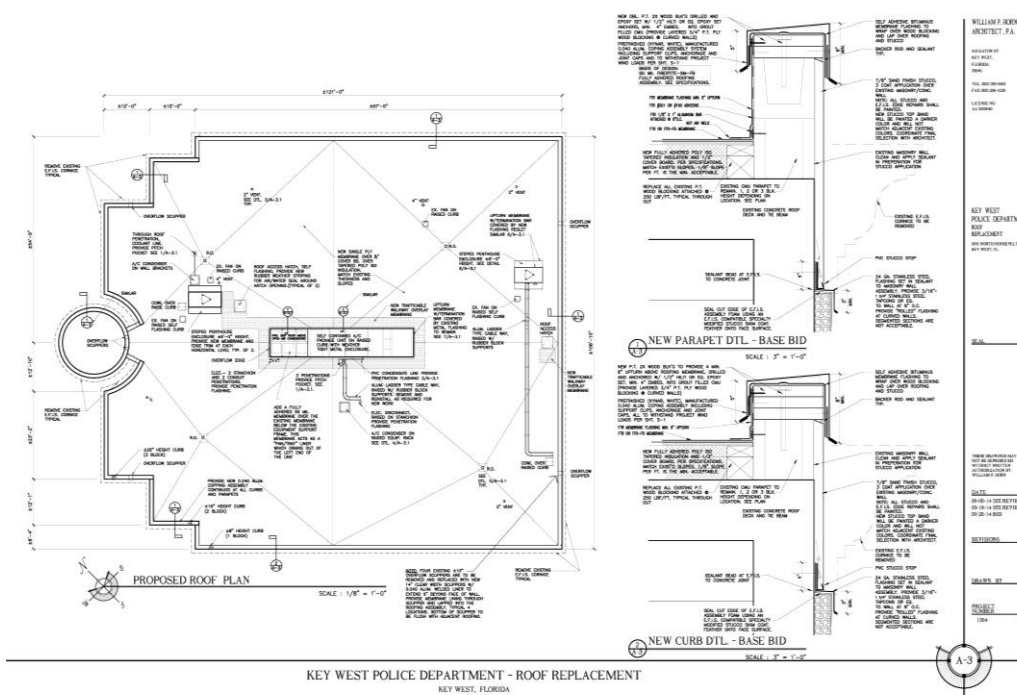
## Contractor:

E.L.C.I. Construction Group, Inc.  
Moises Bichadchi  
626 NE 124th Street  
North Miami, FL. 33161  
(305) 891-7990

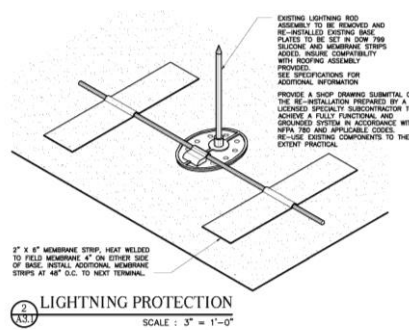
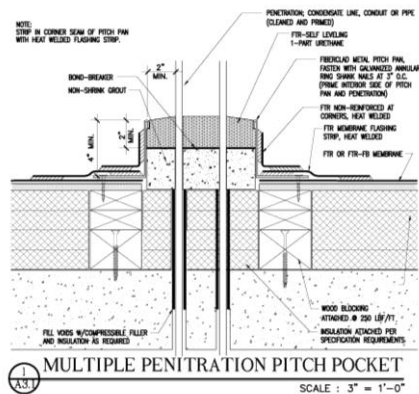
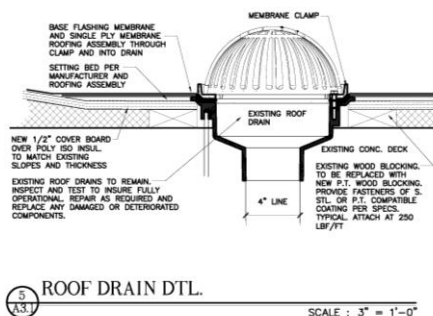
## Project Scope:

Replaced all exterior windows to prevent water intrusion.





POLICE STATION ROOF PLAN AND DETAILS



## Key West Police Station – Roof Replacement

1600 N. Roosevelt Blvd.  
Key West, FL 33040



**Client:**  
City of Key West

**Contact:**  
Janet Muccino,  
Project Manager  
3140 Flagler Avenue  
Key West, FL 33040  
(305) 809-3867

**Completion Date:** 2015

**Key Personnel:**  
Principal Architect:  
William P. Horn, R.A.  
Project Architect:  
Frank Herdliska, R.A.  
Structural Engineer:  
Tom Timmins, P.E.

**Design Fee:** \$38,775.00  
**Construction Award:** \$194,437.00

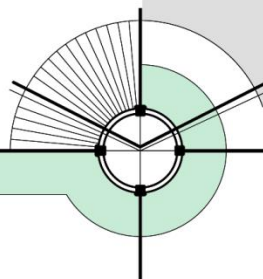
**Contractor:**  
E.L.C.I. Construction Group, Inc.  
Moises Bichadchi  
626 NE 124th Street  
North Miami, FL. 33161  
(305) 891-7990

**Project Scope:**  
Roof replacement.

WILLIAM P. HORN ARCHITECT, PA.

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

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COMMUNITY CENTER

#### **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.



INTERIOR PHOTO



COMMUNITY CENTER

## **Bernstein Park and Community Center**

Stock Island, FL.



#### **Client:**

Monroe County

#### **Contact:**

Kevin Wilson, Assistant County Administrator  
1100 Simonton Street  
Key West, FL 33040  
(305) 797-1547

**Design Fee:** \$531,946.00

**Construction Costs:** \$7,858,081.37

**Contractor:** Burke Construction Group, Inc.



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

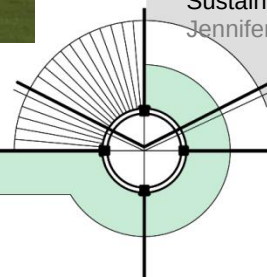
**Sustainability Consultant:**

Jennifer Languell Ph. D.

**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 / Visitor Nature Center

Stock Island, FL.



**Client:**

Monroe County

**Contact**

Kevin Wilson, Division Director  
Public Work and Engineering.  
1100 Simonton St.  
Key West, FL. 33040  
(305) 797-1547

**Design Fee:** \$121,500.00 (Master Plan & Planning approvals)

**Cost Estimates:** \$6,000,000.00

**Contractor:** N/A



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)



VISITOR NATURE CENTER 1,800 S.F.



VISITOR NATURE CENTER 1,800 S.F.

**Key Personnel :**

**Principal Architect:**

William P. Horn, R.A.

**Project Architect:**

Frank Herdliska, R.A.

**Intern Architect:**

Evelia Medina

**Civil Engineer:**

Allen Perez, P.E.

**Landscape Engineer:**

Ladd Roberts

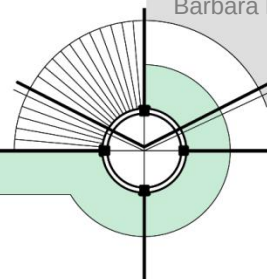
**Planner:**

Barbara Mitchell

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

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

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## Higgs Beach – Playground Area Phase I

Clarence Higgs Beach,  
Key West, FL

### Client :

Monroe County

### Contact

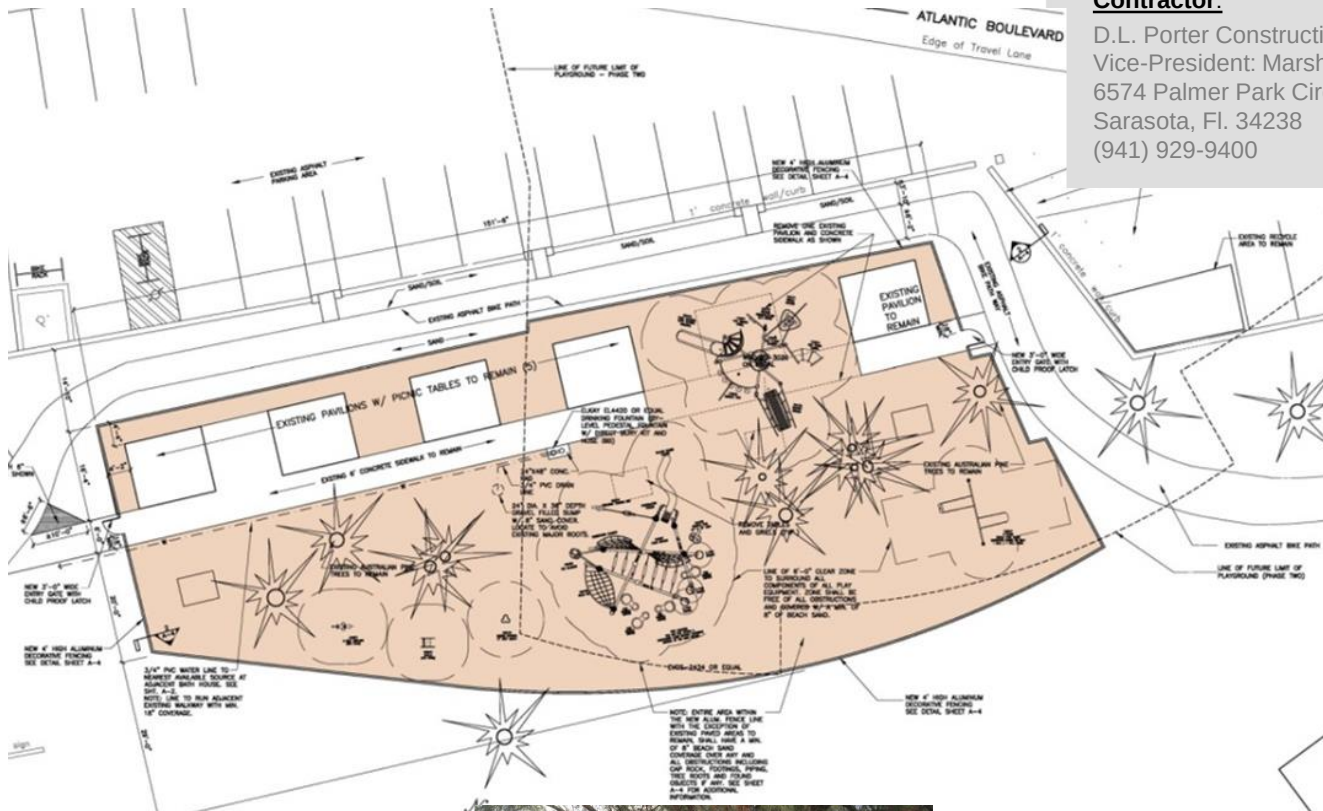
Kevin Wilson, Division Director  
Public Work and Engineering.  
1100 Simonton St.  
Key West, FL 33040  
(305) 797-1547

**Design Fee:** \$11,000.00

**Construction Award:** \$218,350.00

### Contractor:

D.L. Porter Construction, Inc.  
Vice-President: Marshall White  
6574 Palmer Park Circle  
Sarasota, FL 34238  
(941) 929-9400



### Project Scope:

Added beach front playground to beach side of road prior to road being moved to the north. Once road is moved the final playground will be created.



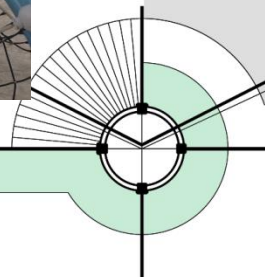
### Key Personnel :

Principal Architect:  
William P. Horn, R.A.  
Project Architect:  
Frank Herdlika, R.A.  
Intern Architect:  
Evelia Medina

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

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

WPHORNARCHITECT.COM





## West Martello Towers

New Brick Masonry  
Restroom Facility



### Client :

Monroe County

### Contact

Kevin Wilson, Division Director  
Public Work and Engineering.  
1100 Simonton St.  
Key West, FL 33040  
(305) 797-1547

**Design Fee:** \$12,311.50

**Construction Award:** \$159,865.00

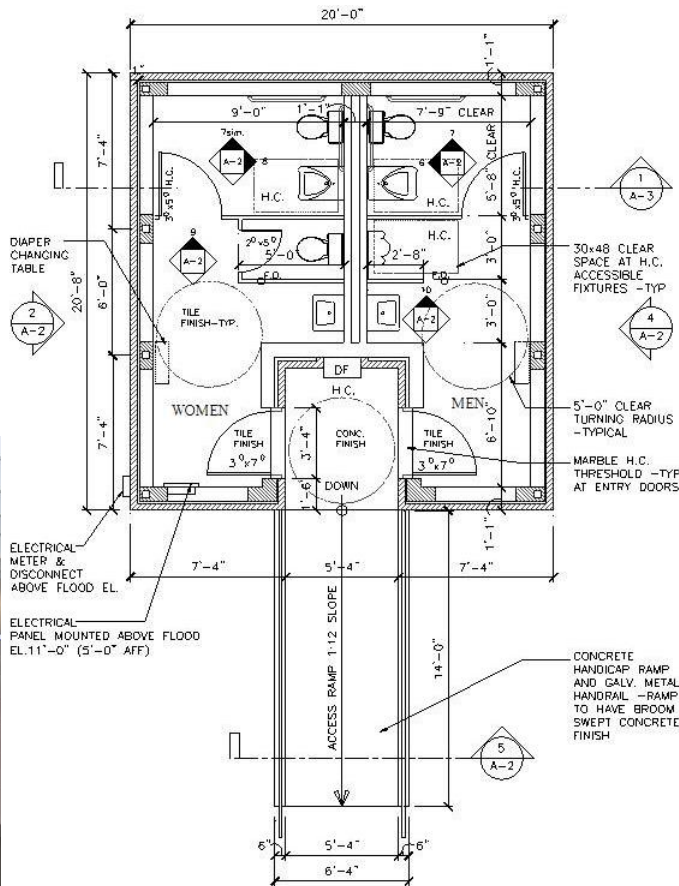
### Contractor:

D.L. Porter Construction, Inc.  
Vice-President: Marshall White  
6574 Palmer Park Circle  
Sarasota, FL 34238  
(941) 929-9400



### Key Personnel :

Principal Architect:  
William P. Horn, R.A.  
Project Architect:  
Frank Herdliska, R.A.  
Intern Architect:  
Evelia Medina  
Structural Engineer:  
Garland Wilson, P.E.



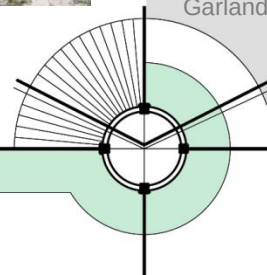
Work included re-roofing structure, and structure stabilization of vaults, arches, and brickwork.



WILLIAM P. HORN ARCHITECT, PA.

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

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### **REFERENCES:**

#### **CITY OF KEY WEST**

Steven McAlearney, Port and Marina Services Director (past Director of Engineering)  
(305) 809-3792  
201 William Street  
Key West, FL 33040  
Projects: Old Gymnasium Building Renovation, KOTS Homeless Shelter

Karen Olsen, Deputy Director of Ports and Marina Services  
(305) 809-3803  
200 William Street  
Key West, FL 33040  
Projects: Dock Master Building, Historic Seaport Restroom Renovations

#### **MONROE COUNTY SCHOOL DISTRICT**

Douglas Pryor, Facilities Planner  
1310 United Street  
Key West, FL 33040  
(305) 293-1400, Ext. 53465  
Projects: Big Pine Academy Classroom Renovations

#### **FLORIDA KEYS MOSQUITO CONTROL DISTRICT**

Andrea L. Leal, Executive Director  
503 107<sup>TH</sup> Street Gulf  
Marathon, FL 33050  
(305) 292-7190  
Projects: Mosquito Control Maintenance Building, Big Coppitt Key

#### **KEY WEST HOUSING AUTHORITY OF THE CITY OF KEY WEST, FLORIDA**

Randy Sterling, Executive Director  
1400 Kennedy Drive  
Key West, FL 33040  
(305) 296-5621  
Projects: 103 unit Garden View Workforce Housing (Under Construction)

#### **MONROE COUNTY**

Kevin Wilson, Assistant County Administrator  
1100 Simonton St.  
Key West, FL 33040  
(305) 453-8797  
Projects: Public Works Temporary Relocation to Rockland Key (Construction Just Completed), Jail Generator / Storage Building Addition, Bernstein Park and Community Center, Stock Island Fire Station



Old Gymnasium Building Renovation



Dock Master Building



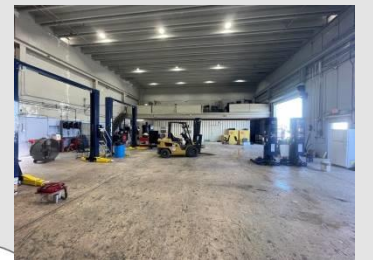
Big Pine Academy Classrooms



Mosquito Control Building



Garden View Workforce Housing



Public Works Temp. Relocation

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

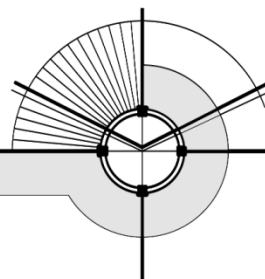
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WILLIAMPHORNARCHITECTPA.COM

## 9. 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: \_\_\_\_\_

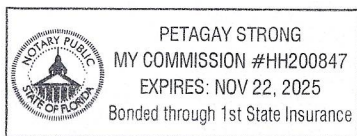
*William P. Horn*

sworn and prescribed before me this 29<sup>th</sup> day of Aug, 2022

NOTARY PUBLIC, State of Florida

*[Signature]*

My commission expires: 11/22/25





**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: \_\_\_\_\_

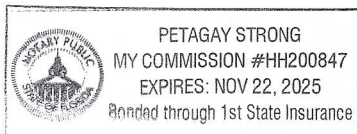
*WILLIAM P. HORN*

Sworn and subscribed before me this

29<sup>th</sup> day of August, 2022.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 11/22/25



**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 for WILLIAM P. HORN, PRINCIPAL  
(print individual's name and title)

by WILLIAM P. HORN ARCHITECT, P.A.  
(print name of entity submitting sworn statement)

whose business address is 915 EATON ST., 12TH WYD, 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 a n 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).

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

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

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



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

(SIGNATURE)

8/29/22

(DATE)

STATE OF Florida

COUNTY OF Monroe

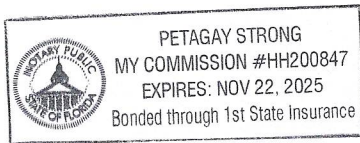
PERSONALLY APPEARED BEFORE ME, the undersigned authority  
William Horn who, after first being sworn by me,  
(name of individual)

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

29<sup>th</sup> day of Aug, 2022

NOTARY PUBLIC

My commission expires: 11/22/25



**EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT**

STATE OF \_\_\_\_\_ )  
: SS  
COUNTY OF \_\_\_\_\_ )

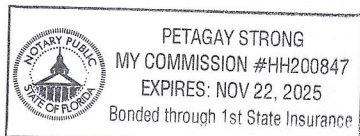
I, the undersigned hereby duly sworn, depose and say that the firm of \_\_\_\_\_  
WILLIAM P. HORN ARCHITECT, P.A.  
provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses, per City of Key West Code of Ordinances Sec. 2-799.

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

Sworn and subscribed before me this 29<sup>th</sup> day of August 2022.

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 11/22/25



**CONE OF SILENCE AFFIDAVIT**

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

STATE OF \_\_\_\_\_ )  
: SS

COUNTY OF \_\_\_\_\_ )

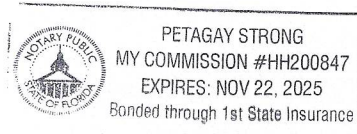
I the undersigned hereby duly sworn depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of William P. Horn Architects, P.A. have read and understand the limitations and procedures regarding communications concerning City of Key West issued competitive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

29 day of AUGUST, 2022

William P. Horn

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 11/22/25





## CITY OF KEY WEST INDEMNIFICATION FORM

PROPOSER agrees to protect, defend, indemnify, save and hold harmless The City of Key West, all its Departments, Agencies, Boards, Commissions, officers, City's Consultant, agents, servants and employees, including volunteers, from and against any and all claims, debts, demands, expense and liability arising out of injury or death to any person or the damage, loss of destruction of any property which may occur or in any way grow out of any act or omission of the PROPOSER, its agents, servants, and employees, or any and all costs, expense and/or attorney fees incurred by the City as a result of any claim, demands, and/or causes of action except of those claims, demands, and/or causes of action arising out of the negligence of The City of Key West, all its Departments, Agencies, Boards, Commissions, officers, agents, servants and employees. The PROPOSER agrees to investigate, handle, respond to, provide defense for and defend any such claims, demand, or suit at its sole expense and agrees to bear all other costs and expenses related thereto, even if it (claims, etc.) is groundless, false or fraudulent. The City of Key West does not waive any of its sovereign immunity rights, including but not limited to, those expressed in Section 768.28, Florida Statutes.

These indemnifications shall survive the term of this agreement. In the event that any action or proceeding is brought against the City of Key West by reason of such claim or demand, PROPOSER shall, upon written notice from the City of Key West, resist and defend such action or proceeding by counsel satisfactory to the City of Key West.

The indemnification provided above shall obligate PROPOSER to defend at its own expense to and through appellate, supplemental or bankruptcy proceeding, or to provide for such defense, at the City of Key West's option, any and all claims of liability and all suits and actions of every name and description covered above which may be brought against the City of Key West whether performed by PROPOSER, or persons employed or utilized by PROPOSER.

The PROPOSER's obligation under this provision shall not be limited in any way by the agreed upon Contract Price as shown in this agreement, or the PROPOSER's limit of or lack of sufficient insurance protection.

COMPANY SEAL

PROPOSER:

Address

WILLIAM P. HORN ARCHITECT, PA  
915 EATON ST., KEY WEST, FL. 33640

Signature

[Handwritten Signature]

WILLIAM P. HORN

Print Name

AUGUST 31, 2022

Date

Title

PRINCIPAL

NOTARY FOR THE PROPOSER

STATE OF Florida

COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of August, 2022. By William HORN (Name of officer or agent, title of officer or agent) Name of corporation acknowledging) personally known to me  
or has produced \_\_\_\_\_ as identification.

Nikita L. Stange

Signature of Notary



Nikita L. Stange  
Notary Public  
State of Florida  
Comm# HH149093  
Expires 7/5/2025

Return Completed form with Print, Type or Stamp Name of Notary

Supporting documents to: City of Key West Purchasing

Title or Rank

22 | RFQ #22-010

General Architectural Services

**RFQ # 22-010 GENERAL ARCHITECTURAL SERVICES**

**RFI Addendum #1**

**Date: 2022.08.18**

1. Could you please clarify if the City is seeking a team of professional services (including engineering, landscape architecture, surveying, etc.), or if firms should submit just for architectural services? Since the RFQ mentions to *"identify each proposed sub-consultant along with sub-consultant's type of professional services and identify sub-consultant(s) team members by name, job classification, and qualifications"*.

This RFQ is for architectural services. All firms responding need to list/identify the sub-consultants necessary to provide complete architectural services as described.

2. Can you please advise if this RFQ is replacing/renewing a previous contract and if so, what firm is the incumbent.

The last contract for general architectural services ran from 2017 to August 1<sup>st</sup>, 2022, the architecture firms included were Bender & Associates Architects, William P. Horn Architect, Saltz Michelson Architects, Inc., AMEC Foster Wheeler, PFB Architects, Rodriguez and Quiroga, K2M Design, and Hayes Cummings.

RECEIVED ADDENDUM #1

  
William P. Horn  
8/29/22



# 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      8/16/2022      **Expiration Date:    September 30, 2023**

ATTORNEY, PHYSICIAN OR OTHER STATE LICENSED  
PROFESSIONAL

Comments:      ARCHITECT

Restrictions:      DBPR #AR0013537 (2/28/23)

HORN, WILLIAM  
915 EATON ST

KEY WEST, FL 33040

This document must be prominently displayed.

HORN, WILLIAM P

Ron DeSantis, Governor

Halsey Beshears, Secretary

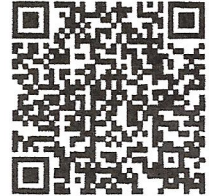
**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF ARCHITECTURE & INTERIOR DESIGN**

**LICENSE NUMBER: AR0013537**

**EXPIRATION DATE: FEBRUARY 28, 2023**

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

HORN, WILLIAM P  
WILLIAM P HORN ARCHITECT PA  
915 EATON STREET  
KEY WEST FL 33040



ISSUED: 11/30/2020

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

Do not alter this document in any form.

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ACORD™

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/17/2022

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 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).

| <b>PRODUCER</b><br><b>USI Insurance Services, LLC</b><br><b>2502 N Rocky Point Drive</b><br><b>Suite 400</b><br><b>Tampa, FL 33607</b> | <b>CONTACT NAME: Jackie Berrios</b><br><b>PHONE (A/C, No, Ext): 813 321-7500</b><br><b>FAX (A/C, No): 813 321-7525</b><br><b>E-MAIL ADDRESS: Jackie.Berrios@usi.com</b>                                                                                                                                                                                                                                                                                                        |                               |  |        |            |                                  |       |            |  |  |            |  |  |            |  |  |            |  |  |            |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--|--------|------------|----------------------------------|-------|------------|--|--|------------|--|--|------------|--|--|------------|--|--|------------|--|--|
| <b>INSURED</b><br><b>William P. Horn, Architect, P.A.</b><br><b>915 Eaton Street</b><br><b>Key West, FL 33040</b>                      | <table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr> </thead> <tbody> <tr> <td>INSURER A:</td><td>Aspen American Insurance Company</td><td>43460</td></tr> <tr> <td>INSURER B:</td><td></td><td></td></tr> <tr> <td>INSURER C:</td><td></td><td></td></tr> <tr> <td>INSURER D:</td><td></td><td></td></tr> <tr> <td>INSURER E:</td><td></td><td></td></tr> <tr> <td>INSURER F:</td><td></td><td></td></tr> </tbody> </table> | INSURER(S) AFFORDING COVERAGE |  | NAIC # | INSURER A: | Aspen American Insurance Company | 43460 | INSURER B: |  |  | INSURER C: |  |  | INSURER D: |  |  | INSURER E: |  |  | INSURER F: |  |  |
| INSURER(S) AFFORDING COVERAGE                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | NAIC #                        |  |        |            |                                  |       |            |  |  |            |  |  |            |  |  |            |  |  |            |  |  |
| INSURER A:                                                                                                                             | Aspen American Insurance Company                                                                                                                                                                                                                                                                                                                                                                                                                                               | 43460                         |  |        |            |                                  |       |            |  |  |            |  |  |            |  |  |            |  |  |            |  |  |
| 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.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                            | ADDL INSR | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                   |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|---------------|-------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |           |          |               |                         |                         | EACH OCCURRENCE \$<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$<br>MED EXP (Any one person) \$<br>PERSONAL & ADV INJURY \$<br>GENERAL AGGREGATE \$<br>PRODUCTS - COMP/OP AGG \$<br>\$ |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY<br><input type="checkbox"/> HIRED AUTOS ONLY<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS ONLY      |           |          |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                    |
|          | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br>DED <input type="checkbox"/> RETENTION \$                                                                                                  |           |          |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$                                                                                                                                                 |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N<br>(Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                |           |          |               |                         |                         | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/><br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$                         |
| A        | Professional Liability                                                                                                                                                                                                                                       |           |          | AAAE10004104  | 08/20/2022              | 08/20/2023              | \$2,000,000 per claim<br>\$2,000,000 annl aggr.                                                                                                                                          |

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.

## CERTIFICATE HOLDER

## CANCELLATION

City of Key West  
 1300 White 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

*B. M. Carr*

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HORNW-1

OP ID: NF

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/23/2022

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|                                                                                                       |                     |                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRODUCER</b><br>The Fullers, Inc.<br>1432 Kennedy Drive<br>Key West, FL 33040<br>Norman Fuller     | <b>305-294-6677</b> | <b>CONTACT NAME:</b> Norman Fuller<br><b>PHONE (A/C, No, Ext):</b> 305-294-6677<br><b>FAX (A/C, No):</b> 305-294-3025<br><b>E-MAIL ADDRESS:</b>                                                                                                     |
| <b>INSURED</b><br>William Horn Architect PA, Inc.<br>Bill Horn<br>915 Eaton St.<br>Key West, FL 33040 |                     | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> First Community Insurance Co. <b>NAIC #</b> 13990<br><b>INSURER B:</b> Retail First Insurance Company<br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

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| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                            | ADDL SUBR INSD WVD | POLICY NUMBER      | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                          |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|-------------------------|-------------------------|---------------------------------------------------------------------------------|
| A        | <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR<br><b>X Business Owners</b><br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><b>X</b> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |                    | 09 0004962995 8 17 | 09/21/2021              | 09/21/2022              | EACH OCCURRENCE \$ 2,000,000                                                    |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         | 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 - COMPI/OP AGG \$ 2,000,000                                            |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         |                                                                                 |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         |                                                                                 |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         |                                                                                 |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         |                                                                                 |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                                                        |                    |                    |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$                                          |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         | BODILY INJURY (Per person) \$                                                   |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         | BODILY INJURY (Per accident) \$                                                 |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         | PROPERTY DAMAGE (Per accident) \$                                               |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         |                                                                                 |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         |                                                                                 |
|          | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br><br>DED RETENTION \$                                                                                                                                       |                    |                    |                         |                         | EACH OCCURRENCE \$                                                              |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         | AGGREGATE \$                                                                    |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         |                                                                                 |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         |                                                                                 |
| B        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A<br>If yes, describe under DESCRIPTION OF OPERATIONS below           |                    | 520-40146          | 01/01/2022              | 01/01/2023              | PER STATUTE <input checked="" type="checkbox"/> OTH-ER <input type="checkbox"/> |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         | E.L. EACH ACCIDENT \$ 1,000,000                                                 |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         | E.L. DISEASE - EA EMPLOYEE \$ 1,000,000                                         |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         | E.L. DISEASE - POLICY LIMIT \$ 1,000,000                                        |
|          |                                                                                                                                                                                                                                                                              |                    |                    |                         |                         |                                                                                 |

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

## CERTIFICATE HOLDER

## CITYKEY

City of Key West  
PO Box 1409  
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  
Norman Fuller





HORNWI1

OP ID: NF

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/23/2022

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|                                                                                                  |                     |                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRODUCER</b><br>The Fullers, Inc<br>1432 Kennedy Drive<br>Key West, FL 33040<br>Norman Fuller | <b>305-294-6677</b> | <b>CONTACT NAME:</b> Norman Fuller<br><b>PHONE (A/C, No, Ext):</b> 305-294-6677<br><b>FAX (A/C, No):</b> 305-294-3025<br><b>E-MAIL ADDRESS:</b>                                |
| <b>INSURED</b><br>William Horn<br>151 Key Haven Rd.<br>Key West, FL 33040                        |                     | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> Progressive<br><b>INSURER B:</b><br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

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| INSR LTR | TYPE OF INSURANCE                                                                                                                                    | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                               |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|---------------|-------------------------|-------------------------|----------------------------------------------------------------------|
|          | COMMERCIAL GENERAL LIABILITY                                                                                                                         |           |          |               |                         |                         |                                                                      |
|          | <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR                                                                                  |           |          |               |                         |                         | EACH OCCURRENCE \$                                                   |
|          |                                                                                                                                                      |           |          |               |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence) \$                         |
|          |                                                                                                                                                      |           |          |               |                         |                         | MED EXP (Any one person) \$                                          |
|          |                                                                                                                                                      |           |          |               |                         |                         | PERSONAL & ADV INJURY \$                                             |
|          | GEN'L AGGREGATE LIMIT APPLIES PER:                                                                                                                   |           |          |               |                         |                         | GENERAL AGGREGATE \$                                                 |
|          | <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC                                                       |           |          |               |                         |                         | PRODUCTS - COMP/OP AGG \$                                            |
|          | OTHER:                                                                                                                                               |           |          |               |                         |                         | \$                                                                   |
| A        | AUTOMOBILE LIABILITY                                                                                                                                 |           |          | 02158316      | 05/29/2022              | 05/29/2023              | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000                     |
|          | ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> |           |          |               |                         |                         | BODILY INJURY (Per person) \$                                        |
|          | HIRED AUTOS ONLY <input type="checkbox"/>                                                                                                            |           |          |               |                         |                         | BODILY INJURY (Per accident) \$                                      |
|          |                                                                                                                                                      |           |          |               |                         |                         | PROPERTY DAMAGE (Per accident) \$                                    |
|          |                                                                                                                                                      |           |          |               |                         |                         | \$                                                                   |
|          | UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/>                                                                          |           |          |               |                         |                         | EACH OCCURRENCE \$                                                   |
|          | <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE                                                                                  |           |          |               |                         |                         | AGGREGATE \$                                                         |
|          | DED <input type="checkbox"/> RETENTION \$                                                                                                            |           |          |               |                         |                         | \$                                                                   |
|          | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY                                                                                                        |           |          |               |                         |                         | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> |
|          | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A                |           |          |               |                         |                         | E.L. EACH ACCIDENT \$                                                |
|          | If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                               |           |          |               |                         |                         | E.L. DISEASE - EA EMPLOYEE \$                                        |
|          |                                                                                                                                                      |           |          |               |                         |                         | E.L. DISEASE - POLICY LIMIT \$                                       |

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

## CERTIFICATE HOLDER

## CANCELLATION

## CITYKEY

City of Key West  
PO Box 1409  
Key West, FL 33040

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AUTHORIZED REPRESENTATIVE  
Norman Fuller