

CITY OF KEY WEST
RFQ 22-010



GENERAL ARCHITECTURAL SERVICES



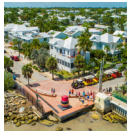
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS



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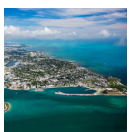
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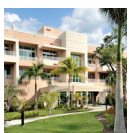
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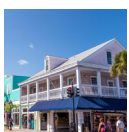
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COVER LETTER



September 2, 2022

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

Re: Qualifications for General Architectural Services Contract

Dear City of Key West,

Key West is a truly unique community. It is at once the small hometown of generational families, the rakish village with a colorful history, a refuge for well-traveled newcomers who have grown weary of cold winters, and a world-renowned tourist destination. The City government is challenged to preserve the best of Key West's past while preparing for a future that – as already in evidence – will be impacted by sea level rise. It is further challenged to provide services and amenities for some 30,000 residents while serving a functional population that, on any given day, is many times larger.

K2M Design, Inc. (K2M) is uniquely positioned to continue to be a trusted partner as the City develops and implements its strategic capital plan to help address these challenges. We are a full-service architectural, engineering, interior design and facility assessment firm. K2M brings the skills and resources of a national firm, led by an energetic and experienced Key West team, to provide an unmatched combination of local knowledge and deep expertise. Our team will utilize our experience with continuing service contracts, governmental procedures and fiscal requirements to support the City of Key West and its architectural needs.

K2M's culture revolves around four Core Values: Be Good, Nurture Relationships, Go Forward, and Learn and Lead. We have brought these principles to bear in a multitude of large and small projects for Keys entities over the past 20 years, including the City of Key West. We continually strive to do better, maintaining a flexible "can-do" perspective to ensure that each project meets or exceeds client expectations. K2M is committed to the City and offers the following:

Continuing Service Expertise

We hold multiple Continuing Service Contracts with most public agencies and utilities in the Keys and provide architectural and engineering services to the City of Key Colony Beach, City of Marathon, Village of Islamorada, NAS KW, FKA, FKEC, KWA, Monroe County and Keys Energy Services. We are respectful of public project requirements and budgets, and we are committed to responding to requests of various scopes in a timely manner.

Local Experience

Because we have worked here for two decades, we completely understand the robust architectural and engineering requirements necessary to produce sustainable and functional designs in the Keys environment. We have experience coordinating with State and Federal agencies to meet the unusual regulations often required on Keys projects. We are your neighbors and are actively involved throughout the community.

Substantial Resources

The Key West team is supported by nearly 100 professionals in our mainland offices. Our entire staff has been educated about Keys codes and conventions through our internal learning modules, and routinely contributes to Keys projects. With our continued investment in the latest cloud computing, design and communication technology, we collaborate smoothly with colleagues and clients alike, regardless of location.

We truly appreciate the opportunity to continue growing our relationship with the City of Key West. We have been honored to work with you on many exciting and important projects in the past, and pledge to continue to be an accessible, open and effective partner. Thank you in advance for your confidence in us.

Building Relationships Based on Trust and Results,



Heather Carruthers, Director
Cell: 305.307.5841 Email: hcarruthers@k2mdesign.com

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS

INFORMATION PAGE





GENERAL ARCHITECTURAL SERVICES
CITY OF KEY WEST



2. Information Page

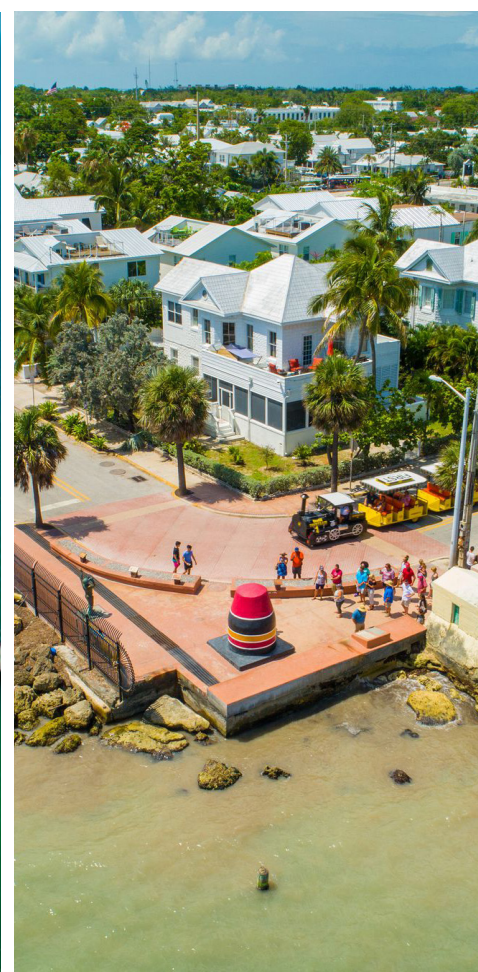
Response to City of Key West, Florida

GENERAL ARCHITECTURAL SERVICES CONTRACT

K2M Design, Inc.
1150 Virginia Street
Key West, Florida 33040
305.292.7722

Contact - Person with Authority:
Heather Carruthers
305.307.5841
hcarruthers@k2mdesign.com

Contact - Project Manager:
Devon Ayers, RA
305.307.5846
dayers@k2mdesign.com



TEAM ORGANIZATIONAL CHART



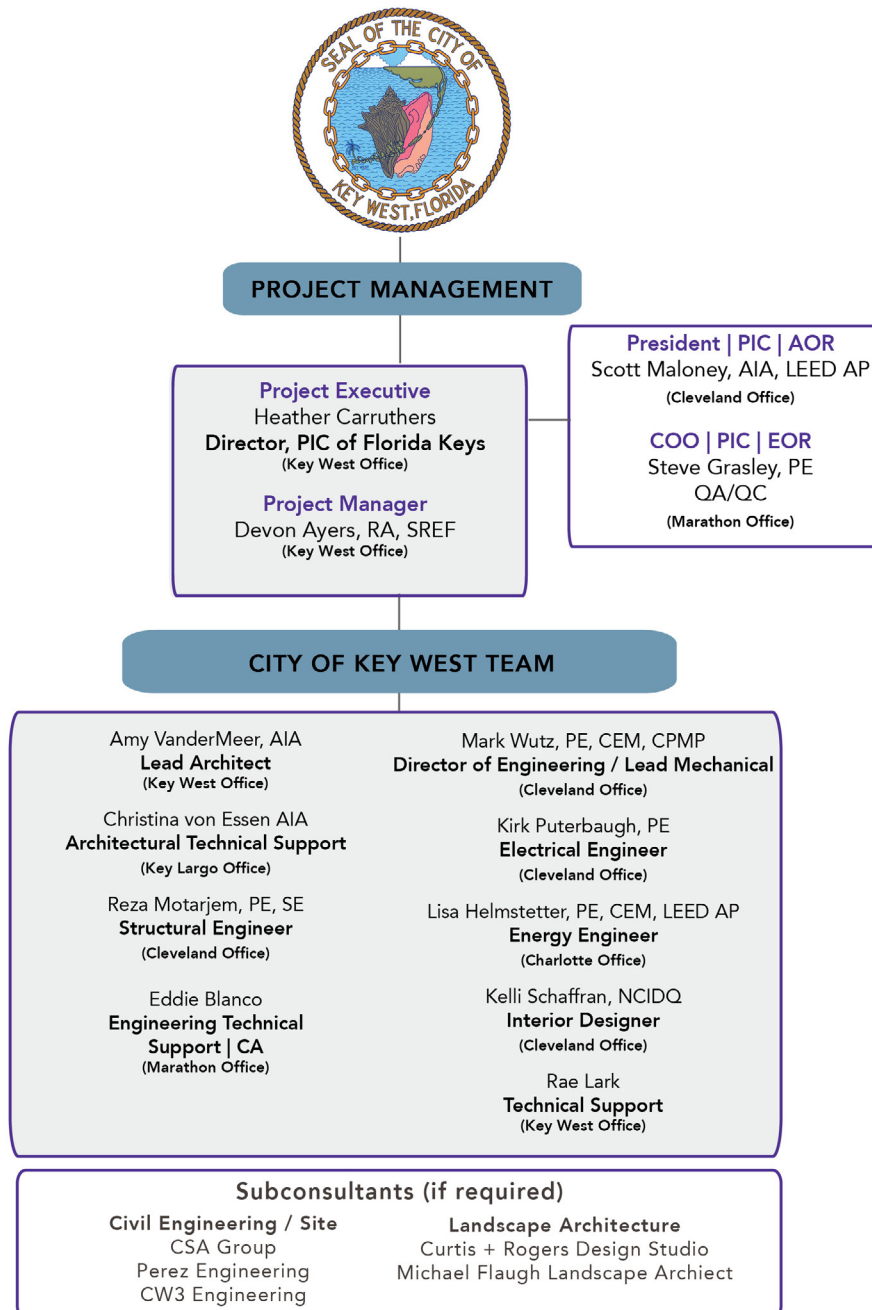


3. Team Organizational Chart

Staff

Our team's organization is structured around projects and clients. Every client is provided with a clear line of communication and single point of contact that begins with the Project Manager. The K2M team is purpose-built to provide the greatest strengths at each stage during the development of each project. We have multiple team members who provide their subject matter expertise on various systems. With this team's extensive experience designing and building throughout the Keys, we will provide solutions that are clear and concise supporting the City's goals for each task.

Our team shares a common approach to client relationships and staffing of projects. The demands of a client are fluid and need to be reacted to as the needs change over the course of a project. The ability to react is dependent on additional resources that are available on staff. Our team currently has the resources to staff this project with KEY individuals available and ready to dedicate the resources to complete projects in the necessary timeframe. In total this team has nearly 100 full-time professionals ready to serve the City for this contract.



COMPANY INFORMATION





Who We Are



Empowered creativity and individual leadership embody the strengths of our design teams. We are a dynamic, high-growth Architecture, Engineering, and Interior Design firm with a multi-discipline Facility Assessment division. The People of K2M are our most valuable resource and your Project is their passion. That is the drive behind our design services. Our professionals are invested in nurturing long-term relationships and the ongoing success of your projects, which is why we enjoy a 90%+ repeat/referral rate. We are living out our mission of **Building Relationships Based on Trust and Results.**

K2M has completed thousands of projects in the Florida Keys in the civic, educational, hospitality, and residential sectors over the past 20+ years. K2M is recognized for developing the unique character of each project and creating innovative design solutions that respect our clients' sensibilities and budgets. Most importantly, we practice Principal Oversight on all of our projects, providing clients with the assurance that the company's senior staff are engaged in the design and assembly of their projects.

20 YEARS OF
CONTINUED SERVICE
AWARD WINNING
PRINCIPAL OVERSIGHT
LOCALLY ENGAGED



K2M Design, Inc. 20th Anniversary celebration photo.

History of the Firm

K2M Design, Inc. (K2M) is located in Key West, Marathon, and Key Largo, Florida with six additional offices throughout the United States. K2M is a Florida Corporation, headquartered in Key West, Florida.

K2M Design – founded 2001

Founded on September 1, 2001 by Scott Maloney and Harry Keagler in Cleveland, Ohio, the original focus of the firm was Government and Commercial projects with the mission of building relationships based on trust and results. By delivering on our promises and being responsive with solutions, rapid growth and success followed and we quickly evolved from the two founders to over 10 professionals.

Strategic Growth in the Keys

In 2005 mbi | k2m Architecture was created, providing a wide variety of services to the Keys. With the 2013 retirement of Michael Ingram, mbi | k2m Architecture changed our name back to the original K2M Design, Inc. The following October (2014), the engineering firm Solaria merged with K2M to become Monroe County's only full-service design firm serving both the public and private sectors. By integrating our expertise, we advanced the "Project" focus and brought incredible strengths to our Clients as one.



4. Company Information

K2M Design Today

As a fully integrated multi-discipline design practice, we create innovative architectural and engineering solutions that exceed our client's needs. We develop systems that improve the built environment by creating healthier, more energy-efficient, and structurally sound buildings. Our team creates solutions that address safety, deferred maintenance, occupant comfort, air quality, energy efficiency, and future growth all while hitting cost and schedule targets, and providing high value to our clients. By fusing innovative technologies with tried-and-true best practices, the buildings we design today are more sustainable, resilient, flexible and efficient than ever before.

Our primary expertise is in the management and execution of institutional and government-based projects, with a special focus on helping institutions think smarter. K2M has vast experience in managing and delivering task order-based projects for governmental and institutional bodies.

Competitive Advantages

We pride ourselves on our ability to build relationships with our client partners based on trust and results. From Day 1 to Day Done we are committed to ensuring a smooth project process for Key West. These factors differentiate K2M Design from every other firm:

LOCAL KNOWLEDGE: We live and work in Monroe County. We understand the need to design to the strictest building codes and have the expertise to incorporate these high requirements in all our projects.

CULTURE: We are principled in integrity, resolute in culture, and committed to our clients, team, and trusted partners.

RESPONSIVE WITH SOLUTIONS: Every engagement we undertake is an opportunity to serve as a trusted advisor. We are dedicated to the quality of the products we produce for each client. The team is diligent in providing solutions to everyday problems while adhering to schedule and budget.

FEARLESS, DRIVEN, TENACIOUS: We have a fierce determination to look towards the future, resulting in constant improvement in what we do. Led by experienced leaders, pushing the team to new heights, focused on doing things right.



K2M Design, Inc. - Key West



K2M Design, Inc. - Marathon



K2M Design, Inc. - Key Largo



Listing of Services by the K2M Team

Our team is comprised of Registered Architects, Professional Engineers, Planners, Interior Designers, Asset Management Specialists, Roof Specialists, LEED Accredited Professionals, Construction Administrators, Cost Estimators, CAD Technicians, Graphics and Administrative Staff. We work in a variety of delivery methods including traditional design-bid-build, fast track, CMr, CMA, criteria architect, and design/build. We provide the following services:

Project Management

- Contract and information management
- Quality control
- Cost control
- Schedule control

Predesign Services

- Data collection
- Site studies and analyses
- Preliminary design
- Rendering services

Architectural

- Concept design
- Design development
- Construction documentation
- Engineering design
- Code analysis
- Specification writing

Interior Design Services

- Concept development
- Finish materials selection
- Procurement
- Detailed finish schedules/plans
- Custom millwork design and detailing
- Plumbing fixtures specification
- Lighting fixture layouts and specification
- Interior signage and wayfinding packages
- Selection of artwork, sculpture and accessories

Structural Engineering

- Structural & foundation design
- Building inspection
- Spalling mitigation

Mechanical Engineering

- Heating ventilation & air conditioning
- Refrigeration systems
- Energy management systems
- Central energy plants
- Heat recovery
- Pipelines & fuel systems
- Indoor air quality

Electrical Engineering

- Systems studies and analyses
- Power generation and cogeneration
- Standby, emergency power & UPS
- Communication systems
- Lighting system design
- Grounding systems

Plumbing and Fire Protection

- Compressed air piping
- Fire protection
- Code analyses

Asset Management / Capital Planning

- Master planning & site evaluation
- Facility programming & feasibility studies
- Schedule and cost analyses
- Building assessment
- Life cycle costing

Facility and User Programming

- Feasibility assessment
- Facility master planning
- Building assessment analysis
- Space programming

Roof Design & Engineering Capabilities

- Structural roof evaluations
- Performance engineering of roofing projects, including wind uplift calculations
- Project inspection and post evaluations

Bidding and Construction Administration

- Bid documentation and permitting
- Pre-bid conference
- Bid negotiation and contract award
- Request for information, payment application reviews, change order reviews, field clarifications and onsite inspections
- Construction oversight through occupancy

Schedule and Budget Strategies

- Team review/coordination meetings
- Milestone delivery dates for all project deliverables
- Cost estimates and owner approvals
- Construction schedule planning and maintenance
- Budget analyses control



Detailed Services

More detailed descriptions of the services, relevant to The City of Key West provided by the K2M Team are highlighted below:

Architecture. K2M's Architectural Division is comprised of Registered Architects, LEED Accredited Professionals, and Construction Administrators. Our team has delivered hundreds of institutional, commercial and municipal projects throughout the Keys. We have provided solutions for minor and complex renovation, sustainment and modernization projects along with new construction, each respecting the unique Keys environment.

Structural Engineering. The K2M Team delivers structural engineering on a multitude of renovation and new construction projects for federal, state, and county governments as well as private sector clients. Our team has completed existing building evaluation, foundation design, cold formed steel design, seismic upgrades and retrofits, renovations and additions, construction inspections, and high wind design. Our structural engineers possess a commanding knowledge of codes, regulations and standards including the Florida Building Code, ACI, ANSI, ASCE, ASTM, and AASHTO/AWS. We are very experienced with structural flood elevation and wind-load requirements needed in the design of properties in the Florida Keys.

Mechanical/Plumbing Engineering. Our team possesses proven experience in the assessment, design and commissioning of HVAC and plumbing systems. We develop designs that bring systems up to current code and meet or exceed ASHRAE minimum energy and water efficiencies. Our HVAC engineers have extensive experience in chilled water, steam, hot water, packaged DX, smoke control, heat pump, geothermal and VRF. Our plumbing engineers have extensive experience with the design of natural gas distribution, compressed air, sanitary, storm, domestic cold / hot water heating and fire suppression systems.

Electrical. Our electrical engineers bring proven expertise in the engineering of building and site power distribution, controls, lighting, technology, security and fire alarm systems. Our electrical engineers' capabilities include interior and exterior lighting, photometrics, arc flash studies, lightning protection design, and emergency power systems.

Assessment. K2M offers a comprehensive range of facility assessment and real property services to building owners. The level of services is tailored to meet client objectives. Our experienced professionals ensure the resulting deliverables are defensible, understandable, accurate and complete to meet or exceed your expectations. From predictive maintenance to material life cycle renewal and corrective measures, we bring the skillset to enhance your knowledge of your facilities. We developed K2M Facility to collect existing conditions data and auto-populate our reports, develop capital cashflow forecasts, integrate maintenance, utility and life cycle costs as well as potential water and energy savings measures. K2M Facility is an Excel-based, fully customizable framework with RS Means built in.

Cost Estimating. Estimates are formulated to confirm funding allocations, to verify the design against cost for assessment of potential value engineering opportunities and to identify any possible "design creep" items and their related cost impacts. Provisions for escalation, contingency, and soft costs are included for complete project cost estimates.

Interior Design. K2M's Interiors Division is comprised of NCIDQ Certified staff who are creative problem solvers and project designers. They complement the architectural team by creating interior environments that create more livable and sustainable spaces.

METHODOLOGY & APPROACH





Key Elements of Our Approach:

K2M Design will manage the contract and tasks within each phase to ensure assignments are planned, scheduled, coordinated, performed, monitored, and quality control checks are in place to meet the City's goals, mission, and prescribed requirements. The Internal Control Process used to guide this contract is based on proven strategies that have been successfully employed throughout the Florida Keys and on governmental projects of similar scope, magnitude, and complexity.

Project Management Plan (PMP). This plan will define the management strategy and methods to be used on the project and will include accountability, program organization, consultant management (if needed), City goal setting, and deliverable management. The PMP also identifies milestones, required tasks, key personnel, staff loading per task and schedules. Key Elements of our Management Plan include:

ACCOUNTABILITY - A consistent, reliable point of contact is maintained between key stakeholders at the City and the K2M team. This ensures that information is distributed through the proper channels, goals and priorities are adhered to, the schedule is clearly understood and adhered to, and project related discussions are properly documented.

ORGANIZATION - The Project Manager serves as the coordinator between consultants and in-house disciplines. We develop very early in the project process controls used to organize and efficiently manage all team members. These controls include detailed contractual obligations, team calls, consultant expectations, scheduled quality review submission requirements, daily communication among team members, and deliverable schedules.

GOAL SETTING – Understanding and clearly defining the City's goals for each task's scope of services is essential. Goals will be specific, measurable, attainable, and realistic, with a timely focus on schedule, budget, deliverable, and value.

DELIVERABLE MANAGEMENT - The Project Manager and QA/QC Team are responsible for making sure that deliverables are complete, are in the correct format, consistent with defined expectations, and delivered on time. A single point of contact and accountability is maintained between the City's project manager and K2M's project manager. This ensures that information is distributed through the proper channels, criteria and scope are adhered to, schedule is clearly understood and project related discussions are properly documented.









5. Methodology and Approach

Communication Plan. The K2M team's approach to projects is straightforward and direct. Our team's strength is in our ability to respond immediately to any need, understand and communicate with the City throughout the entire process, ensure stakeholder needs are met and that the trades understand and can implement the work. A true benefit to hiring the K2M team is our proven ability to understand not only the City's needs for every project and positively interact with all parties involved in the process, but this team's unmatched local experience.

To foster a productive relationship, we recommend establishing an active partnership that benefits all stakeholders to accomplish the project goals on time and within budget. Partnering must be a formal process that is founded on thorough, timely communication that focuses the needed expertise on each particular issue presented by the City. Formal scheduled communication channels, such as regular and frequent meetings, are the foundations of the partnering system. All our team members are committed to the successful completion of each task order assigned to us as part of this contract. Our proposal highlights project leaders and we would like to assure the City that each of these leaders has a focused support staff that is also available to meet or exceed the requirements of each project.

We would recommend that the City establish a contact person for our team, to be part of the decision-making process, such as a Project Manager. We will interact regularly with your Project Manager during the development of each design to test alternatives, discuss programming issues, understand and agree upon budget issues, and make any additional decisions necessary to present effective project solutions to the City. Elements of our communication plan are illustrated below.

 COMMUNICATION ELEMENT	 DELIVERY METHOD	 FREQUENCY	 DISTRIBUTION
SOW Confirmation	Email, Video, Telephone	Prior to Contracting and Kick-off	City Stakeholders
Data Requests	Email, Video, Telephone	As Required	Key Stakeholders and Facilities
Meeting Agenda	Email	2 days before Each Meeting	City Stakeholders
Meeting Minutes	Email	2 days after Each Meeting	City Stakeholders
Informal Communications	Email, Video, Telephone	Instantly	Not Required
Presentations	Video	As Needed	Key Stakeholders
Presentations	In-Person	As Needed	City Stakeholders



Design Process

The Project Team provides management techniques and qualified staff to ensure efficient and effective project delivery. The team will apply its proven management processes to effectively manage, monitor, and control programs, while maintaining the flexibility to meet any changes in goals and priorities.

The process begins with proven best practices and tailors them to individual project goals and mission priorities. The team's management provides rigorous controls over cost and schedule and defines a culture to manage and mitigate risk. Fundamental to this culture is a supporting infrastructure that includes detailed planning; milestone quality control reviews, schedule, and cost performance measures; risk management; and internal and external communication management. The team's rigorous approach ensures that the client has the visibility and oversight necessary to be fully confident that goals are achieved at the onset of the work and in partnership with the client to confirm an effective, and schedule driven design plan for small, medium and large projects.

At K2M we understand the importance of meeting all the criteria that govern each task order we complete. As designers there are always parameters that govern the work beginning with the programmatic requirements, operational needs, and the look and feel of the design. We develop conceptual design solutions shortly after commencing the project for the stakeholders to review and select a direction. Once that direction is set, we incorporate the standards and guidelines into the work such as building codes, standards, sustainable design, maintenance free materials, and energy efficiency. As we take steps through the design process whether schematic design, design development, or construction documents, we test our designs for quality, consistency, accuracy, constructability, schedule and of course budget. The checks and balances assure that we are meeting or exceeding the design intent at every step of the way.

The plan for making this happen begins with our Project Manager and stakeholders finalizing the scope of work together to ensure all elements of the work are being considered. This is typically done through a site visit to see the existing space together and talk through the scope. We gather all existing documentation on file, review the documentation, ask questions if there are conflicts in the scope of work, and prepare a proposal





5. Methodology and Approach

for your acceptance. Taking the time to set the right foundation for a project is critical for its success and this process as described has been honed on over 100 task orders for clients such as NASA and a majority of our Continuing Service clients. We are highly efficient, accurate in our scope, and execute on budget and on schedule. Once agreed upon we can proceed with the following design phases, which the content of each phase or number of phases will vary depending on the project itself.

Facility Concepts / Schematic Design

We will start by finalizing the programmatic requirements (affirmed from the scope of work). We will quickly start developing three-dimensional concepts, testing program requirements, reviewing spatial relationships, operations, and access to natural light. The structural engineers will investigate structural strategies including options for foundations, floor loading and seismic / wind requirements. The mechanical, electrical and fire protection engineers will develop various options available, along with code implications, for energy usage and reduction strategies for your review. Collectively we will review strategies as applicable.

These concepts will be presented with impact on cost and operations for your review. Then a preferred scheme, which may be a combination of elements from the preliminary concepts, will be developed. This deliverable will include a detailed cost estimate, schematic level drawings, outline specifications including descriptions and diagrammatic plans of engineering systems.

Design Development

Upon approval of the Schematic Design the team will begin Design Development. All visible areas of the project will be defined during this phase including exterior and interior elevations; finishes, furniture and equipment; floor and ceiling plans and cross sections as applicable. Building systems will be further defined. Our objective of this phase is to describe and define, in detail, all aspects of the project. This phase incorporates all engineering disciplines to establish the final scope and details of the work. The Design Development phase works to achieve a cost-effective and viable solution that answers the needs of the project.





Construction Documents

Based on the approval of the Design Development Documents, and on the authorization of any adjustments in the project requirements and the budget for the cost of the work, the team shall prepare Construction Documents for approval. The Construction Documents shall illustrate and describe the development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the work. The team shall update the estimate for the cost of the work as well.

Quality Control

K2M sets the management pace early in the relationship, by establishing quality controls over the task operations, schedule and budget. Scott Maloney, Architect of Record, will serve as the main Quality Control staff member for this contract with Devon Ayers serving as Project Manager. The success of the project tasks executed under this contract are dependent on the development of mutually straightforward management plans that control the projects' administrative, fieldwork, and reporting elements. Clear lines of communication and responsibility within the K2M Team as well as coordination with all interested parties are critical to the success of these projects. The QC process is highlighted further below.

- The Project Manager serves as the facilitator of in-house disciplines to ensure that cross discipline coordination is performed. All of our team coordination begins with a strong Project Manager.
- The Project Manager is responsible for making sure that all deliverables are complete, are in the correct format and are delivered on time. To date K2M maintains a less than 1% change order rate and meets our schedule commitments.
- Peer review and quality control is used at all key submittal milestones as a means of cross-checking design documents for coordination and completeness.
- Cost estimating is integrated into the design process to ensure that the design stays within the established budget throughout its development.



K2M DESIGN

PERSONNEL





EDUCATION

Kent State University
Bachelor of Science
Bachelor of Architecture

27 YEARS OF EXPERIENCE
21 YEARS WITH K2M DESIGN

REGISTERED ARCHITECT IN FL

SCOTT MALONEY AIA, LEED AP BD+C

K2M DESIGN

Principal-In-Charge, QA/QC, President | Architect of Record

As president of K2M Design, Scott guides the firm with a focus on relationship building, project leadership, and visioning that provides him the opportunity to actively demonstrate the level of service our clients have come to rely on. A key aspect of his interest is in the planning and design approach when assisting clients in their physical plant and operations, enabling public and private institutions to think smarter about how to operate their facilities.

RELEVANT PROJECTS

CITY OF MARATHON, FLORIDA, Marathon, FL

Continuing Service Contract, Projects Completed from 2013 through 2021

CITY OF KEY WEST, FLORIDA, Key West, FL

Continuing Service Contract, Projects Completed from 2010 through 2021

MONROE COUNTY, FLORIDA, Monroe County, FL

Continuing Service Contract, Project Completed from 2005 through 2021

COLLEGE OF THE FLORIDA KEYS, Key Largo, FL

Upper Keys Campus and Multiple Campus Renovations



EDUCATION

Wells College
Bachelor of Arts

40 YEARS OF EXPERIENCE
1.5 YEARS WITH K2M DESIGN

LICENSED REALTOR

HEATHER CARRUTHERS

K2M DESIGN

Director, PIC of Florida Keys

Heather is a respected business and community leader with a diverse background in marketing, hospitality, government and real estate, serving as a Monroe County Commissioner and Mayor prior to joining K2M. She serves as the Principal In Charge for all Keys projects. Heather is committed to open communication and client satisfaction. Throughout her career, she has spearheaded innovations that have successfully moved projects forward.

RELEVANT PROJECTS

CITY OF KEY WEST, Key West, FL

Frederick Douglass Community Center, Expansion, 10,000 SF

COLLEGE OF THE FLORIDA KEYS, Key Largo, FL

Upper Keys Campus, New Construction, 38,000 SF

631 GREENE STREET REDEVELOPMENT, Key West, FL

Property Redevelopment Concepts

HOWARD'S HAVEN AND CONCH KEY Big Pine & Conch, FL

Affordable Housing Developments



EDUCATION

Wharton School of Business MBA

Syracuse University
MS Electrical Engineering

Marquette University
BS Electrical Engineering

41 YEARS OF EXPERIENCE
8 YEARS WITH K2M DESIGN

PROFESSIONAL ENGINEER IN FL

STEVE GRASLEY P.E

K2M DESIGN

QA/ QC, Chief Operating Officer | Engineer of Record

Steve is a highly experienced technical executive with a broad background in corporate management and design engineering including solar and other sustainability systems. For years Steve has been involved in development for commercial, residential, government, institutional and large-scale projects throughout the Caribbean, Florida and elsewhere in the United States. Prior to K2M, Steve worked in senior leadership and engineering capacities (Manager, Director and Vice President) for large corporations.

RELEVANT PROJECTS

COLLEGE OF THE FLORIDA KEYS, Key Largo, FL

Upper Keys Campus and Multiple Campus Renovations

CITY OF MARATHON, Marathon, FL

Marathon City Hall, New Construction, 15,000 SF

CENTENNIAL BANK, Florida Keys

Various Branch Renovations

CITY OF MARATHON, FLORIDA, Marathon, FL

Continuing Service Contract, Projects Completed from 2013 through 2021

MONROE COUNTY, FLORIDA, Monroe County, FL

Continuing Service Contract, Project Completed from 2005 through 2021



EDUCATION

Kent State University
Bachelor of Science and Architecture

Kent State University
Master of Architecture

9 YEARS OF EXPERIENCE
5 YEARS WITH K2M DESIGN

DEVON AYERS RA, SREF

K2M DESIGN

Project Manager | Architect

Devon is a SREF and CPTED Certified professional. Devon is responsible for the management of deliverables along with the development of our Revit based new construction projects. He provides proactive communication and project architecture to various clients in the institutional, residential, commercial and hospitality markets. With his background in construction, he provides practical support in construction administration.

RELEVANT PROJECTS

CITY OF KEY WEST, Key West, FL

Frederick Douglass Community Center, Expansion, 10,000 SF

HABITAT FOR HUMANITY, Marathon, FL

Assessment, Design and Renovation of Multiple Properties

COLLEGE OF THE FLORIDA KEYS, Key Largo, FL

Upper Keys Campus and Multiple Campus Assessments and Renovations

HURRICANE IRMA INSPECTIONS, Florida Keys

Assessment of over 500 Structures in the Keys

NASA, Worldwide

Assessments and Renovations as part of continuing services contract since 2014



EDUCATION

University of Florida
Bachelor of Design & Interior Design
Master of Architecture

16 YEARS OF EXPERIENCE
1 YEAR WITH K2M DESIGN

REGISTERED ARCHITECT

AMY VANDERMEER AIA, NCARB

K2M DESIGN

Lead Architect

Amy is a creative architect and interior designer with over 16 years of experience in various markets including hospitality, commercial, institutional and governmental. She utilizes her creativity and expertise to successfully guide projects from conception to completion. Amy strives to understand a client's needs to produce sustainable, functional, and aesthetically pleasing designs.

RELEVANT PROJECTS

CITY OF KEY WEST, Key West, FL
Frederick Douglass Community Center, Expansion, 10,000 SF
JIATF SOUTH, Key West, FL
Programming and Conceptual Plans
MONROE COUNTY FLORIDA, Marathon, FL
Emergency Operations Center, 24,443 SF
FIRST STATE BANK, Key West, FL
Corporate Headquarters Design
CENTENNIAL BANK, Florida Keys
Various Branch Assessments and Renovations



EDUCATION

Nottingham University
Master of Science
MSc Renewable Energy and Architecture

11 YEARS OF EXPERIENCE
3 YEARS WITH K2M DESIGN

CRISTINA VON ESSEN

K2M DESIGN

Architectural Technical Support

Cristina brings a unique perspective in architectural design to the K2M team. Her 11-year career spans several countries, giving her many cultural experiences to weave into her design solutions. Cristina is passionate about sustainable design, applying cost effective techniques to solutions developed by the architectural and engineering teams at K2M. Cristina is actively pursuing her architectural licensing in the United States and is a registered architect in Puerto Rico, where she worked on historic restoration projects including for the Iglesia San José, the oldest church in the Americas.

RELEVANT EXPERIENCE

CITY OF KEY WEST, Key West, FL
Frederick Douglass Community Center, Expansion, 10,000 SF
MONROE COUNTY, Florida
Emergency Operation Center, Local project representation
COLLEGE OF THE FLORIDA KEYS, Key Largo, FL
Upper Keys Campus, New Construction, 38,000 SF
FLORIDA KEYS ELECTRIC COOPERATIVE, Marathon, FL
Design of expansion for dining and meeting space to accommodate 200+ staff
GUIDANCE CARE CENTER OF MARATHON, THE HERON Marathon, FL
Design of new group home and assisted living facility



EDUCATION

University of Tabriz
Bachelor of Science in Civil Engineering
University of Tabriz
Master of Science in Civil Engineering

21 YEARS OF EXPERIENCE
4 YEARS WITH K2M DESIGN

REZA MOTARJEM PE, SE

K2M DESIGN

Structural Engineer

Reza is a registered structural engineer, bringing more than 20 years of diverse experience to the K2M Team. Reza has vast experience designing within the correctional, industrial, commercial, and institutional markets. His in-depth knowledge of design codes and standards coupled with substantial specialty engineering experience makes him a true asset to the team. Reza works in concert with the architecture team to ensure each project is smartly designed. Reza is proficient in multiple software applications and works in concert with team members to provide timely solutions for each project.

RELEVANT PROJECTS

COLLEGE OF THE FLORIDA KEYS, Key Largo, FL

Upper Keys Campus, New Construction, 38,000 SF
Generator Upgrades - Key West Campus

CITY OF KEY WEST, Key West, FL

Frederick Douglass Community Center, Expansion, 10,000 SF

FLORIDA KEYS AQUEDUCT AUTHORITY, Key West, FL

Reverse Osmosis Facility, New Construction
Utility Facility, 4,800 SF



EDUCATION

University of Florida
Bachelor of Science in Civil Engineering
University of Florida
Master of Architecture

4 YEARS OF EXPERIENCE
4 YEARS WITH K2M DESIGN

EDDIE BLANCO EIT

K2M DESIGN

Engineering Technical Support | CA

As a design engineer, Eddie's responsibilities include the coordination, administration, and design of multiple project types. He has experience and knowledge in all phases of engineering design and construction. Eddie has provided engineering services for civic, commercial, hospitality and residential projects. Additionally, Eddie has performed hundreds of inspections throughout the Keys, including assessments after IRMA, serving as the boots on the ground for Structural Assessments. Eddie also leads the charge on spalling work for Keys clients.

RELEVANT PROJECTS

CITY OF KEY WEST, Key West, FL

Frederick Douglass Community Center, Expansion, 10,000 SF
Truman Waterfront Design/Renovation

COLLEGE OF THE FLORIDA KEYS, Key Largo, FL

Upper Keys Campus and Multiple Campus Assessments and Renovations

CENTENNIAL BANK, Florida Keys

Various Branch Assessments and Renovations

NASA, Worldwide

Deferred Maintenance Assessments of over 10M SF Annually



EDUCATION

State University at Buffalo
Bachelor of Science in Industrial
Engineering

27 YEARS OF EXPERIENCE
3 YEARS WITH K2M DESIGN

PROFESSIONAL ENGINEER

MARK WUTZ PE, CEM, CPMP, LEED AP, CDSM, CPM

K2M DESIGN

Director of Engineering, Lead Mechanical Engineer

Mark is a proven team leader, mentor and motivator. He is a seasoned professional with technical expertise in overall mechanical system design, commissioning, troubleshooting, cost estimating, construction supervision, the identification and implementation of energy optimization strategies and more. Mark has extensive engineering expertise, having served as the lead engineer for renovation and new construction projects, as well as serving as commissioning agent for individual buildings and entire campuses.

RELEVANT PROJECTS

COLLEGE OF THE FLORIDA KEYS, Key Largo, FL

Upper Keys Campus, New Construction, 38,000 SF

FLORIDA KEYS AQUEDUCT AUTHORITY, Key West, FL

Reverse Osmosis Facility, New Construction, 24,000 SF

NAVAL AIR STATION KEY WEST, Key West, FL

Renovation of DLA Energy Fuels Operation Facility

NASA GLENN RESEARCH CENTER, Cleveland, OH

Multiple Renovations and assessments as part of IDIQ Contract

UNIVERSITY OF TOLEDO, Toledo, OH

Mechanical System Upgrades, Multiple Campuses



EDUCATION

Bachelor of Science in Electrical
Engineering
Cleveland State University

9 YEARS OF EXPERIENCE
2 YEARS WITH K2M DESIGN

PROFESSIONAL ENGINEER

KIRK PUTERBAUGH PE

K2M DESIGN

Lead Electrical Engineer

Kirk brings diverse electrical engineering and life safety expertise to the project team. He has a wide variety of experience with renovation and new construction, also serving as the electrical engineer for projects within multiple historic districts. As part of the project team, Kirk is involved with the design from inception to construction, producing full plans and specifications. Kirk is experienced in both CAD and Revit software, and has expertise with electrical design, life safety, power systems, lighting design, control schematics, NEC, OBC and NEPA 72 requirements.

RELEVANT PROJECTS

FLORIDA KEYS AQUEDUCT AUTHORITY, Key West, FL

Reverse Osmosis Facility, New Construction, 24,000 SF

INDIANA UNIVERSITY, Indianapolis, IN

Dental School Renovations, Various Sizes

CENTENNIAL BANK, Florida Keys

Various Branch Assessments and Renovations

NASA GLENN RESEARCH CENTER, Cleveland, OH

Multiple Renovations as part of IDIQ Contract



EDUCATION

Northwestern University
Bachelor of Science Mechanical
Engineering

University of Dayton
Master of Science Renewable and Clean
Energy

11 YEARS OF EXPERIENCE
1 YEAR WITH K2M DESIGN

LISA HELMSTETTER PE, CEM, LEED AP

K2M DESIGN

Energy Engineer

Lisa brings her passion for engineering and energy conservation to provide proactive solutions and data to diverse client types. Lisa coordinates smart building efforts and strategic planning techniques to benefit the design of each project. Utilizing her mechanical engineering expertise, Lisa is also proficient in providing load calculations, HVAC system design, ventilation solutions, pressure drop calculations, energy models, specifications, thermal imagery, commissioning and retro-commissioning. Lisa also has experience with LEED certification and ASHRAE standards.

RELEVANT PROJECTS

631 GREENE STREET REDEVELOPMENT, Key West, FL

Property Redevelopment Concepts

NASA, US

Energy Audits and Assessments at multiple centers throughout US

ROBINS AIR FORCE BASE, Georgia

Various Base Renovations, including utility relocation

QUANTICO NAVAL AIR BASE, Virginia

Renovations to branch medical clinic



EDUCATION

Kent State University
Bachelor of Arts in Interior Design

26 YEARS OF EXPERIENCE
16 YEARS WITH K2M DESIGN

NCIDQ CERTIFIED DESIGNER

KELLI SCHAFFRAN NCIDQ

K2M DESIGN

Director of Interior Design

Engaging, resourceful, and forward thinking, Kelli Schaffran excels in her position as Director of Interior Design. Her 25+ years of experience speak for themselves with projects varying in program type, complexity, and scale. With extensive institutional, hospitality, and commercial office experience she guides the K2M Design Interiors division by leveraging her wealth of knowledge to ensure project outcomes consistently exceed expectations. Kelli's expertise in public space architecture is an asset for K2M to craft interior solutions that are representative of your community and the function in the building.

RELEVANT PROJECTS

MONROE COUNTY EMERGENCY OPERATIONS CENTER

Emergency Operations Center, Multiple Agencies, Administrative

COLLEGE OF THE FLORIDA KEYS, Key Largo, FL

Upper Keys Campus, New Construction, 38,000 SF

CENTENNIAL BANK, Florida Keys

Various Branch Assessments and Renovations

THE REACH AND CASA MARINA

Renovations and updates to multiple hospitality properties



RAE LARK

Technical Support

Rae brings a unique skill set to the K2M Team, with training in surveying and mapping, Thermal Infrared Remote Sensing and Geomatics. Rae is versed in 2D and 3D computer modeling and AutoCAD. Rae provides technical support and assessments for both our architectural and engineering teams, and performs extensive research and analysis of properties and sites.

EDUCATION

Florida Atlantic University
Bachelor of Science in Geomatics
Engineering

2 YEARS OF EXPERIENCE
.5 YEAR WITH K2M DESIGN

RELEVANT EXPERIENCE

CASA MARINA RESORT Key West, FL

Property assessments, renovations and modifications

LAZY LAKES RV PARK, Sugarloaf Key, FL

Resort Redevelopment, Assessments and Renovations

KEY WEST WOMEN'S CLUB, Key West, FL

Property Assessments and Renovations

Subconsultant Participation

On certain projects, it may be beneficial for K2M to partner with other contractors to meet the City's needs. K2M would determine which of these firms offers the best fit based on the project requirements, the firm's skill set and availability. If the need arises we anticipate using the following trusted partners.

CSA Group – Miami based, CSA Group assists the K2M Team with civil engineering and landscape architecture. Most recently CSA partnered with K2M on the Upper Keys Campus for the College of Florida Keys and projects for Key West Housing Authority.
<https://www.csagroup.com/>

Curtis + Rogers Design Studio – Curtis + Rogers, a minority/women-owned business located in Miami, provides landscape architecture with an emphasis on native species and sustainability services for local projects such as Fisherman's Hospital and Plantation Key School.
<https://www.curtisrogers.com/>

CW3 Engineering, Inc. – CW3 provides civil engineering services for select projects throughout the Keys. Headquartered in Ft. Myers, the company has worked with K2M on a variety of local projects. Current projects with CW3 include Guidance Care Center/The Heron, St. Peter's Episcopal Church, and Frederick Douglass Community Center.
<https://cw-3.com/>

Michael Flaugh Landscape Architect – With offices in Islamorada and Stuart, Florida, Michael Flaugh provides landscape architecture and design for K2M. Current projects with Michael Flaugh include Guidance Care Center/The Heron and Casa Marina.
<https://mikeflaughla.com/>

Perez Engineering & Development - This Key West firm has been a long-time partner with K2M, providing civil engineering and surveying for numerous projects throughout the Keys. Perez has partnered with the team for projects with Monroe County, NASKW and FKA. <http://perezeng.com/>



QUALIFICATIONS





Qualifications

In order to represent our deep experience with relevant components of this contract we have crafted this outline highlighting our background delivering projects aligned to the anticipated needs of the City.

One, Two, and Three Story Multi Use Office and Retail Buildings

Throughout the past 21 years the K2M team has designed and renovated multi-use and retail buildings throughout the Keys and US. We have enjoyed partnerships with large retail development groups such as CBRE and JLL, in addition to smaller private owners. We have designed ground up buildings, along with extensive renovations to existing and re-purposed buildings. Sample projects include:

- Marathon Shopping Center, Marathon, FL
- K2M Corporate Offices, Key West, FL
- Sherwood Mall Redevelopment, Sherwood, CA
- Cotswold Village, Charlotte, NC
- Easton Town Center, Columbus, OH



Community Centers

We understand that the design of community centers is crucial to unifying a neighborhood and providing a public gathering place. The design must be functional and provide the community with the essential facilities to provide optimal uses for community members. Our team uses durable and low maintenance products to aid the longevity of the centers we design and renovate. Sample projects include:

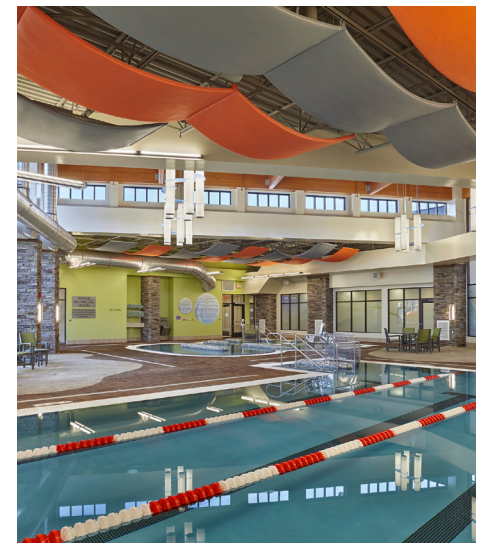
- Big Pine Key Community Center, Big Pine Key, FL
- Boys and Girls Club of Key West, Key West, FL
- Mecklenberg County CRC East, Charlotte, NC
- Mecklenberg County CRC Southwest, Charlotte, NC
- Ellenberger Family Center, Indianapolis, IN



Recreational Facilities

The team has provided assessment and design for recreational facilities and parks throughout the Keys. We have designed marinas, skate parks, small watercraft launches, basketball courts, pool and wellness facilities, soccer fields and fitness centers. Sample projects include:

- Truman Waterfront Park, Key West, FL
- Higgs Beach Park - Restrooms & Reynolds Street Pier, Key West, FL
- 7 Mile Marina, Marathon, FL
- Westminster Village Wellness Center, West Lafayette, IN
- Davidson Day School, Charlotte, NC



Event Plazas and Other Venues

Public spaces offer a unique opportunity for people to gather, socialize, learn. Our team works diligently to understand the historical context / community input / surrounding a space or venue. Solutions are then



created that best respond to the overall goals of the setting. Sample projects include:

- Truman Waterfront Park, Key West, FL
- AIDS Memorial, Key West, FL
- Huntington County Memorial Flag Plaza, Indianapolis, IN
- Raymond Park Veterans Memorial, Indianapolis, IN

Historic Preservation and Restoration

The entire K2M team has a solid understanding of the importance and processes involved in historic preservation projects. Throughout K2M's history we have received accolades for historic preservation in Historic Key West along with additional markets served by the firm. Sample projects include:

- Truman Little White House, Key West, FL
- Key West Steamplant, Key West, FL
- Tavernier Meeting Hall, Key West, FL
- 75 Public Square Conversion, Cleveland, OH
- Cuyahoga County Historic Courthouse, Cleveland, OH

Transportation/Multimodal Centers

K2M Design has been privileged to partner with large and small airports and multimodal centers in our recent history. Our experience includes the multi-million dollar redevelopment of one of the busiest airports, to smaller interior renovations to the KWIA system. Additionally, we have provided assessments and renovations to municipal assets throughout several of our office locations. Sample projects include:

- Charlotte Douglas International Airport Terminal Redesign, Charlotte, NC
- Charlotte Douglas International Airport CSA, Charlotte, NC
- KWIA Customs Terminal, Key West, FL
- MacDill AFB Air Traffic Control Tower, Tampa, FL
- U.S. Customs Terminal, Marathon Airport, Marathon, FL

Parking Garages

Our team has provided assessments and designs for several parking garages throughout our history. As part of our partnering approach, we would typically invite a parking garage specialist to support this portion of our work. The specialists would layout the design, develop the parking systems, and engineering the building. Our team creates the look and feel of the garage consistent with the neighborhood fabric where it is being developed. Sample projects include

- Angela Street Garage, Key West, FL
- WaterStreet Condominium Expansion, Cleveland, OH
- Bank of America (study), Charlotte, NC
- Cuyahoga Justice Center (assessment), Cleveland, OH
- Waterford Hotel (study), Cleveland, OH





Historic Markers

Our work with historic markers has traditionally focused on community enhancements, museums and waterfront. Sample projects include:

- Cleveland Cemetery Monuments Restoration, Cleveland, OH
- Pirate Soul Museum, Key West, FL
- Truman Little White House, Key West, FL
- Key West AIDS Memorial, Key West, FL
- Freedom Park Veterans Memorial, Indianapolis, IN

Multi-Family Residential or Residential/Commercial Mixed Uses

The team has developed cutting edge design for multi-family and residential/commercial mixed use facilities for more than two decades. We have been honored to shape properties in Key West and throughout additional communities in and around our office locations. Sample projects include:

- Fairfield Inn, Marathon & Key West, FL
- Innovation Landing, Cleveland, OH
- Casa Marina, Key West, FL
- University House - Boulevard 98, Charlotte, NC
- Public Square North, Cleveland, OH

Defensible/Safe Space Design

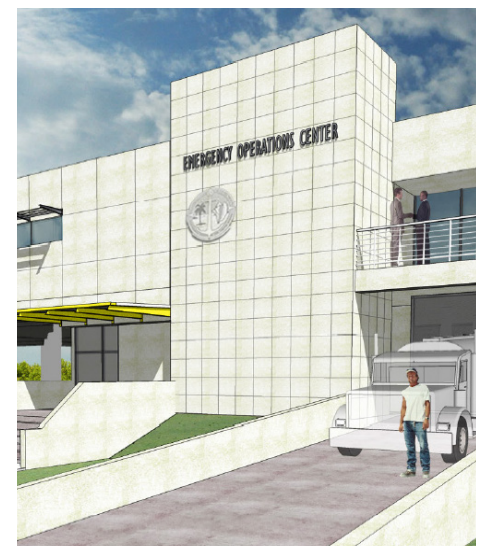
As experts in public safety design, the team has a successful track record in defensible and safe space design. We utilize current standards, trends and best practices to provide a facility that is designed to protect the community in which they serve. Sample projects include:

- Monroe County Emergency Operations Center, Marathon, FL
- Cedar Lake Public Safety Center, Cedar Lake, IN
- Monroe County Juvenile Detention Center, Marathon, FL
- Lake County Public Safety Campus, Painesville, OH
- City of Euclid - Fire and Police Facilities, Euclid, OH

Public Restroom Facilities

Necessities in the community, public restroom facilities must be designed with durable and easily maintainable materials. The team has assessed, designed and renovated hundreds of public restroom facilities over our history. Sample projects include:

- Higgs Beach Restrooms Renovation, Key West, FL
- City of Gaithersburg (assessments), Gaithersburg, MD
- Monroe County Facility Assessments, Monroe County, FL
- Truman Waterfront Park, Key West, FL
- ODOT Riversedge Facility, Cleveland, OH





Institutional Residential and Non-Residential Buildings

The K2M team has designed dozens of residential and non-residential projects in Key West and throughout Monroe County. In addition to our Corporate Headquarters on Virginia Street, we have designed commercial buildings for public and private clients along with numerous residential renovations and new construction projects. Sample projects include:

- Leowy Landing - Habitat for Humanity, Big Coppitt, FL
- College of the Florida Keys, Upper Keys Campus, Key Largo, FL
- Railway Housing, Key West, FL
- Summit County Battered Womens Shelter, Akron, OH
- ODRC Lincoln Housing Unit, Marysville, OH

Utility, Transportation Buildings and Other Public Buildings

K2M has a extensive experience with utility, transportation and maintenance type facilities. We have planned, designed and built these structures locally and throughout the country. We understand the unique needs of each structure and design accordingly. Sample projects include:

- Marathon Utility and Public Use Facility, Marathon, FL
- Florida Keys Aqueduct RO Facility, Stock Island, FL
- City of Lorain Central Service Center, Lorain, OH
- Lake County Building and Grounds Building, Painesville, OH
- Columbiana and Warrensville Full Maintenance Facilities, New Philadelphia& Cleveland, OH

Ecological and Environmental Design

The K2M team is committed to the effective use of materials, conservation of energy, and the promotion of sustainability through a cost conscience approach to the design and construction of every project. From the initial planning stages we work diligently to provide critical information and effective solutions at each stage.

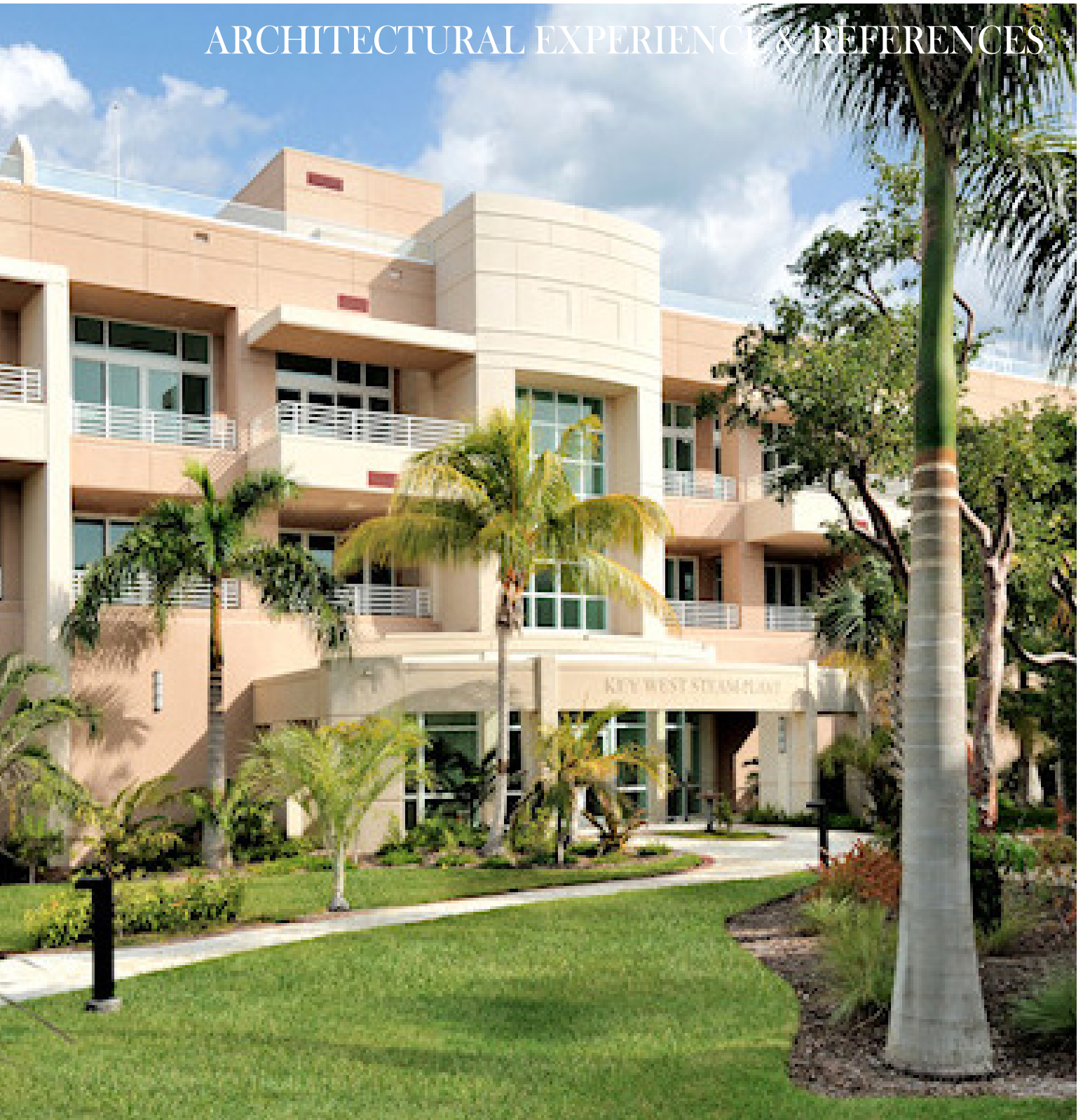
Permitting

Depending on the type of project and location within City, the level of involvement of Permitting Assistance will vary. Planning, Zoning, HARC, Tree Commission, Building Department, Fire Department DCA, FDEP, FDOT, ACOE, SFWMD, and other agencies as appropriate will be managed by our team throughout the course of the project. Typically working in conjunction with our consulting partners, we will manage the process for approval by the authority having jurisdiction. Our team has provided Permitting Assistance on over 350 projects, both large and small. Sample projects include:

- Marathon City Hall
- Marathon Public Works Facility
- Key West Fire Station #2
- College of the Florida Keys
- Truman Waterfront Park



ARCHITECTURAL EXPERIENCE & REFERENCES





8. Representative Experience and References



FLORIDA KEYS ELECTRIC COOPERATIVE MARATHON, FLORIDA

The team was tasked to design a new aesthetically pleasing dining/ training facility that is CAT-5 storm rated, has the capacity to prepare meals and feed 200 linemen per day after a major catastrophic storm or event, and can be self-sufficient for 3 days without outside assistance. The design gives the existing building a face lift and a new life. The project consists of a new 4,200 SF addition to the west end of the existing 11,000 SF Florida Keys Electric Cooperative building located in Marathon, Florida. The addition consists of a new public entrance, commercial kitchen, restrooms, and mezzanine. Structural upgrades were made to the existing structure to bring the building into full rated compliance.

The main mezzanine space was designed to be centered around a main dining and training space for over 90 occupants. The commercial kitchen can produce 200 meals a day, supporting employees and linemen for the Florida Keys Electric Cooperative

who provide upkeep and repair to the Keys power grid after natural disasters. The space was creatively designed to be utilized for multiple purposes. When not in use by the Florida Keys Electric Cooperative, the new facility can be used by the community as public meeting space. As part of this project, sprinklers were added to the adjacent existing warehouse area and a new larger emergency generator was installed to provide full back-up of the facility making the facility self sufficient during a natural disaster.

K2M provided Architecture, Structural, Mechanical, Electrical, Plumbing and Fire Protection design Services.

Name of Client: **Florida Key Electric Cooperative**
Client Contact: **Mr. Scott Newberry, CEO, FKEC**
305.852.2431 | scott.newberry@fkec.com

Design Services Fee: **\$174,000**
Project Cost: **\$3,000,000**
Contractor Awarded: **Unknown**



8. Representative Experience and References



FREDERICK DOUGLASS COMMUNITY CENTER, Key West, FL

This project is a prime example of how **K2M Design** listens. K2M has been working with the City to develop a new community center adjacent to the Frederick Douglass Gym in Bahama Village.

Realizing that initial concepts were not consonant with the City's vision, K2M Design re-imagined the project. By consulting with end-user groups including the Bahama Village Music Program and Bahama Village Redevelopment Advisory Committee as well as City staff, a fresh, functional, efficient design that will mesh with the surrounding structure was completed and approved by the Historic Architecture Review Committee.

TRUMAN WATERFRONT, Key West, FL

The K2M Team provided Mechanical, Electrical and Plumbing Engineering in addition to Project Management, Construction Administration and Architectural Design for the Truman Waterfront. The renovations have included the service building and the police equestrian facilities along with the creation of a FIFA regulation soccer field. Additionally, the design included: multi-purpose field with concessions and restrooms, Dog Park, Fruit Tree Groves, Horse Stables & Run for the Key West Mounted Police, and Public Works and Community Services Building.

WICKERS FIELD, Key West, FL

The K2M Team provided Architecture and Engineering for the site plan and design for (3) new athletic trailers at Wickers Field. As part of the project the team designed a utility connection and mini-split selection for trailers, foundation with 8'-0" high columns for trailers, access stair design and handicap lift location and 6' deep wood deck design for connecting all trailers.





8. Representative Experience and References



BOYS AND GIRLS CLUB OF KEY WEST, Key West, FL

K2M Design provided design development for the renovation of The Boys and Girls Club in Key West, Florida. The project consists of two separate open air pavilions with a covered breezeway connecting them. The design included a new computer lab, study hall, private and divisible study/meeting rooms, private office, loft storage; multi-purpose room, ADA toilets, small storage area, and kitchen. The project also included exterior upgrades to the building envelope, roof and wall insulation, new HVAC, system and lighting upgrades.

631 GREENE STREET REDEVELOPMENT , Key West, FL

K2M has provided concepts and design for 631 Greene Street at the Key West Bight, including the Historic Thompson Ice House and Reef Relief. The project ultimately will include the structural remediation and renovation of the existing Ice House for use as a storage facility. Reef Relief will be relocated to a new structure at a more visible location and a new deck area, ramp, stairs, and truck loading dock will be created. The truck loading dock will be roofed from the Fish House, and walkways/ramps will be covered by overhangs. There will be a new lot for vehicular parking, scooter parking, and bicycle racks; new stormwater retention areas; and new fire line connection from the existing Fish House location to the new patio area. The project also includes additional renovations and improvements to highlight the history of the area.



Name of Client: **City of Key West**
Client Contact: **Steven McAlearney,**
Director of Engineering, City of Key West
305.809.3747
smcalearney@cityofkeywest-fl.gov

Design Services Fee: **Varies by Project**
Project Cost: **Varies by Project**
Contractor Awarded: **Varies by Project**



8. Representative Experience and References



MONROE COUNTY EMERGENCY OPERATIONS CENTER, MARATHON, FLORIDA

K2M Design is serving as local support for the design and construction of the Monroe County EOC facility located in Marathon, Florida. The building is designed as Safe Room conformant with FEMA standards and specifications in place. The team provided architectural and engineering support services for the planning, design, permitting, bidding, and construction administration of the new facility. Our team's primary mission was to guide the County through the design process and deliver a useful, state-of-the-art EOC facility that realizes the County vision and meets all project goals.

The complete project scope includes the following services: conducting informational meetings with the public and relevant agencies; holding monthly progress meetings with the tenants and Monroe County Project Management and/or Engineering staff; preparation and completion of the design program for conceptual site plan, parking, vehicular access, space requirements and relationships; schematic design; acoustical design; ADA compatible design for interiors and exteriors; design development; preparation of contract documents for bidding; scope of work, tabulations and review of bids; recommendation of contract award; cost estimating during design and document preparation; administration of contract documents; consultation and on-site observations during

construction; process shop drawings; recommending approval of contractor invoice; preparation of all construction documents required to submit for and secure all permits necessary to complete the zoning applications; public presentations and presentations to the County Commission.

Steve Grasley served as EOR for this project with Engineering design support from Mark Wutz and Reza Motarjem.

Name of Client: **Monroe County, Florida**

Client Contact: **Mr. Kevin Wilson**

305.809.3967 | wilson-kevin@monroecounty-fl.gov

Design Services Fee: **\$456,000**

Project Cost: **\$20,000,000**

Contractor Awarded: **Ajax Construction**





8. Representative Experience and References



CENTENNIAL BANK ENGINEERING PROJECTS FLORIDA KEYS

K2M provided Structural Engineering in addition to Mechanical, Electrical, and Plumbing Engineering services for the design of a new bank branch for Centennial Bank located in Marathon, Florida. The building will be approximately 6,200 SF and designed to withstand current hurricane ratings, with foundations of shallow depth strip footings with CMU stem wall construction.

The building was designed in accordance with the 2017 Florida Building Code, Mechanical Code and Florida Energy Conservation Codes, along with all applicable local codes and standards. The HVAC systems serving the branch included three (3) 7.5 ton packaged heat pump rooftop units (RTUs) with dry-bulb economizers with barometric relief. The RTU(s) serving the bank will be variable air volume (VAV). The RTU's shall have digital scroll compressors. In addition, one-ton, air cooled DX split systems will service the electrical and IT closets. Sanitary Waste and Vent, Storm Water and Domestic Water are all included in the design to accommodate the needs of the users.

Electrical Systems were designed to accommodate 200A, with electrical service at 208/120V, 3ph, 4W from an overhead transformer. Each office has one quad receptacle on the desk wall, and general use

duplex receptacles on all other walls. Additional power was designed for banking equipment and kitchen area. Lighting systems are all LED, with sensor switches, photocells, and occupancy sensors in each space. Communications Systems including Data and Telephone were also designed by the team as part of this project.

In addition to the engineering design the team provided phasing for conceptual design, design development, construction documents, and permitting for the project.

Name of Client: **Centennial Bank**
Client Contact: **Stephanie Scuderi**
305.394.4822 | sscuderi@my100bank.com

Design Services Fee: **\$127,000**
Project Cost: **TBD**
Contractor Awarded: **Pedro Falcon**



8. Representative Experience and References



COLLEGE OF THE FLORIDA KEYS, Key Largo, FL

K2M provided Project Management, Architecture, Structural Engineering, Commissioning and Cost Estimating services for the new 2-story, 38,000 square foot building housing multiple STEM programs located at 106040 Overseas Highway and 717 Largo Road, Key Largo, Florida.

The project created a multi-purpose space intended to be used by various college programs and other community and public sector tenants. The total project budget including soft costs, construction, FF&E and contingency was \$20,000,000. The CM at Risk Delivery method was utilized for this project, construction was completed in August 2021 .

Currently, Commissioning activities are being performed consistent with all requirements set forth in LEED v4 for Energy and Atmosphere Prerequisite.

Name of Client: **College of Florida Keys**
Client Contact: **Glynn Meienburg, Facilities Director, CFK**
305.809.3184 | glynn.meienburg@cfk.edu

Design Services Fee: **\$1,030,000**
Project Cost: **\$17,411,000**
Contractor Awarded: **Thornton Contractors**



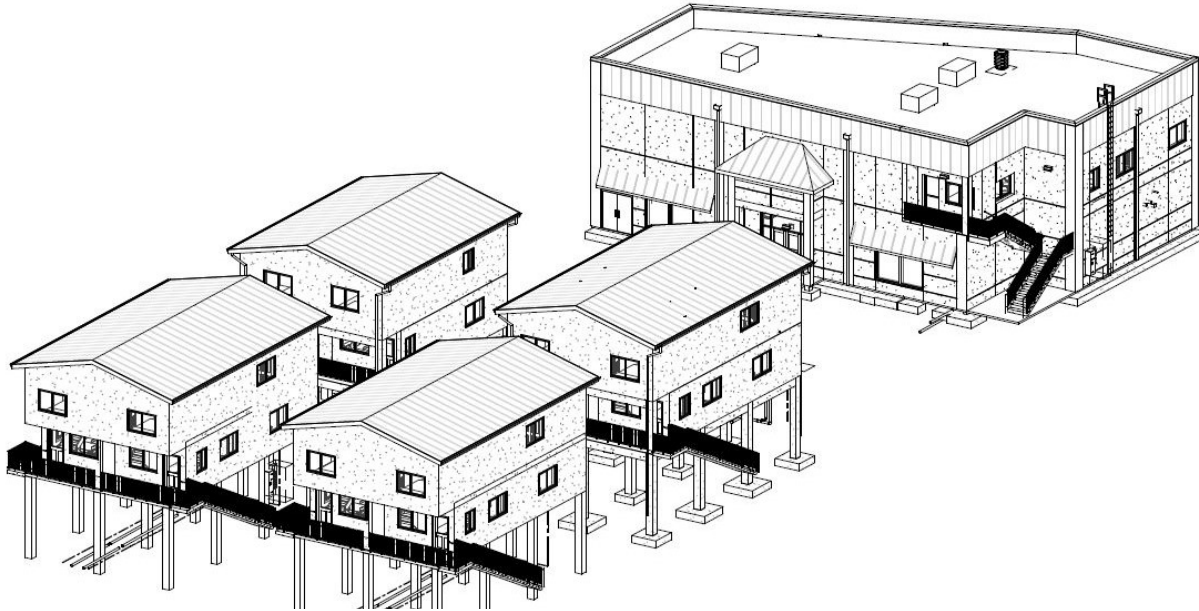
COLLEGE OF FLORIDA KEYS, CONTINUING SERVICES CONTRACT, Key West, FL

K2M Design provided professional services for the College of the Florida Keys (previously Florida Keys Community College) for 4 years on a wide variety of small and large engineering-based projects. The team has provided full project management, studies and engineering services to the College. Recent projects for the College include:

- Building B Remodel (2017)
- Building D Renovation and As Builts (2018)
- Tennessee Williams Theater Feasibility Study (2017)
- Front Entrance and Guardhouse Design (2018)
- Building A and Chiller Plant Generator Design (2019)



8. Representative Experience and References



HABITAT FOR HUMANITY PROJECTS FLORIDA KEYS

K2M has provided architectural, structural and civil engineering services for the design and construction of multiple properties since 2008. Our most recent partnership included the code study and conceptual design of the Habitat Restore and affordable housing units in Marathon. The team conceptually designed a new Restore building with affordable housing units above the Restore and additional affordable housing units dispersed on the remaining site. The existing site had 11 affordable housing allocations.

Prior to our work in Marathon the team partnered with Habitat for Humanity to provide siting and permitting services for ten new elevated pre-manufactured residential units located on Big Coppitt. The units vary in size: 8 units are 3 bedroom 2 baths and 2 units are 2 bedroom 2 baths. Site amenities include onsite parking for residents and guests, a large open green space between the groups of units to promote connectivity and block gatherings. The site also includes a walking trail through site vegetation including a viewing area overlooking the canal attached to the parcel. K2M Design has partnered with Habitat for five projects throughout the Keys.

Name of Client: **Habitat for Humanity of Key West and the Lower Florida Keys**
Client Contact: **Debbie Swift Batty, Board President**
305.293.3255 | dbatty@historictours.com

Design Services Fee: **\$28,700**
Project Cost: **Unknown**
Contractor Awarded: **Frank Herrada, G.C.**

Name of Client: **Habitat for Humanity of the Middle Keys**
Client Contact: **Chris Young, Executive Director**
305.743.9828 | execdirector@habitatmiddlekeys.org

Design Services Fee: **\$138,000**
Project Cost: **TBD**
Contractor Awarded: **Keys Contracting Services, Inc.**





8. Representative Experience and References

CITY OF MARATHON CONTINUING SERVICE ENGINEERING CONTRACT Marathon, FL



Name of Client: **City of Marathon**
Client Contact: **Mr. George Garrett – City Manager, Marathon FL**
305.289.4130 | garrettg@ci.marathon.fl.us

Design Services Fee: **Varies by Project**
Project Cost: **Varies by Project**
Contractor Awarded: **Varies by Project**

K2M is engaged with a Continuing Services Contract for Engineering with the City of Marathon providing Full-Service Engineering work including Civil, Structural, Mechanical, Electrical, Plumbing, And Life Safety Engineering, as well as Project Management and Planning Work. Under this Continuing Contract, our team has completed several projects for the City such as:

- Aviation Boulevard Bike Path
- 2888 Overseas Highway Sewer Connection
- Cell Phone Tower Application Review
- City Hall Sombrero Light Lens Cost Analysis
- Hydraulic Evaluations (2015)
- Sunset Bay Kayak Dock (2016)
- Asset Damage Assessments (2017)
- Kayak Launch (2020)

Additionally, in 2021 the K2M team worked with the City for the replacement of the Marina Generator. As part of the project the team provided engineering, design and construction documents for the replacement of existing generator with a new exterior mounted generator, elevated above flood. The team identified the appropriate solution for the site based on electrical loading and efficiency. Emergency system components include the following: new emergency generator, two new automatic transfer switches one for each of the (2) existing panels, (1) at the Bath House and (1) at the Marina Building, new Generator fuel tank, and mounting requirements for all emergency equipment.

The K2M team is developing solutions for the following projects currently as part of our Continuing Service Contract:

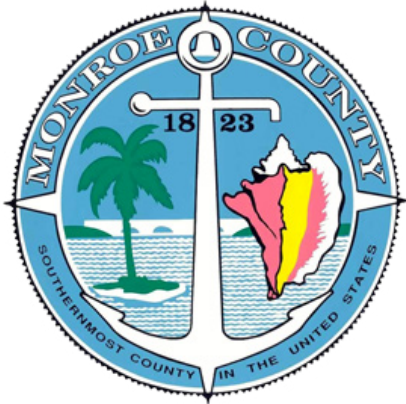
33rd Street Corridor - Conceptual drawings for the redevelopment of 33rd Street at Overseas Highway to create a municipal complex including a senior citizen center, event center, recreation center and parking.

7 Mile Bridge Marina - Provided architectural, civil, marine, structural, and MEP engineering, and interior design services for the redevelopment of the former Salty's site to create a development inclusive of a commercial charter fishing marina with dockage, restroom for charter boats; renovation of existing building to include new systems, storage, space for Pigeon Key (for ticket sales, small gift shop area, video waiting room), "depot" deck to include shade structure/trolley park on west side, self-service concession, utility space, and parking for charter boat patrons, employees, Pigeon Key trolley riders and visitors to the 7 Mile Bridge linear park.

Grassy Key Lift Station - Providing the design plans and permitting, including FDOT permitting for a proposed Grassy Key Lift Station Connection in Marathon, FL. The project will also provide a lateral service from the current property into the existing lift station.



8. Representative Experience and References



MONROE COUNTY FLORIDA CONTINUING SERVICES CONTRACT, Key West, FL

K2M Design is extremely proud of our Continuing Relationship with Monroe County. The team has provided Engineering, Architecture, Interior Design and Asset Management Services to the County. The multiple schedules, project types, environmental concerns and location are handled by our local team who understands the unique conditions in the Keys. Our team has completed the following projects for Monroe County as part of our Continuing Services commitment:

- Monroe County EOC (2021)
- Monroe County Sheriff Renovations (2021)
- Key Largo Site (2019)
- Immigration Intake Center (2017)
- Higgs Beach Pier Reconstruction & Restroom Renovation (2017 & 2021)
- Key West International Airport Customs and Border Protection (2012 & 2015)
- Marathon Airport Customs and Border Protection (2014)
- Sewer Connection (2014)
- ADA Projects – Phase 1, 2, 3, and 4 (2008 & 2013)
- DJJ Expansion / Relocation (2009 & 2012)

- Boca Chica Road Engineering (2006 & 2010)
- Key Largo Fueling Facility (2009)
- Marathon Courthouse Renovations (2008)
- Plantation Key Fuel Facility New Construction (2008)
- ADA Compliance Assessment Report
- Veterans Park Design and Reconstruction (2007)
- Big Pine Key Park Community Building – New Construction (2007)
- Public Works Building Design (2006)
- Big Pine Key Park Development – Constructability Review (2005)
- Key West Library & Sheriff Roof Replacement (2006)
- Sugarloaf Key Letter of Map Revision (2006)
- Crime Lab Renovation
- Whitehead Street Jail Existing Conditions Review (2006)

Name of Client: **Monroe County, Florida**

Client Contact: **Kevin Wilson, – Asst. County Administrator, Monroe County, FL**
305.452.8797 | wilson-kevin@monroecounty-fl.gov

Design Services Fee: **Varies by Project**

Project Cost: **Varies by Project**

Contractor Awarded: **Varies by Project**



VILLAGE OF ISLAMORADA CONTINUING SERVICE ARCHITECTURE AND ENGINEERING CONTRACT

Islamorada, FL

K2M has been engaged in a Continuing Services contract with the City since 2020. The Five (5) year partnership allows K2M to provide engineering and architectural services to the Village for various projects with estimated construction costs not to exceed \$4 million or studies which do not exceed \$500,000. The K2M team has provided solutions recently for modifications to the Key Tree Cactus Nature Preserve.

The team provided Architectural, Structural, Electrical and Plumbing Engineering services for the design of several structures at the Nature preserve including a restroom and storage facility, gazebo, and site kiosk. As part of the contract the team also provided signage and graphics, and permit approvals including SFWMD, FDOT and FDEP. Construction administration and coordination with Civil Engineers was also included under this agreement.

Name of Client: **Village of Islamorada**

Client Contact: **Ms. Maria Bassett – Acting Village Manager, Islamorada, FL**
305.664.6445 | maria.bassett@islamorada.fl.us

Design Services Fee: **Varies by Project**

Project Cost: **Varies by Project**

Contractor Awarded: **Varies by Project**



8. Representative Experience and References



CITY OF MARATHON UTILITY AND PUBLIC WORKS FACILITY MARATHON, FLORIDA

K2M Design was selected with our Build partner for the Design of the Utility and Public Works Building for the City of Marathon, Florida. K2M provided concept design, Architecture, Structural, Mechanical, Electrical, and Plumbing Engineering services for the single story, 10,000 square foot, prefabricated metal building.

The facility serves as the home to wastewater equipment, maintenance supplies, vehicle and materials storage, and office space. The building is designed to withstand 180+ mph hurricane force conditions and the site was raised by over 2-feet above the 100-year flood plane to ensure the uninterrupted use of the facility along with stand-by power generation.

Name of Client: **City of Marathon**
Client Contact: **Ken Bygler, PFEC (Build Partner)**
305.872.2200 | kenb@pedrofalcon.com

Design Services Fee: **\$116,135**
Project Cost: **\$3,000,000**
Contractor Awarded: **Pedro Falcon**





8. Representative Experience and References



FLORIDA KEYS AQUEDUCT AUTHORITY FLORIDA KEYS

K2M has partnered with the FKA since 2007, providing design services for the Central Warehouse located in Marathon, multiple administrative renovations, service building design, Thomas Street local architectural support, and Tavernier Service Center design.

Kermit H. Lewin Seawater Desalination Facility

K2M Design partnered with Carollo Engineering to provide Architecture and Engineering support services for the planning, design and upgrades to the Kermit H. Lewin Seawater Desalination Facility (KHLSD). During Phase One of this project the team provided conceptual architectural renderings and concept site design options including landscaping/screening for one alternative with site data table. In addition, the team supported conceptual cost estimating and project management for this project.

Central Warehouse

\$1.5M design/build of a 2,300 SF administration area, 4,800 SF warehouse, and a 1,200 SF shipping/receiving area.

Tavernier Service Center

A standalone service center, K2M provided architecture, interior design, engineering, and project management.

Additional past projects include:

- Thomas Street Facility
- Kennedy Drive Facility
- Headquarter Renovation

Name of Client: **Florida Keys Aqueduct Authority**
Client Contact: **David Hackworth, PE, FKA**
305.295.2152 | dhackworth@fkaa.com

Design Services Fee: **Varies by Project**
Project Cost: **Varies by Project**
Contractor Awarded: **Varies by Project**



8. Representative Experience and References



GUIDANCE CARE CENTER | THE HERON MARATHON, FLORIDA

K2M Design is providing architecture and engineering services to replace an existing facility, The Heron in Marathon. The project consists of two structures; a three-unit independent living apartment building, primarily for staff, and a 16-Resident Care Facility consisting of 8 shared rooms, with shared/ common toilet/bath facilities and 4 single rooms with ensuite. The facility also includes a day/TV room, kitchen, dining, laundry room, storage and screened -in porch. Included in the design was office space for administrative staff. The project will be constructed in such a way to allow the existing group residence to be occupied until the new building is complete. Site work, including reconstruction of a seawall, is part of the project.

The team also provided interior renovations for Guidance Care Center's CSU unit along with exterior improvements to the facility. A replacement of the nurse's station was designed along with finish upgrades throughout the CSU unit including flooring, ceiling, light fixtures, walls, frames and doors. Additional renovations were made to the security and technology of the facility.

Name of Client: **Guidance Care Center of Marathon**
Client Contact: **Maureen Dunleavy**
305.896.5964 | maureen.dunleavy@westcare.com

The Heron Design Services Fee: **\$367,000**
Project Cost: **\$8,000,000 (anticipated)**
Contractor Awarded: **TBD**

CSU Design Services Fee: **\$26,201**
Project Cost: **TBD**
Contractor Awarded: **TBD**





8. Representative Experience and References



PARK HOTEL PROJECTS - THE REACH
KEY WEST, FLORIDA

K2M Design provided architectural, mechanical, electrical, plumbing and structural engineering services to support the conversion of the existing facility to a Curio hotel. The work included the renovation of guest rooms and guest baths, the arrival, lobby, stairs to second floor, fitness center, outdoor dining area and bar and restaurant.

Keeping its original name, The Reach (nautical term "reaching" – sailing across the wind), this resort reflects the island's natural beauty with a design inspired by coastal style. The bright and airy lobby serves as a warm welcome to all guests, letting them know that their island adventure is about to start. An inviting entry patio also provides an area for guests to relax and have a cocktail or plan their adventures.



Name of Client: **Park Hotels & Resorts**
Client Contact: **Lou Chol**
407.597.3777 | lchol@pkhotelsandresorts.com

Design Services Fee: **Confidential**
Project Cost: **Confidential**
Contractor Awarded: **Multiple Parties**



8. Representative Experience and References

References – Written References Follow



Monroe County
Kevin Wilson – Asst. County Administrator
Phone: (305) 452.87.97
Email: wilson-kevin@monroecounty-fl.gov
The K2M Team has provided engineering, architecture and interior design services for numerous projects in the County for nearly 15 years.



Florida Keys Electric Cooperative
Steve Newberry – CEO
Phone: (305) 852.2431
Email: scott.newberry@fkec.com
K2M provided design services for the new FKEC building addition.



City of Marathon
Mr. George Garrett – Deputy City Manager
Phone: (305) 289.4130
Email: garrettg@ci.marathon.fl.us
K2M Design has provided engineering, architecture and interior design services for the City over the past decade including for the City Hall and many engineering projects.





8. Representative Experience and References



FLORIDA KEYS ELECTRIC COOPERATIVE
ASSOCIATION, INC. - FKEC

91630 Overseas Highway, P.O. Box 377, Tavernier, Florida 33070-0377 P (305) 852-2431 F (305) 852-4794

K2M Design, Inc.
1150 Virginia Street
Key West, Florida 33040

RE: K2M Design Letter of Recommendation

To Whom It May Concern:

I am writing today on strong recommendation of K2M Design as your next design professional. Over the past year we have worked with the Florida Keys team and are confident in their management, design and execution. We are currently working together on an addition to our Marathon Florida facility. The team on the project has been excellent to work with. As with many projects, there are always nuances and circumstances that arise, this team has handled the project smoothly and professionally.

K2M Design is providing Architecture, Engineering and Interior Design services and was exceptionally diligent in the delivery of the project, the design, schedule, and of course budget have been adhered to successfully! We are quite satisfied with the "smoothness" with which this project has operated. To date, they have never failed to deliver on a promise, a schedule deadline, or on their commitment to the success of this facility. We are confident that the team will provide the same level of service through construction!

We have strong confidence in the K2M team, recommend them to you, and hope you have the opportunity to work with their organization. Should you wish to discuss this reference directly please do not hesitate to contact us.

Please feel free to call or email with any questions.

Sincerely,

Scott Newberry
Chief Executive Officer
Florida Keys Electric Cooperative
305-852-2431
scott.newberry@fkec.com



CITY OF MARATHON, FLORIDA

9805 Overseas Highway, Marathon, Florida 33050
Phone: (305) 289-4111 Fax: (305) 743-3667
garrettg@ci.marathon.fl.us

K2M Design, Inc.
1150 Virginia Street
Key West, Florida 33040

RE: K2M Design Letter of Recommendation

To Whom It May Concern:

As the Deputy City Manager for the City of Marathon I have had the opportunity to work on a multitude of public projects with multiple design firms across the State of Florida and Keys. It is through this role that I have had the opportunity to work with K2M Design on multiple projects throughout the City of Marathon. The team has provided proactive design, and management for large projects such as the Marathon City Hall, along with smaller projects through a continuing services contract.

The reason we write today is in strong recommendation of K2M Design as your next design professional. Their team has been very easy to work with, knowledgeable about the local environment, proactive in communication, as well as the design standards that are unique to the Keys. In addition to their knowledge, they are very diligent and dedicated to the success of their clients' projects. This is evidenced in their preparation for our meetings, project drawings / specifications quality and consistency, and ability to craft solutions that meet budgetary requirements and state standards.

I highly support their team, recommend them to you, and truly hope you enjoy the opportunity to work with their organization. Should you wish to discuss this reference please do not hesitate to contact me directly.

Please feel free to call or email with any questions.

George Garrett
Deputy City Manager / Planning Director

SWORN STATEMENTS & AFFIDAVITS





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PROFESSIONAL REGULATION



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LICENSEE DETAILS

4:06:44 PM 1/21/2022

This is a business tracking record only.

Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	K2M DESIGN, INC. (Primary Name)
Main Address:	3121 BRIDGE AVE. CLEVELAND Ohio 44113
County:	OUT OF STATE
License Location:	1150 VIRGINIA STREET KEY WEST FL 33040
County:	MONROE

License Information

License Type:	Architect Business Information
Rank:	Business Info
License Number:	
Status:	Current
Licensure Date:	10/26/2005
Expires:	

Special Qualifications

Qualification Effective

Corporation	10/26/2005
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9. Sworn Statements and Affidavits



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Logged in as **Grasley, Steven**

Professional Engineer #73110

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Select the function you wish to perform.
Press "Back" to return to the main menu.

License Issued To:	GRASLEY, STEVEN SCOTT
License Status:	Current, Active
Originally Licensed On:	06/04/2011 (mm/dd/yyyy)
Expires On:	02/28/2023 (mm/dd/yyyy)
Modifiers:	Architectural 01/27/2011 (mm/dd/yyyy)
	Advanced Building Code Course Credit 07/03/2019 (mm/dd/yyyy)

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Ron DeSantis, Governor



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

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

MALONEY, SCOTT CHRISTOPHER
K2M DESIGN, INC.
3121 BRIDGE AVE
CLEVELAND OH 44113

LICENSE NUMBER: AR93161
EXPIRATION DATE: FEBRUARY 28, 2023
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Professional Engineer #73110

Logged in as **Grasley, Steven**

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License Issued To:	GRASLEY, STEVEN SCOTT
License Status:	Current, Active
Originally Licensed On:	06/04/2011 (mm/dd/yyyy)
Expires On:	02/28/2023 (mm/dd/yyyy)
Modifiers:	Architectural 01/27/2011 (mm/dd/yyyy)
	Advanced Building Code Course Credit 07/03/2019 (mm/dd/yyyy)



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 K2M DESIGN INC
Location Addr 1150 VIRGINIA ST
Lic NBR/Class 30367 STATE LICENSED PROFESSIONAL
Issued Date 7/27/2022 Expiration Date: September 30, 2023

ATTORNEY, PHYSICIAN OR OTHER STATE LICENSED
PROFESSIONAL

Comments: ARCHITECT BUSINESS / ARCHITECT

Restrictions: DBPR #AR93161 (2/28/23)

K2M DESIGN INC
MALONEY, SCOTT
(OWNER/OPERATOR)
1150 VIRGINIA ST
KEY WEST, FL 33040

This document must be prominently displayed.

MALONEY, SCOTT



GENERAL ARCHITECTURAL SERVICES
CITY OF KEY WEST

K2M
DESIGN

9. Sworn Statements and Affidavits



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/13/2022

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 rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hylant - Cleveland 6000 Freedom Sq Dr, Ste 400 Independence OH 44131	CONTACT NAME: PHONE (A/C, No, Ext): 216-447-1050 FAX (A/C, No): 216-447-4088 E-MAIL ADDRESS: Cleveland-office@hylant.com
INSURED K2M Design, Inc. 3000 Overseas Highway Marathon, FL 33050	INSURER(S) AFFORDING COVERAGE INSURER A : Hartford Fire Insurance Company INSURER B : AXIS Surplus Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: 987474178 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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO JECT <input type="checkbox"/> LOC OTHER:			ESC104130	4/1/2022	4/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <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) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A		45WBCAR5V5D	4/1/2022	4/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER 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)
Location#1: 95630 Overseas Hwy, Key Largo FL 33037
Location#2: 1150 Virginia St., Key West FL 33040
Location#3: 3000 Overseas Hwy, Marathon FL 33050
RE: 1150 Virginia Street, Key West, FL 33040

CERTIFICATE HOLDER

CANCELLATION

For Informational Purposes Only	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 Judy K. Wilson

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GENERAL ARCHITECTURAL SERVICES
CITY OF KEY WEST



9. Sworn Statements and Affidavits



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/10/2022

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 rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		CONTACT NAME: Steven Galica PHONE (A/C, No, Ext): 216-306-0047 FAX (A/C, No): 216-839-2815 E-MAIL ADDRESS: sgalica@oswaldcompanies.com	
		INSURER(S) AFFORDING COVERAGE INSURER A : XL Specialty Insurance Co.	NAIC # 37885
INSURED K2M Design, Inc. 1150 Virginia St Key West FL 33040		INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 195254882

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 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 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$	Y	Y				EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 09/01/2001	N	Y	DPR9994929	6/12/2022	6/12/2023	Each Claim Aggregate Pollution & Envir. \$5,000,000 \$7,000,000 Liability Included

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

Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER

CANCELLATION

Specimen - FL For Purposes of Evidencing 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
--	---

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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.

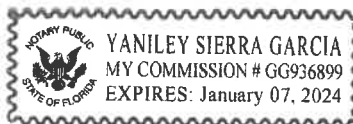
BY: _____

Heather Carruthers, Director, K2M Design, Inc.

sworn and prescribed before me this 19th day of August, 2022

NOTARY PUBLIC, State of Florida

My commission expires: 01/07/2024



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.

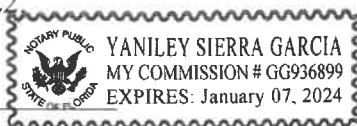
By: _____

Heather Carruthers
Heather Carruthers,
Director, K2M Design, Inc.

Sworn and subscribed before me this

19th day of August, 2022

Yaniley Sierra Garcia
NOTARY PUBLIC, State of Florida at Large



My Commission Expires: 01/07/2024

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 Heather Carruthers, Director
(print individual's name and title)

by K2M Design, Inc.
(print name of entity submitting sworn statement)

whose business address is 1150 Virginia Street, Key West, FL 33040

and (if applicable) its Federal Employer Identification Number (FEIN) is
65-1246327
(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.

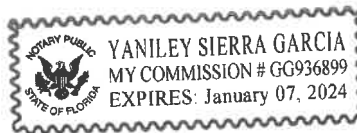
[Signature]
(SIGNATURE)
08/19/2022
(DATE)

STATE OF Florida
COUNTY OF Monroe

Heather A. Carrothers PERSONALLY APPEARED BEFORE ME, the undersigned authority who, after first being sworn by me,
(name of individual)
affixed his/her signature in the space provided above on this
19th day of August, 2022

[Signature] NOTARY PUBLIC

My commission expires: 01/07/2024



CONE OF SILENCE AFFIDAVIT

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

STATE OF Florida)
: SS

COUNTY OF Monroe)

I the undersigned hereby duly sworn depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of
K2M Design, Inc. 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

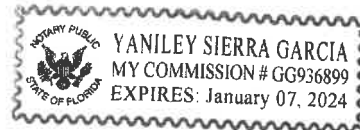
19th day of August, 2022



NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 01/07/2024





Sec. 2-773. Cone of Silence.

- (a) *Definitions.* For purposes of this section, reference to one gender shall include the other, use of the plural shall include the singular, and use of the singular shall include the plural. The following definitions apply unless the context in which the word or phrase is used requires a different definition:
- (1) *Competitive solicitation* means a formal process by the City of Key West relating to the acquisition of goods or services, which process is intended to provide an equal and open opportunity to qualified persons and entities to be selected to provide the goods or services. Competitive solicitation shall include request for proposals ("RFP"), request for qualifications ("RFQ"), request for letters of interest ("RFLI"), invitation to bid ("ITB") or any other advertised solicitation.
 - (2) *Cone of silence* means a period of time during which there is a prohibition on communication regarding a particular competitive solicitation.
 - (3) *Evaluation or selection committee* means a group of persons appointed or designated by the city to evaluate, rank, select, or make a recommendation regarding a vendor or the vendor's response to the competitive solicitation. A member of such a committee shall be deemed a city official for the purposes of subsection (c) below.
 - (4) *Vendor* means a person or entity that has entered into or that desires to enter into a contract with the City of Key West or that seeks an award from the city to provide goods, perform a service, render an opinion or advice, or make a recommendation related to a competitive solicitation for compensation or other consideration.
 - (5) *Vendor's representative* means an owner, individual, employee, partner, officer, or member of the board of directors of a vendor, or a ARCHITECT, lobbyist, or actual or potential subcontractor or sub-consultant who acts at the behest of a vendor in communicating regarding a competitive solicitation.
- (b) *Prohibited communications.* A cone of silence shall be in effect during the course of a competitive solicitation and prohibit:
- (1) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and the city's administrative staff including, but not limited to, the city manager and his or her staff;
 - (2) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and the mayor, city commissioners, or their respective staff;
 - (3) Any communication regarding a particular competitive solicitation between a potential vendor or vendor's representative and any member of a city evaluation and/or selection committee therefore; and
 - (4) Any communication regarding a particular competitive solicitation between the mayor, city commissioners, or their respective staff, and a member of a city evaluation and/or selection committee therefore.

(c) *Permitted communications.* Notwithstanding the foregoing, nothing contained herein shall prohibit:

- (1) Communication between members of the public who are not vendors or a vendor's representative and any city employee, official or member of the city commission;
- (2) Communications in writing at any time with any city employee, official or member of the city commission, unless specifically prohibited by the applicable competitive solicitation.
 - (A) However, any written communication must be filed with the city clerk. Any city employee, official or member of the city commission receiving or making any written communication must immediately file it with the city clerk.
 - (B) The city clerk shall include all written communication as part of the agenda item when publishing information related to a particular competitive solicitation;
- (3) Oral communications at duly noticed pre-bid conferences;
- (4) Oral presentations before publicly noticed evaluation and/or selection committees;
- (5) Contract discussions during any duly noticed public meeting;
- (6) Public presentations made to the city commission or advisory body thereof during any duly noticed public meeting;
- (7) Contract negotiations with city staff following the award of a competitive solicitation by the city commission; or
- (8) Purchases exempt from the competitive process pursuant to [section 2-797](#) of these Code of Ordinances;

(d) *Procedure.*

- (1) The cone of silence shall be imposed upon each competitive solicitation at the time of public notice of such solicitation as provided by [section 2-826](#) of this Code. Public notice of the cone of silence shall be included in the notice of the competitive solicitation. The city manager shall issue a written notice of the release of each competitive solicitation to the affected departments, with a copy thereof to each commission member, and shall include in any public solicitation for goods and services a statement disclosing the requirements of this ordinance.
- (2) The cone of silence shall terminate at the time the city commission or other authorized body makes final award or gives final approval of a contract, rejects all bids or responses to the competitive solicitation or takes other action which ends the competitive solicitation.
- (3) Any city employee, official or member of the city commission that is approached concerning a competitive solicitation while the cone of silence is in effect shall notify such individual of the prohibitions contained in this section. While the cone of silence is in effect, any city employee, official or member of the city commission who is the recipient of any oral communication by a potential vendor or vendor's representative in violation of this section shall create a written record of the event. The record shall indicate the date of such communication, the persons with whom such communication occurred, and a general summation of the communication.

(e) *Violations/penalties and procedures.*

- (1) A sworn complaint alleging a violation of this ordinance may be filed with the city attorney's office. In each such instance, an initial investigation shall be performed to determine the existence of a violation. If a violation is found to exist, the penalties and process shall be as provided in section 1-15 of this Code.
- (2) In addition to the penalties described herein and otherwise provided by law, a violation of this ordinance shall render the competitive solicitation void at the discretion of the city commission.
- (3) Any person who violates a provision of this section shall be prohibited from serving on a City of Key West advisory board, evaluation and/or selection committee.
- (4) In addition to any other penalty provided by law, violation of any provision of this ordinance by a City of Key West employee shall subject said employee to disciplinary action up to and including dismissal.
- (5) If a vendor is determined to have violated the provisions of this section on two more occasions it shall constitute evidence under City Code section 2-834 that the vendor is not properly qualified to carry out the obligations or to complete the work contemplated by any new competitive solicitation. The city's purchasing agent shall also commence any available debarment from city work proceeding that may be available upon a finding of two or more violations by a vendor of this section. (*Ord. No. 13-11, § 1, 6-18-2013*)

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: K2M Design, Inc.

Address 1150 Virginia Street, Key West, FL 33040

Signature 
Heather Carruthers
Print Name

08/19/2022
Date

Title Director

NOTARY FOR THE PROPOSER

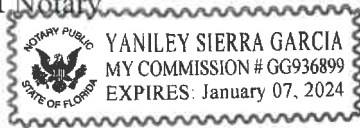
STATE OF__Florida

COUNTY OF_ Monroe

The foregoing instrument was acknowledged before me this 19th day of August, 2022. By____,
of Heather A. Carruthers (Name of officer or agent, title of officer or agent) Name of corporation
acknowledging) KAM Design.
or has produced AD as identification.



Signature of Notary



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

Supporting documents to: City of Key West Purchasing

Title or Rank



Conclusion

K2M Design is eager to grow our relationship with the City of Key West, and we hope you will agree that we bring unsurpassed qualifications to provide a broad array of architectural services. Specifically:

Continuing Service Expertise

We hold multiple Continuing Service Contracts with most public agencies and utilities in the Keys and provide engineering services to the City of Key Colony Beach, City of Marathon, Village of Islamorada, Monroe County, NAS Key West, FCAA, FKEC, KWHK and Keys Energy Services. We are respectful of public project requirements and committed to responding to requests of various scopes in a timely manner.

Local Experience

K2M is the only firm with physical offices in the Lower, Middle, and Upper Keys. We completely understand the unique design and code requirements of the Florida Keys. We are your neighbors and are actively involved throughout the community.

Substantial Resources

Our local team is supported by nearly 100 professionals in our mainland offices. To "Learn and Lead" is part of our corporate culture, and our entire staff – including those not lucky enough to live in the Keys – is knowledgeable about Keys codes and conventions and routinely contributes to Keys projects.

K2M pledges to provide The City of Key West with the highest quality services available. Our team will be responsive, open, and effective to deliver projects within the goals and vision of the City. We have the skills, experience, and commitment that will help the community to maintain and improve your assets. As Keys residents, we are committed to supporting our community and would be honored to continue serving Key West.



Key West | Marathon | Key Largo
k2mdesign.com | 855.866.4K2M

