
QUALIFICATIONS FOR ARCHITECTURAL
SERVICES FOR COLLEGE ROAD
WORKFORCE HOUSING PROJECT,
RFQ #19-002

THE CITY OF KEY WEST
FLORIDA



WILLIAM P. HORN ARCHITECT, P.A.

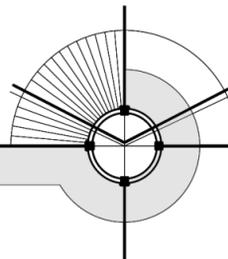
915 EATON STREET
KEY WEST, FL 33040
(305) 296-8302
WILLIAM HORN (CONTACT)
WILLIAM@WPHORNARCHITECT.COM

IN ASSOCIATION WITH

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

WILLIAM P. HORN ARCHITECT, PA.

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

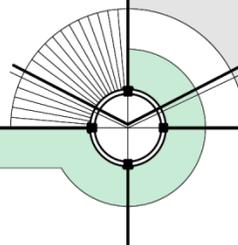


LICENSE NO. AA 0003040

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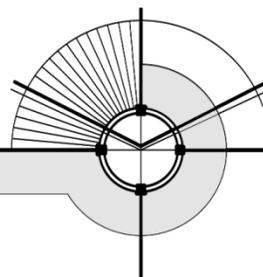


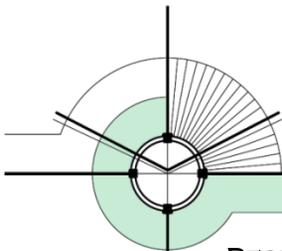
1. COVER LETTER

WILLIAM P. HORN ARCHITECT, PA.

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DECEMBER 10, 2018

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

**RE: REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL SERVICES FOR COLLEGE ROAD
WORKFORCE HOUSING.**

WILLIAM P. HORN ARCHITECT, P.A., IS PLEASED TO RESPOND TO YOUR REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL SERVICES FOR COLLEGE ROAD WORKFORCE HOUSING.

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

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

WE HAVE ALSO COMPLETED MANY MULTI-UNIT AFFORDABLE HOUSING PROJECTS WITHIN KEY WEST AND STOCK ISLAND. WE WORKED WITH THE KEY WEST HOUSING AUTHORITY ON ROOSEVELT GARDENS 96 UNIT AFFORDABLE HOUSING PROJECT AND ROOSEVELT SANDS 44 UNIT AFFORDABLE HOUSING PROJECT (BOTH IN KEY WEST). IN STOCK ISLAND WE COMPLETED MERIDIAN WEST 102 UNIT AFFORDABLE HOUSING PROJECT, PARK VILLAGE 40 UNIT AFFORDABLE HOUSING PROJECT, TORTUGA WEST 18 UNIT AFFORDABLE HOUSING PROJECT AND PALM DUPLEX 18 UNIT AFFORDABLE HOUSING PROJECT. PRESENTLY WE ARE UNDER CONSTRUCTION FOR A 37 UNIT WORKFORCE HOUSING PROJECT IN KEY WEST FOR CATHOLIC CHARITIES. OUR TEAM HAS SUCCESSFULLY RECEIVED KEY WEST PLANNING BOARD APPROVALS FOR MANY PROJECTS OVER THE LAST 20 YEARS AND ARE VERY FAMILIAR WITH ALL OF THE APPROVAL PROCESS REQUIREMENTS.

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

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

WILLIAM P. HORN ARCHITECT, P.A.

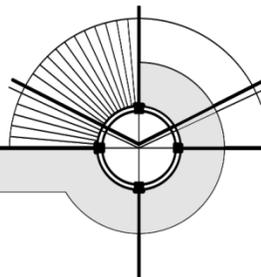
WILLIAM P. HORN, R.A. NCARB, LEED AP, BD & C
PRINCIPAL

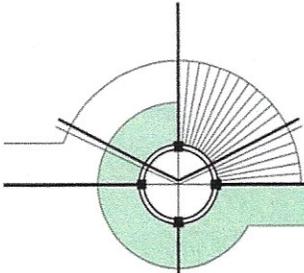
2. INFORMATION PAGE

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INFORMATION PAGE

ARCHITECTURAL SERVICES FOR COLLEGE ROAD WORKFORCE HOUSING

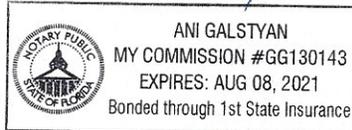
HEAD OFFICE:

WILLIAM P. HORN ARCHITECT P.A.
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KEY WEST, FL-33040
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WILLIAM P. HORN IS THE SOLE OWNER OF THE COMPANY NAMED
WILLIAM P. HORN ARCHITECT, PA.

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

NOTARY



11/29/18

WILLIAM P. HORN – PRINCIPAL ARCHITECT
WILLIAM@WPHORNARCHITECT.COM

FRANK HERDLISKA – PROJECT ARCHITECT
FRANK@WPHORNARCHITECT.COM

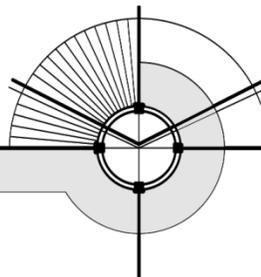
JOSEPH SCARPELLI – PROJECT ARCHITECT
JOE@WPHORNARCHITECT.COM

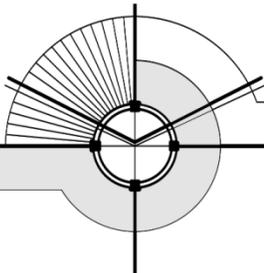
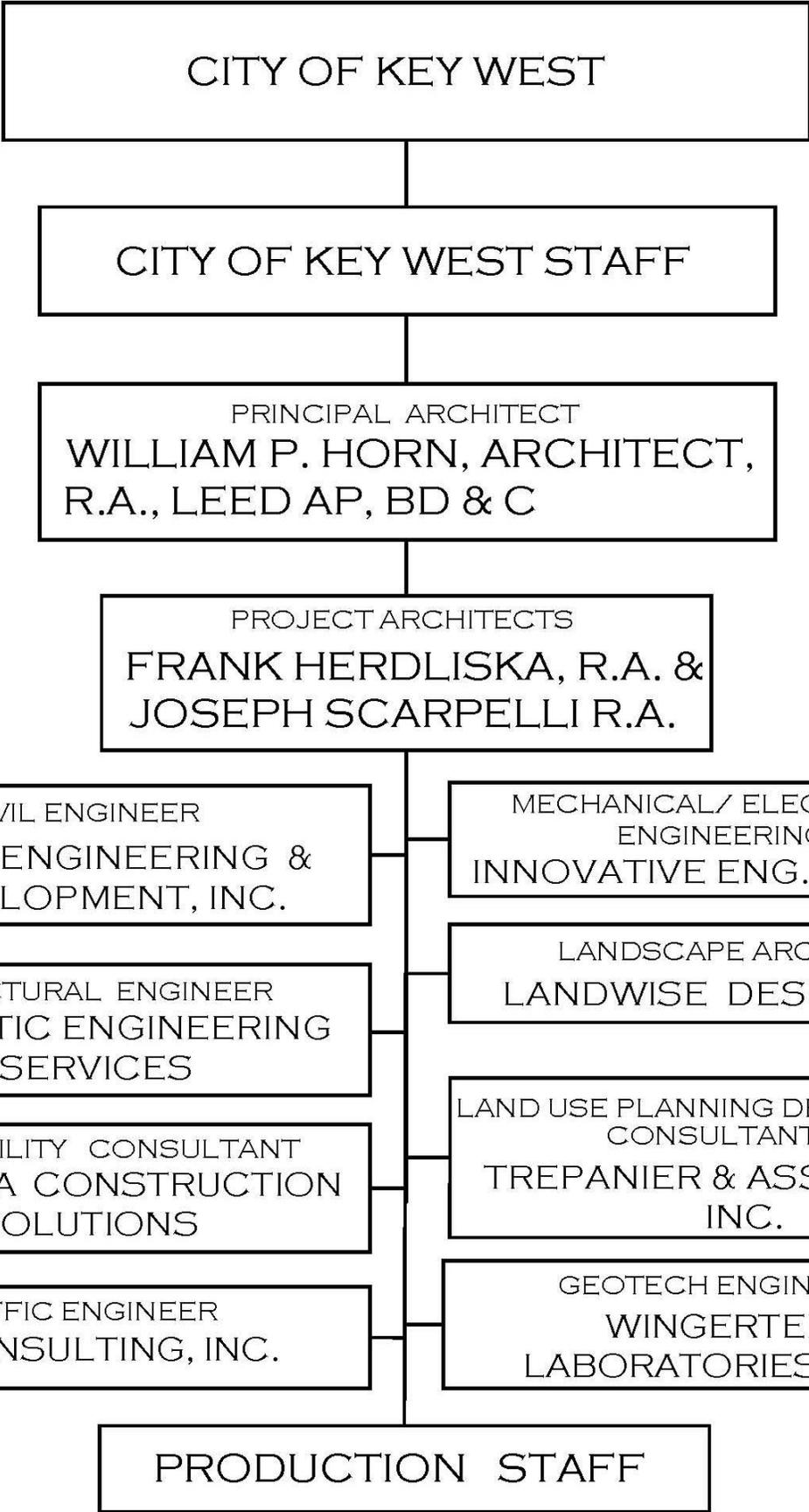
3. ORGANIZATION CHART

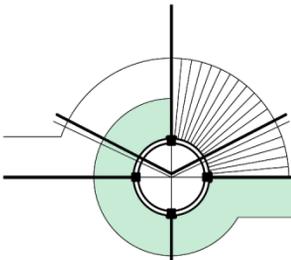
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PRIME CONSULTANT

ARCHITECTURAL: WILLIAM P. HORN ARCHITECT, PA

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

SUB-CONSULTANTS

CIVIL ENGINEERING: PEREZ ENGINEERING & DEVELOPMENT, INC.

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

STRUCTURAL ENGINEERING: ATLANTIC ENGINEERING SERVICES

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

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

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

LANDSCAPE ARCHITECT: LANDWISE DESIGN, INC.

2 PERSONS (1 LANDSCAPE ARCHITECT, 1 DRAFTSPERSON)

PLANNING: TREPANIER & ASSOCIATES, INC.

4 PERSONS (2 PLANNERS, 2 ADMINISTRATIVE)

SUSTAINABILITY CONSULTANT: TRIFECTA CONSTRUCTION SOLUTIONS

3 PERSONS (2 PROFESSIONAL CONSULTANTS, 1 ADMINISTRATIVE)

TRAFFIC ENGINEER: KBP CONSULTING, INC.

5 PERSONS (2 ENGINEERS, 1 INTERN ENGINEER, 1 DRAFTPERSON, 1 ADMINISTRATIVE)

GEOTECH ENGINEER: WINGERTER LABORATORIES, INC.

20 PERSONS (1 ENGINEER, 13 TECHNICAL, 3 BUILDING INSPECTORS, 3 ADMINISTRATIVE)

LIST OF KEY PERSONNEL THAT WILL WORK ON THIS CONTRACT:

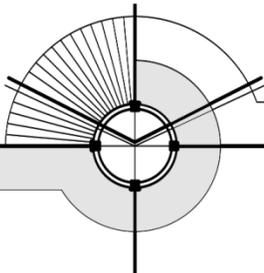
		<u>CITY OF RESIDENCE</u>
PRINCIPAL ARCHITECT:	WILLIAM P. HORN, RA	KEY HAVEN, FL.
PROJECT ARCHITECT:	FRANK HERDLISKA, RA	SUGARLOAF, FL.
PROJECT ARCHITECT:	JOE SCARPELLI	BIG PINE, FL.
INTERN ARCHITECT:	EVELIA MEDINA	KEY WEST, FL.
INTERN ARCHITECT:	JOANNA WALCZAK	KEY WEST, FL.
ADMINISTRATIVE/DRAFTING:	ALMA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

4. COMPANY INFORMATION

WILLIAM P. HORN ARCHITECT, PA.

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TEAM PROFILE AND HISTORY

TEAM HISTORY

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

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

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

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

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

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



ROOSEVELT SANDS AFFORDABLE HOUSING



ROOSEVELT SANDS JR. HOUSING COMPLEX & CLUB HOUSE



ROOSEVELT GARDENS

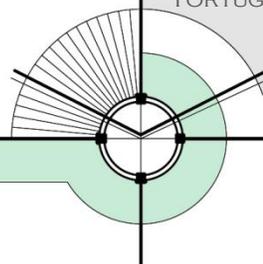


TORTUGA WEST

WILLIAM P. HORN ARCHITECT, PA.

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

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

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

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

KBP CONSULTING, INC. IS A TAMARAC, FLORIDA BASED FIRM. IT OFFERS MORE THAN 25 YEARS OF ENGINEERING EXPERIENCE DIRECTING, CONDUCTING AND REVIEWING TRAFFIC ENGINEERING / TRANSPORTATION PLANNING ANALYSES, TRAFFIC IMPACT / CONCURRENCY EVALUATIONS, PARKING DEMAND STUDIES, PROJECT DEVELOPMENT AND ENVIRONMENT (PD&E) STUDIES, CORRIDOR PLANNING STUDIES AND INTERCHANGE JUSTIFICATION AND MODIFICATION REPORTS.

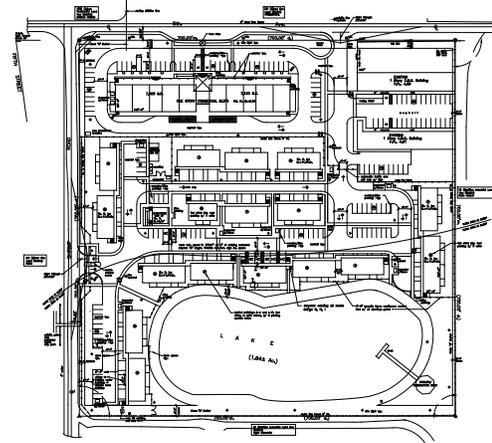
WINGERTER LABORATORIES, INC. IS A MIAMI, FLORIDA BASED FIRM THAT HAS BEEN IN BUSINESS SINCE 1949 TO PROVIDE QUALITY TESTING SERVICES FOR THE CONSTRUCTION INDUSTRY. WLI HAS BEEN INVOLVED IN SOME OF SOUTH FLORIDA'S MOST RECOGNIZABLE HISTORICAL CONSTRUCTION PROJECTS WHICH RANGE FROM THE ORIGINAL FONTAINEBLEAU HOTEL, THE RICKENBACKER CAUSEWAY, JACKSON MEMORIAL HOSPITAL, THE METRORAIL, BAYSIDE MARKETPLACE, JOE ROBBIE STADIUM AND THE FT. LAUDERDALE AND MIAMI INTERNATIONAL AIRPORTS. WLI OFFERS THE MOST COMPREHENSIVE AND SPECIALIZED TESTING AND QUALITY CONTROL SERVICES INCLUDING FORENSIC INVESTIGATIONS AND SPECIALTY WORK FOR WHICH THERE IS NO ASTM OR SPECIFIED TEST METHOD.

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

WILLIAM P. HORN ARCHITECT, PA.



COLLEGE ROAD



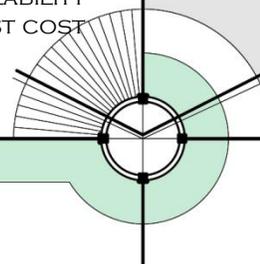
MERIDIAN WEST AFFORDABLE HOUSING DEVELOPMENT



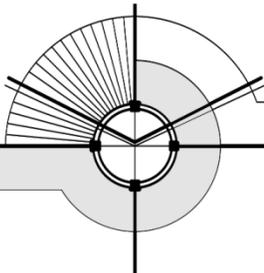
PALM DUPLEX



PARK VILLAGE



5. METHODOLOGY AND APPROACH



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

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

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

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

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



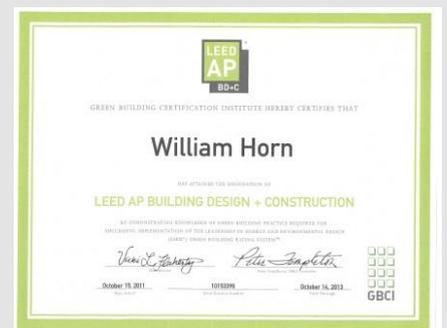
PUBLIC WORKSHOPS



MASTER PLAN



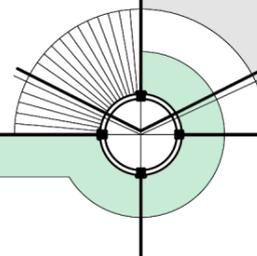
CONCEPT DESIGN



LEED CREDENTIAL

WILLIAM P. HORN ARCHITECT, PA.

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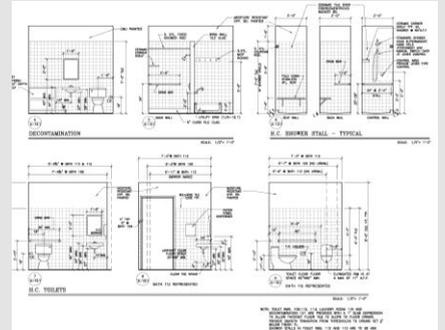
- DEVELOPING ALL MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL SYSTEMS. THIS PHASE BASICALLY MAKES SURE THE CHOSEN DESIGN IS POSSIBLE TO ACHIEVE.
- L.E.E.D OR F.G.B.C. REGISTRATION AND SUBMITTAL REQUIREMENTS.
- CONSTRUCTION DOCUMENTS: INCLUDES PREPARING ALL OF DRAWINGS AND SPECIFICATIONS NECESSARY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

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

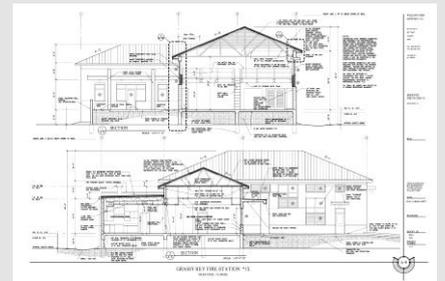
- PLANNING SERVICES.
- ARCHITECTURAL SERVICES
- ADA AND CODE COMPLIANCE
- STRUCTURAL ENGINEERING
- ELECTRICAL ENGINEERING
- MECHANICAL (A/C AND PLUMBING) ENGINEERING
- FIRE PROTECTION
- CIVIL ENGINEERING
- LANDSCAPE DESIGN
- COST ESTIMATING
- SUSTAINABILITY CONSULTING SERVICES
- SURVEYING SERVICES
-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



CONCEPTUAL DESIGN



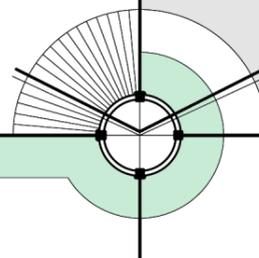
ADA CODE REVIEW



CONSTRUCTION DOCUMENTS



CONSTRUCTION SUPERVISION



PROJECT METHODOLOGY AND APPROACH FOR COLLEGE ROAD WORKFORCE HOUSING PROJECT

WE WERE FORTUNATE TO HAVE HAD THE OPPORTUNITY TO BE THE TEAM YOU CHOSE TO DO THE INITIAL DESIGN STUDY FOR THIS PROJECT UNDER OUR ANNUAL CONTRACT AND WE THINK THE INITIAL DESIGN STUDY WAS SUCCESSFUL. WE WERE ABLE TO SHOW YOU THAT YOU COULD GET 104 UNITS ON THE SITE AND MEET THE PROGRAM REQUIREMENTS THAT THE CITY AND THE KEY WEST HOUSING AUTHORITY HAD. OUR TEAM PERFORMED THIS INITIAL TASK EFFICIENTLY WITHIN A TIGHT TIME SCHEDULE. IN HAVING THIS OPPORTUNITY TO PROVIDE YOU THIS INITIAL DESIGN STUDY WE THINK THAT THE TEAM WILL BE ABLE TO QUICKLY MOVE INTO THE NEXT PHASE OF WORK IF WE ARE SUCCESSFUL IN BEING AWARDED THIS PROJECT.

THE FUTURE PROJECT PHASES OF WORK COULD BE BROKEN UP AS FOLLOWS.

SCHEMATIC DESIGN PHASE

WITHIN THE INITIAL DESIGN STUDY WE WERE ABLE TO ESTABLISH THE PROJECT PROGRAM, DO PRELIMINARY CODE RESEARCH, CREATE AN INITIAL DESIGN CONCEPT AND CREATE A PRELIMINARY CONSTRUCTION COST ESTIMATE. THE CITY PLANNER HAS SUBMITTED THE PROJECT FOR BPAS APPROVAL TO OBTAIN THE WORKFORCE HOUSING UNITS REQUIRED FOR THE PROJECT AND HAS CREATED THE INITIAL FGBC (FLORIDA GREEN BUILDING COALITION) CHECKLIST.

WE WOULD START THIS PHASE BY MEETING WITH THE CITY STAFF AND MANUEL CASTILLO AGAIN TO VERIFY IF CHANGES ARE WANTED OR NEEDED. FURTHER CODE RESEARCH WILL BE DONE ALONG WITH HAVING MEETINGS WITH THE FIRE DEPARTMENT, ENGINEERING DEPARTMENT, UTILITY COMPANIES AND THE BUILDING DEPARTMENT TO REVIEW THE PROJECT AND GET INPUT FROM STAFF. THESE MEETINGS ARE CRITICAL IN ORDER TO ASSURE QUICKER REVIEWS BY THOSE DEPARTMENTS DURING THE PERMIT PHASE OF THE PROJECT.

WHILE THE ABOVE WORK IS BEING DONE THE TEAM WILL BE PREPARING THE APPLICATIONS FOR THE TREE COMMISSION AND THE PLANNING BOARD APPROVAL PROCESS. WE WILL ALSO HAVE THE TRAFFIC STUDY, TREE SURVEY AND SOILS ANALYSIS COMPLETED. ONCE THE PROJECTS SCHEMATIC DESIGN IS COMPLETE WE WILL SUBMIT THE PROJECT TO THE PLANNING DEPARTMENT SO IT CAN GO THROUGH THE MAJOR DEVELOPMENT REVIEW PROCESS AND TO THE TREE COMMISSION FOR THAT REVIEW PROCESS. ONCE ALL INITIAL APPROVALS ARE RECEIVED (AND WE UPDATE OUR CONSTRUCTION COST ESTIMATES) WE CAN MOVE INTO THE NEXT PHASE OF THE PROJECT.



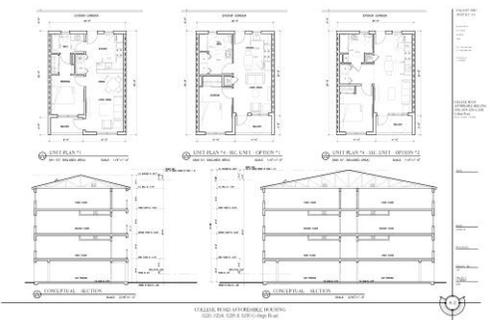
COLLEGE ROAD SITE PLAN



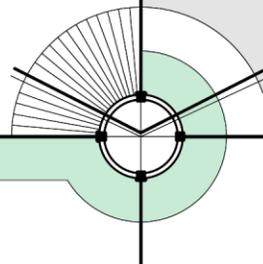
COLLEGE ROAD RENDERING



COLLEGE ROAD RENDERING



COLLEGE ROAD UNIT PLAN SHEET



DESIGN DEVELOPMENT PHASE

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

CONSTRUCTION DOCUMENTS PHASE

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

BIDDING PHASE

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

CONSTRUCTION PHASE

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



CONSTRUCTION DRAWINGS



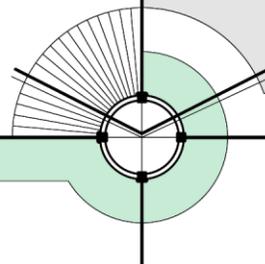
CATHOLIC CHARITIES UNDER CONSTRUCTION



CONSTRUCTION SUPERVISION OF BERNSTEIN PARK COMMUNITY CENTER



CONSTRUCTION SUPERVISION

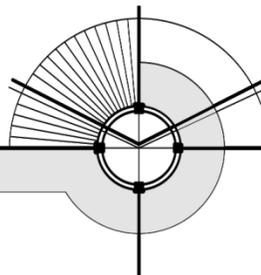


6. EXPERIENCE OF KEY PERSONNEL

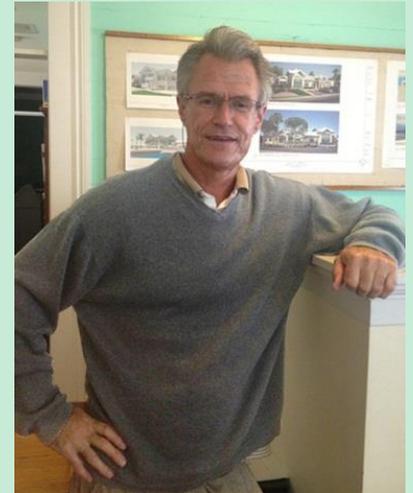
WILLIAM P. HORN ARCHITECT, PA.

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

WPHORNARCHITECT.COM



WILLIAM P. HORN, PA LEED AP



EXPERIENCE

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

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

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

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

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

REGISTRATION

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

EDUCATION

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

ASSOCIATIONS

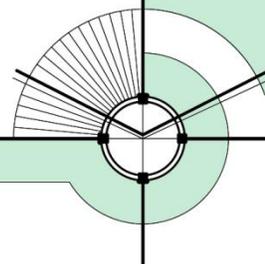
U.S. GREEN BUILDING COUNCIL – NATIONAL MEMBER
 USGBC – SOUTH FLORIDA CHAPTER, KEYS BRANCH
 HARC- HISTORIC ARCHITECTURAL REVIEW BOARD- PAST CHAIRMAN (THREE
 YEARS)
 OLD ISLAND RESTORATION FOUNDATION – PAST PRESIDENT, MEMBER
 LEADERSHIP MONROE COUNTY (CLASS 1)
 SUNRISE ROTARY CLUB - MEMBER
 KEY WEST CHAMBER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

- **HIGGS BEACH MASTER PLAN
 AND VISITORS CENTER**
 KEY WEST, FL.
 DESIGNED MASTER PLAN
 FOR A 19 ACRE SITE
 ON THE ATLANTIC OCEAN
- **ROOSEVELT SANDS
 AFFORDABLE HOUSING**
 BAHAMA VILLAGE, KEY WEST, FL.
 NEW 44 UNIT
 AFFORDABLE HOUSING PROJECT
 ALL UNITS ENERGY STAR CERTIFIED
- **CAMP SAWYER BOY SCOUT CAMP**
 WEST SUMMERLAND KEY, FL.
 DESIGNED MASTER PLAN FOR SITE
 NEW TOILET/SHOWER BUILDING
 REGISTERED TO BE
 LEED SILVER CERTIFIED
- **MONROE COUNTY FIRE STATION
 No.8**
 STOCK ISLAND, FL.
 NEW 8,350 S.F. 2-STORY BUILDING
- **BERNSTEIN PARK**
 TOTAL RENOVATION TO PARK AND NEW
 COMMUNITY CENTER
 STOCK ISLAND, FL.
 CLIENT: MONROE COUNTY
- **KEY WEST CHAMBER OF COMMERCE**
 KEY WEST, FL.
 NEW OFFICE RENOVATION WITHIN
 HISTORICAL "OLD CITY HALL"
- **CRAWL KEY FIRE TRAINING ACADEMY
 NEW 5,000 S.F. FIRE TRAINING
 ACADEMY**
 CRAWL KEY, FL.
 CLIENT: MONROE COUNTY
- **GRASSY KEY FIRE STATION**
 GRASSY KEY, FL.
 NEW 5,000 S.F. FIRE STATION BUILDING
 CLIENT: CITY OF MARATHON
- **DOCKMASTER**
 GARRISON BIGHT, KEY WEST, FL.
 CLIENT: CITY OF KEY WEST
- **CATHOLIC CHARITIES**
 KEY WEST, FL.
 37 UNIT AFFORDABLE HOUSING COMPLEX
 WITH ON SITE PARKING AND LANDSCAPE
 DESIGN. ALL UNITS WILL BE FGBC
 CERTIFIED.
 CLIENT: CATHOLIC CHARITIES
- **MARATHON CITY HALL**
 MARATHON, FL.
 NEW 15,000 S.F. CITY HALL
 CLIENT: CITY OF MARATHON

WILLIAM P. HORN ARCHITECT, PA.

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WPHORNARCHITECT.COM



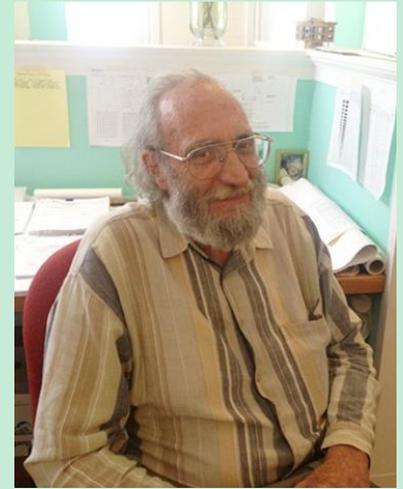
REGISTRATION

STATE OF LOUISIANA: No. 2178

EDUCATION

THE UNIVERSITY OF SOUTHWESTERN LOUISIANA
BACHELOR OF ARCHITECTURE - 1973.

ASSOCIATIONS

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

EXPERIENCE

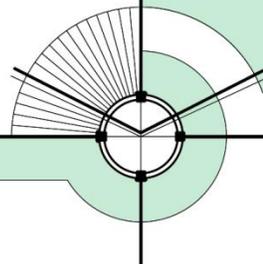
2011–PRESENT
WILLIAM P. HORN ARCHITECT, P.A.
KEY WEST, FLORIDA 33040
PROJECT ARCHITECT2006 - 2011
MATHERS BRIERRE ARCHITECTS
NEW ORLEANS, LA.
PROJECT ARCHITECT
LARGE SCALE
COMMERCIAL AND RESIDENTIAL1994-2006
WILLIAM P. HORN ARCHITECT, P.A.
KEY WEST, FL.
PROJECT ARCHITECT1989- 1993
GONZALEZ ARCHITECTS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

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

WILLIAM P. HORN ARCHITECT, PA.

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WPHORNARCHITECT.COM



REGISTRATION

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

EDUCATION

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

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

ASSOCIATIONS

USGBC-SOUTH FLORIDA CHAPTER, KEYS BRANCH- MEMBER

EVELIA MEDINA, BD+C.
LEED APEXPERIENCE

2002 – PRESENT

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

1996 – 2001

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

1994- 1996

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

1995- 1999

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

1992- 1995

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

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

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

■ **CAMP SAWYER BOY SCOUT CAMP**

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

■ **POINCIANA ELEMENTARY SCHOOL**

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

■ **ROOSEVELT SANDS
AFFORDABLE HOUSING**

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

■ **GRASSY KEY FIRE STATION**

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

■ **KEY WEST CHAMBER OF
COMMERCE**

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

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

BIG COPPIT KEY, FL.
CLIENT: MOSQUITO CONTROL BOARD

■ **CATHOLIC CHARITIES**

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

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

STOCK ISLAND, FL.
CLIENT: MONROE COUNTY

■ **MONROE COUNTY FIRE STATION
No.8**

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

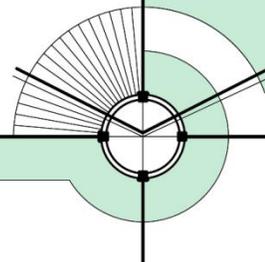
■ **DOCKMASTER**

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

WILLIAM P. HORN ARCHITECT, PA.

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

WPHORNARCHITECT.COM



JOE SCARPELLI, RA



REGISTRATION

STATE OF NEW YORK: No. 041 198

EDUCATION

NEW YORK INSTITUTE OF TECHNOLOGY
BACHELOR OF SCIENCE, ARCHITECTURAL TECHNOLOGYREVIT, AUTOCAD, PHOTOSHOP, SKETCH-UP
REVIT ARCHITECTURE INTERMEDIATE AUTODESK TRAINING COURSE
PSMJ PROJECT MANAGEMENT BOOTCAMP

ASSOCIATIONS

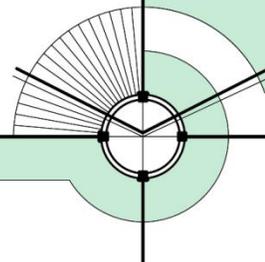
USGBC – SOUTH FLORIDA CHAPTER, KEYS BRANCH.
AIAEXPERIENCE**2017– PRESENT**
WILLIAM P. HORN ARCHITECT, P.A.PROJECT MANAGER
KEY WEST, FLORIDA
RESIDENTIAL, COMMERCIAL,
HOSPITALITY AND GOVERNMENTAL
PROJECTS**2015-2017****K2M DESIGN**KEY WEST, FLORIDA 33040
DESIGNER
RESIDENTIAL, COMMERCIAL,
HOSPITALITY AND GOVERNMENTAL
PROJECTS**2012-2015****D'ASIGN SOURCE**ARCHITECTURAL PROJECT MANAGER/
CONSTRUCTION PROJECT MANAGER
MARATHON, FLORIDA.
DESIGN, COORDINATE AND
PRODUCE 3D RENDERINGS FOR
ARCHITECTURAL AND INTERIOR DESIGN
PROJECTS.**2011-2012****DECK REMODELERS**PROJECT MANAGER
SPARTA, NJ
MANAGE, COORDINATE AND BUDGET
THE COST OF CONSTRUCTION OF
PROJECTS ACROSS NORTHERN NEW
JERSEY

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

WILLIAM P. HORN ARCHITECT, PA.

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

WPHORNARCHITECT.COM



JOANNA WALCZAK, LEED GREEN ASSOCIATE



REGISTRATION

LEED GREEN ASSOCIATE

EDUCATION

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

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

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

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

EXPERIENCE

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

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

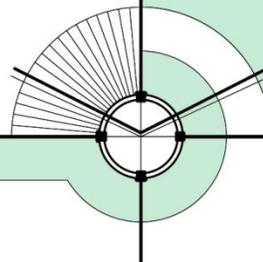
2012-2013
ARCHIPLANER
INTERIOR DESIGNER
WARSAW, POLAND
RESIDENTIAL PROJECTS
DRAWING PLANS, SELECTION OF
VENDORS AND MATERIALS, MEETINGS WITH
CLIENT

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

WILLIAM P. HORN ARCHITECT, PA.

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

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ALMA HORN



EDUCATION

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

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

EXPERIENCE

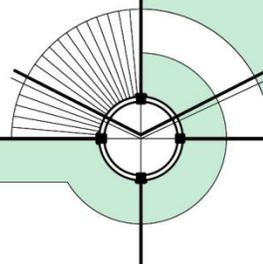
1993 – PRESENT
WILLIAM P. HORN ARCHITECT, P.A.
KEY WEST, FLORIDA 33040
ADMINISTRATION/DRAFTING

1989-1990
GONZALEZ ARCHITECTS
KEY WEST, FLORIDA
DRAFTING

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

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

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



Allen E. Perez, P.E.
President

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

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

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

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

EDUCATION

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

REGISTRATIONS

Registered Engineer – Florida No. 51468

HIGHLIGHTED PROJECT EXPERIENCE

GOVERNMENT & INSTITUTIONAL EXPERIENCE

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

PRIVATE CLIENTS

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



Mark J. Keister, PE

Principal

EDUCATION

Bachelor of Science in Engineering
Duke University, 1981
Master of Science in Civil Engineering
Georgia Institute of Technology, 1983

PROFESSIONAL REGISTRATIONS

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

PROFESSIONAL MEMBERSHIPS

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

EXPERIENCE

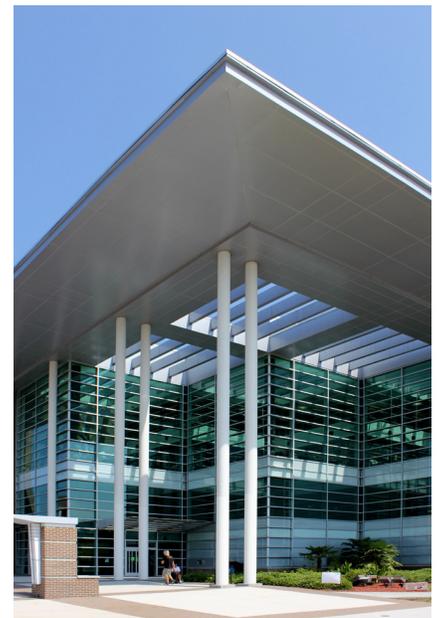
Mr. Keister began his career as a structural engineer in 1983. He has since provided structural engineering services and expertise to architects and owners throughout the southeast. His projects include apartment complexes, educational facilities, dormitories, laboratories, hotels, churches, extended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

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

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

REPRESENTATIVE EXPERIENCE RELEVANT TO PROJECT:

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



bringing architectural
visions to life

INNOVATIVE ENGINEERING GROUP, INC.

2500N.W. 79nd Avenue, Suite 240

Doral, Florida 33122

Mechanical and HVAC Engineer

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

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

Professional Experience:

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

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

Projects: Project references upon request

INNOVATIVE ENGINEERING

5532 N.W. 72nd Ave.

Miami, Florida 33166

Electrical Engineer

Claudio Jofre, P.E.

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

Miami Beach Convention Center, Miami, Fl.

Brickell Key, Claughton Island – A 22 story Condominium.

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

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

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

Professional Experience:

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

1983-1989

Wilbur Smith and Associates – Miami, Fl.

1981-1983

Florida Engineering Services – Miami, Fl.

1980-1981

Aerocast, Inc. – Miami, Fl.

1979-1980

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

INNOVATIVE ENGINEERING
5532 N.W. 72nd Ave.
Miami, Florida 33166

Plumbing and Fire Protection Engineer

Lorenzo Triana, P.E.

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

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

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

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

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

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

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

Professional Experience:

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

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



education University of North Florida
Bachelors of History, 1991

University of Florida
Masters of Landscape Architecture, 1997

profile **Over 18 years experience delivering**

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

experience **Landwise Design, Inc. [2004-Present]**
Landwise Design is currently marketing in Northeast Florida, the Florida Keys and Coastal Florida. Mr. Roberts's vast design experience, leadership coordinating various design disciplines, attention to detail and overarching understanding of the design and construction process empower him to make Landwise Design, Inc. the right company for your project challenges.

HDR Engineering [2002-2004]
HDR Engineering purchased Landers-Atkins Planners to establish a planning and landscape architecture division within their Jacksonville office. Building upon an already extensive client base, this merger provided a broader scope of work to our planning department; including FDOT, the Better Jacksonville Plan and parks and recreation work throughout multiple counties.

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

Landers-Atkins Planners [1997-2002]
Landers-Atkins Planners was a medium sized land planning and landscape architecture firm in northeast, Florida. Mr. Roberts was hired in 1997 and brought with him a backlog of established clients and projects to the firm. He quickly rose to project manager, facilitating residential, commercial, private and municipal projects.

projects **Project references available upon request.**

Owen John Trepanier



CAREER SUMMARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EDUCATION

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



Biography

Jennifer L. Languell, Ph. D.

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

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

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

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

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

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

Years of Experience
25

Education

Master of Civil Engineering, 1990
North Carolina State University
B.S. Civil Engineering, 1988
North Carolina State University

Professional Registrations

Professional Engineer, 1996, FL
#49897
Professional Engineer, 1994, NC
#19813
Professional Engineer, 1999, NV
#13818

Organizations

Institute of Transportation
Engineers (ITE), Associate
Member
Vice President – Gold Coast Chapter

Karl B. Peterson, P.E.

Senior Project Manager

Mr. Peterson offers more than 25 years of engineering experience directing, conducting and reviewing traffic engineering / transportation planning analyses, traffic impact / concurrency evaluations, parking demand studies, Project Development and Environment (PD&E) studies, corridor planning studies, and interchange justification and modification reports (IJR / IMR). He has extensive experience in conducting public involvement programs for transportation related projects, serves as city traffic engineer for several south Florida municipalities, and has performed numerous traffic operations and safety studies for the Florida Department of Transportation (FDOT). He has a firm understanding of community issues, assembles and manages strong project teams for large transportation projects, and is well-respected for his ability to communicate with clients, agencies, elected officials, and the public. In addition, Karl has a long track record of delivering successful projects on-time and within budget.

Transportation Services for Land Development

Karl has conducted more than 700 transportation and traffic engineering studies for private land development clients, attorneys, architects, and engineers. His services have included traffic impact analyses, concurrency evaluations, developments of regional impact (DRI), parking design and supply studies, signal warrant studies, access management evaluations, and concurrency audits. These

studies have been conducted throughout the state of Florida, primarily from the Florida Keys to Palm Beach County.

Municipal Services

As Project Manager and primary contact for several cities in south Florida, Karl has advised staff and elected officials on issues regarding site planning and design, traffic impacts, access management evaluations, site circulation, land use planning, location and type of landscaping (as it relates to sight distances and safety measures), traffic signal warrant studies, signing and pavement markings, and parking facilities.

Planning / Project Development and Environment (PD&E) Studies

Karl has performed and/or supervised all aspects of the PD&E and corridor study process. Key elements of these studies include analyses of transportation / land use relationships, travel demand estimates and forecasts, level of service analyses, benefit-cost comparisons, and financial feasibility studies. His project experience includes studies with significant natural and physical environment impacts including those to historically significant properties. Karl has also prepared design traffic memorandums, project purpose and need statements, alternatives analyses and has conducted extensive public involvement programs on highly controversial projects.

Traffic Operations and Safety Studies

As part of several work-order contracts with Florida Department of Transportation (FDOT) in Districts Four and Six, Karl conducted and/or assisted with the technical analyses of more than 75 traffic operational and safety studies. These studies included crash diagrams and analyses, signal warrant studies, intersection analyses, travel time and delay studies, queuing analyses, and pedestrian safety studies.

Infrastructure, Privatization and Finance

Since 1993, Karl has been involved in multiple transportation-related finance studies, including tollroad feasibility analyses, evaluation of managed lanes, privatization studies, benefit-cost analyses, and congestion pricing evaluations. He also performed research and drafted the enabling legislation resulting in the creation of the Miami-Dade County Expressway Authority (MDX).

Airport Planning

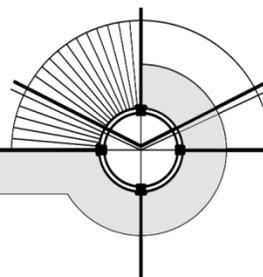
Karl has also been involved in a wide range of airport and aviation related planning activities. These include preparing airport site selection studies, terminal area analyses, and airport master plans. He also has conducted air traffic control tower location studies, environmental assessments, and performed statewide aviation system planning.

7. QUALIFICATIONS OF FIRM AND TEAM

WILLIAM P. HORN ARCHITECT, PA.

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

WPHORNARCHITECT.COM



QUALIFICATIONS OF FIRM AND TEAM

WILLIAM P. HORN, ARCHITECT P.A. AND OUR TEAM MEMBERS HAVE WORKED ON MANY AFFORDABLE/WORKFORCE HOUSING PROJECTS WITHIN MONROE COUNTY AND KEY WEST. WE HAVE SUCCESSFULLY COMPLETED MANY AFFORDABLE/WORKFORCE HOUSING PROJECTS FOR BOTH GOVERNMENT AGENCIES (THE KEY WEST HOUSING AUTHORITY) AND PRIVATE DEVELOPERS. OVER THE LAST 25 YEARS WE HAVE WORKED ON OVER 350 AFFORDABLE/WORKFORCE UNITS WITHIN MONROE COUNTY AND KEY WEST. WE HAVE ALSO WORKED ON OVER 200 MARKET RATE APARTMENT UNITS.

WE HAVE A VERY GOOD RELATIONSHIP WITH BOTH THE CITY OF KEY WEST AND THE KEY WEST HOUSING AUTHORITY. WE HAVE WORKED WITH THE CITY OF KEY WEST UNDER OUR ANNUAL CONTRACT ON MANY PROJECTS AND JUST RECENTLY SUCCESSFULLY COMPLETED THE DESIGN PACKAGE FOR THE COLLEGE ROAD WORKFORCE HOUSING PROJECT. WE WERE ABLE TO MEET YOUR TIGHT TIMELINE AND PLAN TO CONTINUE GIVING THIS PROJECT PRIORITY ATTENTION IF WE ARE SUCCESSFUL IN BEING AWARDED THIS PROJECT.

WE HAVE SUCCESSFULLY WORKED WITH MANUEL CASTILLO AND THE KEY WEST HOUSING AUTHORITY ON NUMEROUS AFFORDABLE HOUSING PROJECTS, INCLUDING A 44 UNIT PROJECT, A 96 UNIT PROJECT AND A 18 UNIT PROJECT. WE ARE VERY FAMILIAR WITH THEIR NEEDS FOR HOUSING PROJECTS.

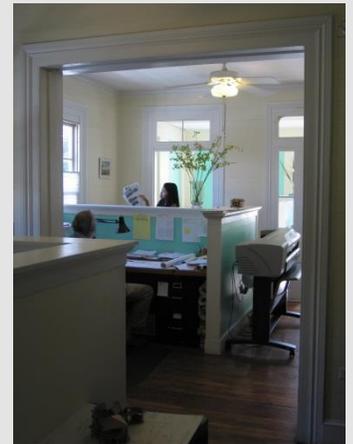
WE ARE ALSO VERY FAMILIAR WITH THE CITY OF KEY WEST DEVELOPMENT REVIEW PROCESS AND HAVE DEVELOPED A GOOD RELATIONSHIP WITH THE CITY'S STAFF WITHIN THE PLANNING, ENGINEERING AND BUILDING DEPARTMENT.

WILLIAM P. HORN, ARCHITECT P.A. HAS WORKED ON MANY PROJECTS SUCCESSFULLY WITH ALL OF OUR TEAM MEMBERS. EVERY TEAM MEMBER HAS WORKED ON PROJECTS WITHIN MONROE COUNTY AND KEY WEST AND IS FAMILIAR WITH LOCAL REQUIREMENTS AND NEEDS.

THIS IS A VERY IMPORTANT PROJECT FOR THE CITY OF KEY WEST AND IT NEEDS TO BE COMPLETED AND OCCUPIED AS SOON AS POSSIBLE. WE THINK OUR TEAM CAN HELP MOVE THE PROJECT THROUGH ALL OF THE APPROVAL PROCESSES QUICKLY BECAUSE OF OUR FAMILIARITY WITH THIS PROJECT, WITH THE CITY OF KEY WEST, STAFF AND APPROVAL PROCESSES AND BECAUSE WE ARE A LOCAL FIRM THAT HAS PROVEN IN THE PAST THAT WE CAN RESPOND QUICKLY TO ANY NEEDS OF THE CITY.



OFFICE- EXTERIOR



OFFICE- INTERIOR

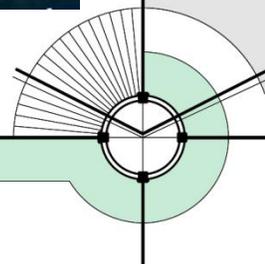
SERVICES PROVIDED :

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

WILLIAM P. HORN ARCHITECT, PA.

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

WPHORNARCHITECT.COM



AFFORDABLE/WORKFORCE HOUSING PROJECT SUMMARY

WILLIAM P. HORN ARCHITECT, P.A. AND HIS TEAM MEMBERS HAVE SUCCESSFULLY WORKED ON MANY AFFORDABLE/WORKFORCE HOUSING PROJECTS WITHIN MONROE COUNTY AND KEY WEST OVER THE LAST 25 YEARS. THE TEAM HAS ALSO WORKED ON NUMEROUS AFFORDABLE HOUSING PROJECTS FOR THE KEY WEST HOUSING AUTHORITY AND ARE VERY FAMILIAR WITH WHAT THE HOUSING AUTHORITIES NEEDS ARE. THE FOLLOWING IS A PROJECT SUMMARY LIST OF AFFORDABLE/WORKFORCE HOUSING PROJECTS WE HAVE SUCCESSFULLY COMPLETED:

- ROOSEVELT SANDS JR. HOUSING COMPLEX & CLUB HOUSE
44 UNIT AFFORDABLE HOUSING PROJECT IN KEY WEST FOR THE KEY WEST HOUSING AUTHORITY
- ROOSEVELT GARDENS
96 UNIT AFFORDABLE HOUSING PROJECT IN KEY WEST FOR THE KEY WEST HOUSING AUTHORITY
- MERIDIAN WEST AFFORDABLE HOUSING DEVELOPMENT
102 UNIT AFFORDABLE HOUSING PROJECT IN STOCK ISLAND
- CATHOLIC CHARITIES
37 UNIT WORKFORCE HOUSING PROJECT IN KEY WEST
- PARK VILLAGE
40 NEW AFFORDABLE RESIDENTIAL UNITS IN STOCK ISLAND
- PALM DUPLEX
18 NEW AFFORDABLE RESIDENTIAL UNITS INCLUDING ONE THAT IS HANDICAP COMPLIANT IN STOCKS ISLAND
- TORTUGA WEST
18 AFFORDABLE RESIDENTIAL UNITS FOR A NEW HOUSING DEVELOPMENT IN STOCK ISLAND
- COLLEGE ROAD AFFORDABLE HOUSING
104 UNIT WORKFORCE HOUSING DESIGN CONCEPT FOR THE CITY OF KEY WEST LOCATED IN NORTH STOCK ISLAND
- 725 DUVAL STREET – MIXED USE PROJECT IN KEY WEST
RETAIL ON 1ST FLOOR WITH 7 RESIDENTIAL UNITS ON 2ND AND 3RD FLOORS (3 UNITS ARE AFFORDABLE/WORKFORCE HOUSING UNITS)
- HENDERSON BUILDING MIXED USE PROJECT IN BIG PINE KEY
OFFICE ON 1ST FLOOR AND 6 WORKFORCE HOUSING UNITS ON THE 1ST AND 2ND FLOOR
- ISLANDER VILLAGE AND ESTATES IN STOCK ISLAND
PROVIDED DEVELOPER MASTER SITE PLAN DESIGN FOR 86 WORKFORCE HOUSING UNITS AND 21 MARKET RATE UNITS



ROOSEVELT SANDS AFFORDABLE HOUSING



COLLEGE ROAD



TORTUGA WEST

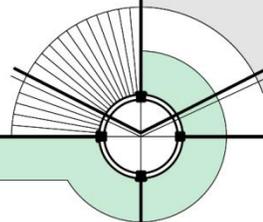


ISLANDER VILLAGE MASTER PLAN

WILLIAM P. HORN ARCHITECT, PA.

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

WPHORNARCHITECT.COM



CITY OF KEY WEST DEVELOPMENT REVIEW PROCESS

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

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

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

- ROOSEVELT SANDS JR. HOUSING COMPLEX & CLUB HOUSE
44 UNIT AFFORDABLE HOUSING PROJECT IN KEY WEST FOR THE KEY WEST HOUSING AUTHORITY
- HARC, TREE COMMISSION, DRC, PLANNING BOARD AND CITY COMMISSION
- ROOSEVELT GARDENS
96 UNIT AFFORDABLE HOUSING PROJECT IN KEY WEST FOR THE KEY WEST HOUSING AUTHORITY
- DRC, PLANNING BOARD, CITY COMMISSION AND TREE COMMISSION
- CATHOLIC CHARITIES
37 UNIT WORKFORCE HOUSING PROJECT IN KEY WEST
- DRC, PLANNING BOARD, CITY COMMISSION, TREE COMMISSION AND BPASS
- 725 DUVAL STREET
- HARC, DRC, PLANNING BOARD, CITY COMMISSION AND BPASS
- HENDERSON BUIDLING — MIXED USE PROJECT
- COUNTY DRC, PLANNING BOARD AND ROGO



ROOSEVELT SANDS AFFORDABLE HOUSING



ROOSEVELT GARDENS



CATHOLIC CHARITIES

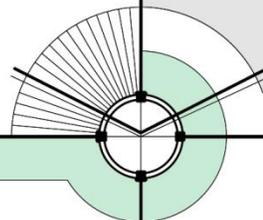


CATHOLIC CHARITIES

WILLIAM P. HORN ARCHITECT, PA.

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

WPHORNARCHITECT.COM



TEAM EXPERIENCE ON SIMILAR PROJECTS

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

MEP ENGINEERING: INNOVATIVE ENGINEERING GROUP, INC.

INNOVATIVE ENGINEERING GROUP HAS BEEN OUR MEP ENGINEER ON ALMOST ALL OF OUR PROJECTS FOR THE LAST 25 YEARS. THEY WERE THE MEP ENGINEER ON ROOSEVELT SANDS AFFORDABLE HOUSING, CATHOLIC CHARITIES WORKFORCE HOUSING, ROOSEVELT GARDENS AFFORDABLE HOUSING, 725 DUVAL STREET MIXED USE PROJECT AND HENDERSON BUILDING MIXED USE PROJECT.

CIVIL ENGINEERING: PEREZ ENGINEERING & DEVELOPMENT, INC.

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

PLANNING: TREPANIER & ASSOCIATES, INC.

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

STRUCTURAL ENGINEERING: ATLANTIC ENGINEERING SERVICES

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

LANDSCAPE ARCHITECT: LANDWISE DESIGN, INC.

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

SUSTAINABILITY CONSULTANT: TRIFECTA CONSTRUCTION SOLUTIONS

TRIFECTA CONSTRUCTION SOLUTIONS HAS BEEN OUR FGBC SUSTAINABILITY CONSULTANT SINCE WE STARTED WORKING ON PROJECTS REQUIRING FGBC CERTIFICATION. THEY WERE THE SUSTAINABILITY CONSULTANTS ON CATHOLIC CHARITIES WORKFORCE HOUSING PROJECT AND 725 DUVAL STREET MIXED USE PROJECT.

TRAFFIC ENGINEER: KBP CONSULTING, INC.

KBP CONSULTING HAS WORKED WITH US ON NUMEROUS PROJECTS REQUIRING TRAFFIC STUDIES FOR OVER 15 YEARS.

GEOTECHNICAL ENGINEER: WINGERTER LABORATORIES, INC.

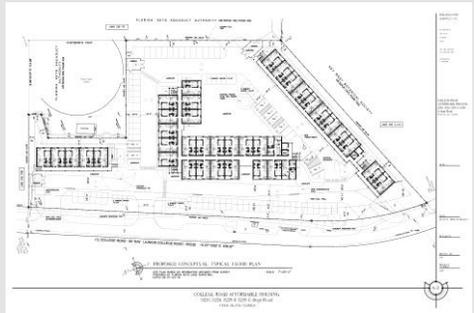
WE HAVE WORKED WITH WINGERTER LABORATORIES ON NUMEROUS PROJECTS AND THEY ARE VERY FAMILIAR WITH THE FLORIDA KEYS SOIL CONDITIONS.



ROOSEVELT SANDS AFFORDABLE HOUSING, CLUB HOUSE



ROOSEVELT GARDENS



COLLEGE ROAD AFFORDABLE HOUSING

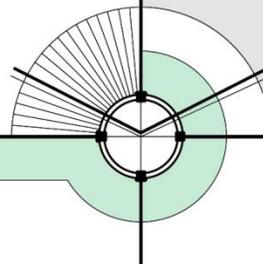


PARK VILLAGE

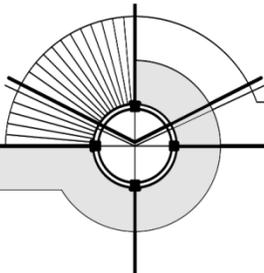
WILLIAM P. HORN ARCHITECT, PA.

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

WPHORNARCHITECT.COM

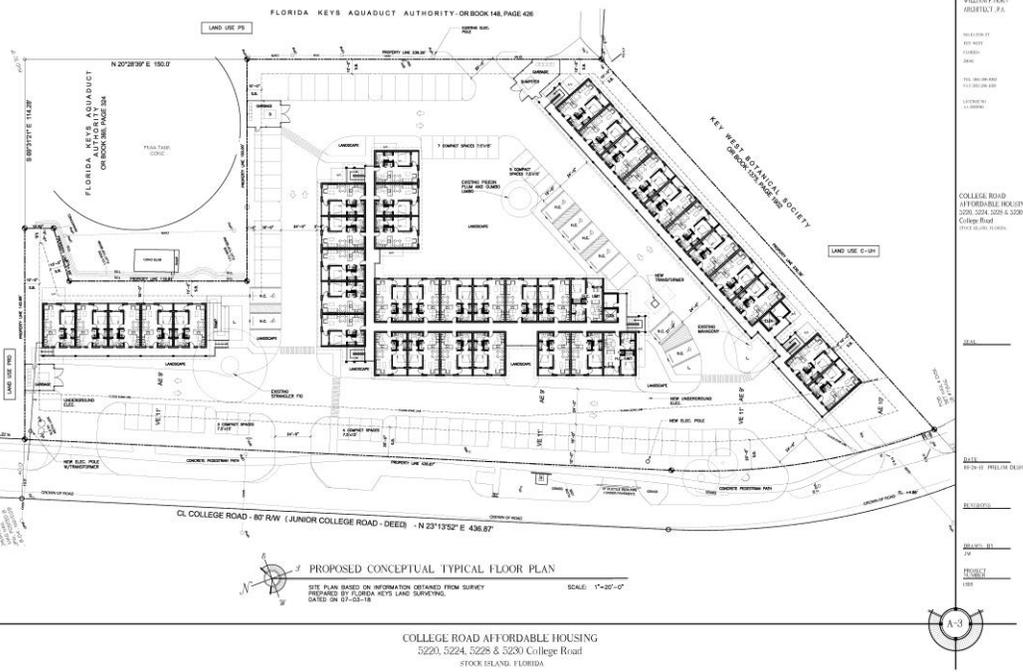


8. REPRESENTATIVE WORKFORCE / AFFORDABLE HOUSING / APARTMENT COMPLEX PROJECTS AND CLIENT REFERENCES





RENDERING



COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

COLLEGE ROAD AFFORDABLE HOUSING

5220, 5224, 5228 & 5230 COLLEGE ROAD
STOCK ISLAND, FLORIDA

CLIENT:
CITY OF KEY WEST

CONTACT:
JIM BOUQUET
DEPUTY ENGINEERING DIRECTOR
1300 WHITE ST.
KEY WEST, FL 33040
(305) 809 3962

CONSTRUCTION COSTS: ESTIMATED
\$22,000,000.00

COMPLETION DATE: 2018

PROJECT SCOPE:
PROVIDE CONCEPTUAL DESIGN FOR A
104 UNIT AFFORDABLE HOUSING
PROJECT AND PROVIDE PRELIMINARY
COST ESTIMATES.

SCOPE OF SERVICES:
ARCHITECTURAL AND ENGINEERING
DESIGN SERVICES.

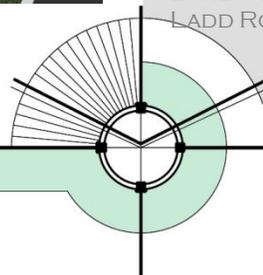
KEY PERSONNEL
PRINCIPAL ARCHITECT:
WILLIAM P. HORN, R.A.
PROJECT ARCHITECT:
FRANK HERDLISKA, R.A.
INTERN ARCHITECT:
EVELIA MEDINA
CIVIL ENGINEER:
ALLEN PEREZ, P.E.
MEP ENGINEER:
SUDHIR GUPTA, P.E.
STRUCTURAL ENGINEER:
MARK KEISTER
LANDSCAPE ARCHITECT:
LADD ROBERTS, RLA



RENDERING

WILLIAM P. HORN ARCHITECT, PA.

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



WPHORNARCHITECT.COM



SITE PLAN

N.T.S.



PROJECT SCOPE

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

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

ROOSEVELT SANDS JR. HOUSING COMPLEX & CLUB HOUSE

KEY WEST, FL.



CLUB HOUSE

CLIENT

KEY WEST HOUSING AUTHORITY

CONTACT

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

CONSTRUCTION COSTS:

\$4,060,108.00

COMPLETION DATE: 2012

KEY PERSONNEL

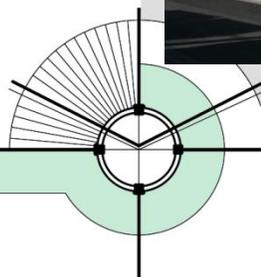
- PRINCIPAL ARCHITECT:
WILLIAM P. HORN, R.A.
- PROJECT ARCHITECT:
FRANK HERDLISKA, R.A.
- INTERN ARCHITECT:
EVELIA MEDINA
- CIVIL ENGINEER:
ALLEN PEREZ, P.E.
- MEP ENGINEER:
SUDHIR GUPTA, P.E.
- STRUCTURAL ENGINEER:
PAUL SEMMES, P.E.
- PLANNING:
OWEN TREPANIER



WILLIAM P. HORN ARCHITECT, PA.

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

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ROOSEVELT GARDENS

AFFORDABLE HOUSING
KEY WEST, FLORIDA



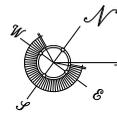
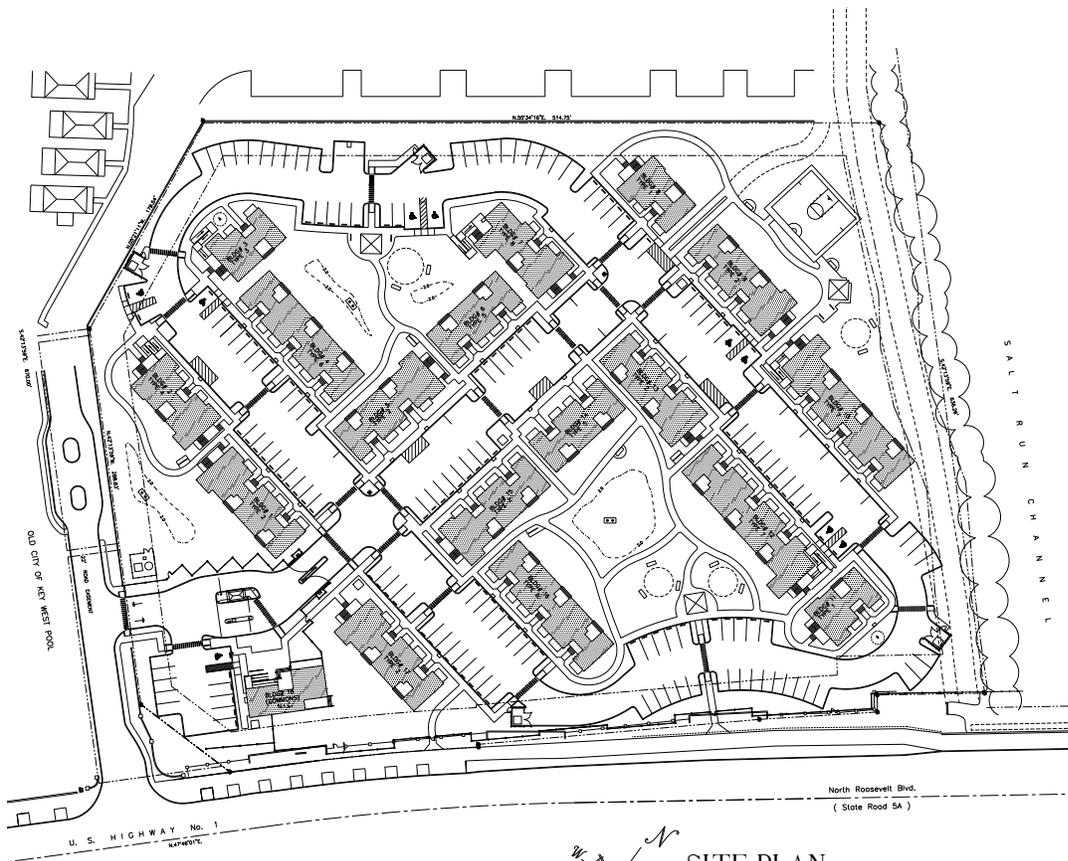
CLIENT:
KEY WEST HOUSING AUTHORITY

CONTACT:
J. MANUEL CASTILLO, SR.,
EXECUTIVE DIRECTOR
1400 KENNEDY DRIVE
KEY WEST, FL 33040
(305) 292-6143

CONSTRUCTION COSTS:
\$9,790,465

COMPLETION DATE: 2003

SCOPE OF SERVICES:
ARCHITECTURAL/ENGINEERING
(DESIGN, PLANNING APPROVAL,
DESIGN/BUILD DRAWING, BID PACKAGE,
BIDDING AND CONSTRUCTION
SUPERVISION)



SITE PLAN

N.T.S.

PROJECT SCOPE:

PROJECT INCLUDED A MASTER SITE PLAN ON THE OLD FAIRGROUNDS LOT (287,996 S.F. 6.6 ACRES) FOR AN AFFORDABLE HOUSING DEVELOPMENT OF 96 RESIDENTIAL UNITS.



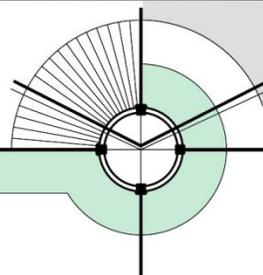
KEY PERSONNEL

PRINCIPAL ARCHITECT:
WILLIAM P. HORN, R.A.
PROJECT ARCHITECT:
FRANK HERDLISKA, R.A.
INTERN ARCHITECT:
EVELIA MEDINA
CIVIL ENGINEER:
FRED HILDEBRANT
MEP ENGINEER:
SUDHIR GUPTA, P.E.
STRUCTURAL ENGINEER:
GARLAND WILSON, P.E.



WILLIAM P. HORN ARCHITECT, PA.

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



WPHORNARCHITECT.COM

CATHOLIC CHARITIES

2700 FLAGLER AVE.
KEY WEST, FLORIDA



CLIENT:
CATHOLIC CHARITIES

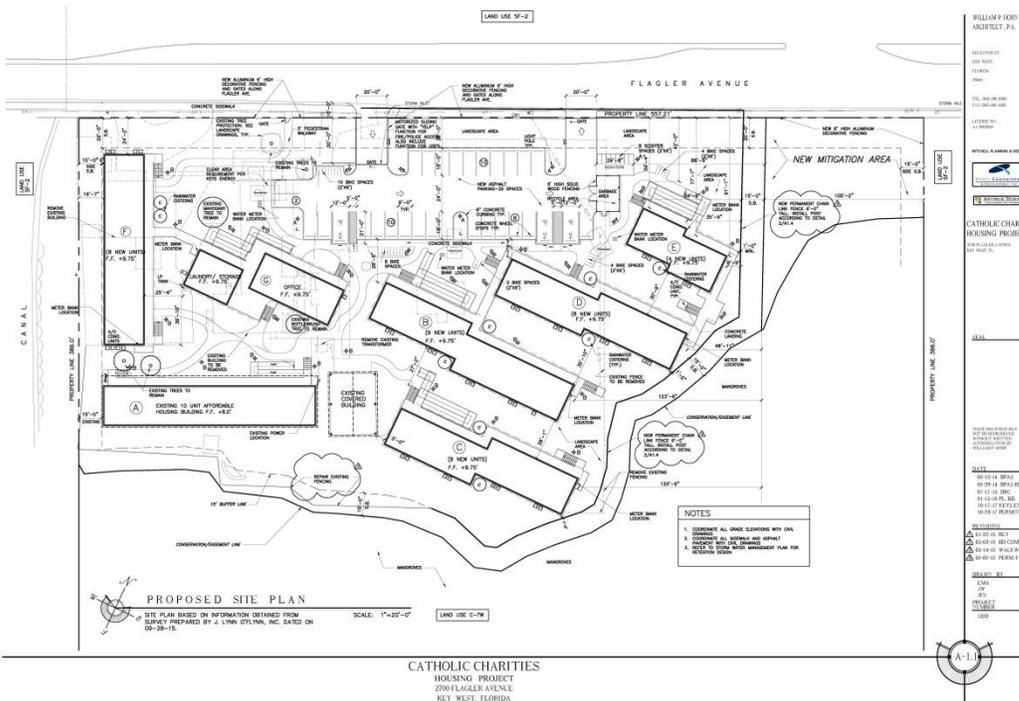
CONTACT:
DEVIKA AUSTIN
CHIEF ADMINISTRATIVE OFFICER
KEY WEST, FL 33040
(305) 954 315 2602

CONSTRUCTION COSTS:
\$8,000,000.00

COMPLETION DATE: 2020

PROJECT SCOPE:
37 UNIT AFFORDABLE
HOUSING COMPLEX WITH ON
SITE PARKING AND LANDSCAPE
DESIGN. ALL UNITS WILL BE
FGBC CERTIFIED.

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



KEY PERSONNEL

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

PROJECT ARCHITECT:
JOE SCARPELLI, R.A.

CIVIL ENGINEER:
ALLEN PEREZ, P.E.

MEP ENGINEER:
SUDHIR GUPTA, P.E.

STRUCTURAL ENGINEER:
SERGE MASHTAKOV, P.E.

LANDSCAPE ARCHITECT:
LADD ROBERTS, RLA

SUSTAINABILITY CONSULTANT:
JENNIFER LANGUELL

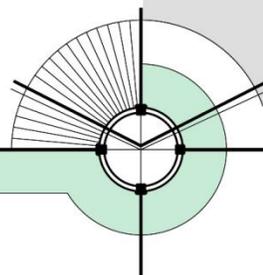
ENVIRONMENTAL CONSULTANT:
PHILIP A. FRANK



WILLIAM P. HORN ARCHITECT, PA.

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

WPHORNARCHITECT.COM



**MERIDIAN WEST
AFFORDABLE HOUSING
DEVELOPMENT**
STOCK ISLAND, FLORIDA



CLIENT:
KEY WEST OLD TOWN
DEVELOPMENT

CONTACT:
ED SWIFT
201 FRONT STREET, SUITE 107
KEY WEST, FL 33040
305 294 4142

CONSTRUCTION COSTS:
\$9,300,000.00

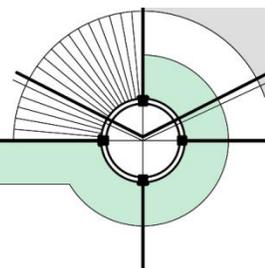
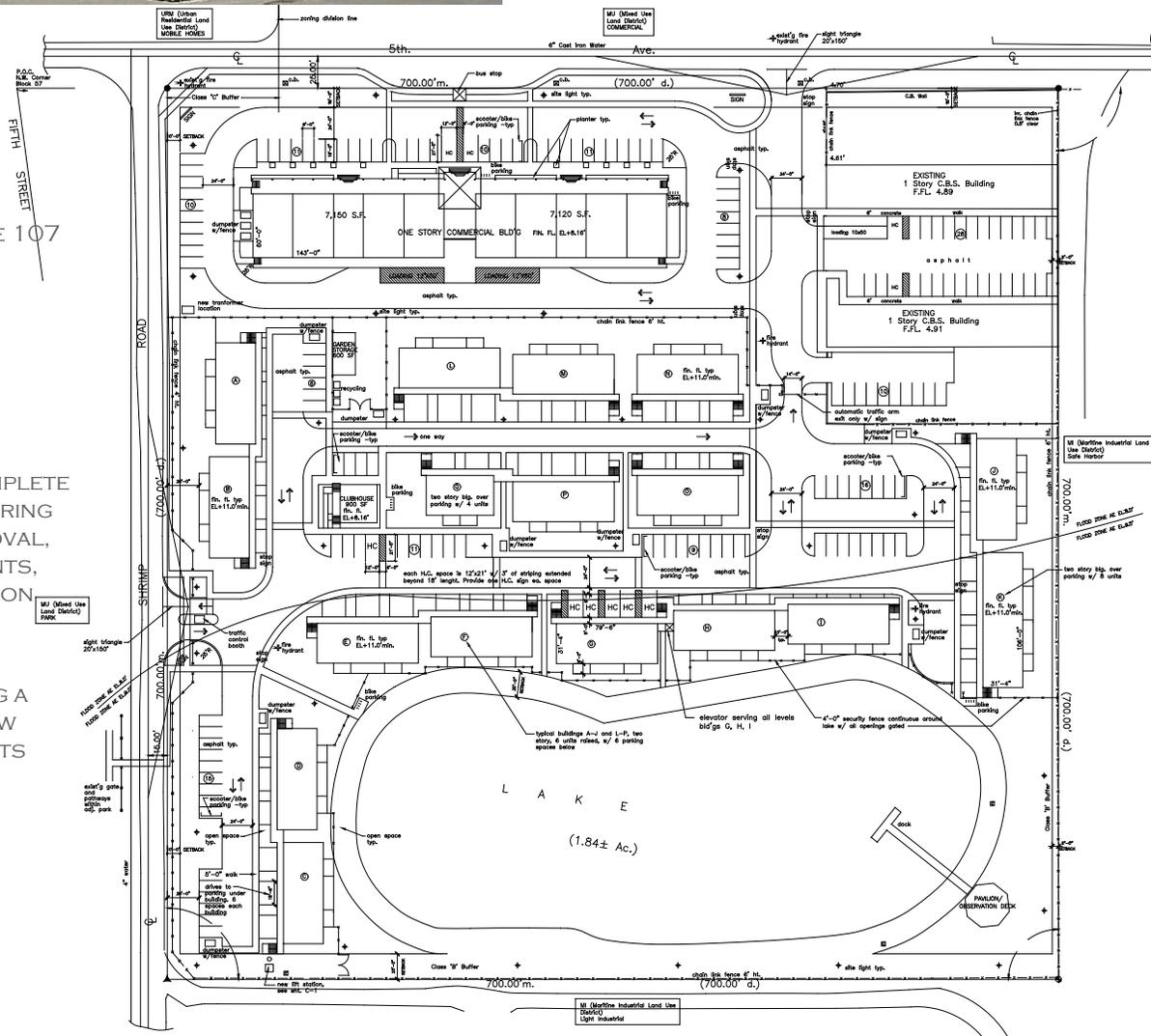
COMPLETION DATE: 2005

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

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

KEY PERSONNEL
PRINCIPAL ARCHITECT:
WILLIAM P. HORN, R.A.
PROJECT ARCHITECT:
FRANK HERDLISKA, R.A.
CIVIL ENGINEER:
ALLEN PEREZ, P.E.
MEP ENGINEER:
TSENG CONSULTING GROUP, INC.
STRUCTURAL ENGINEER:
TSENG CONSULTING GROUP, INC.

WILLIAM P. HORN ARCHITECT, PA.





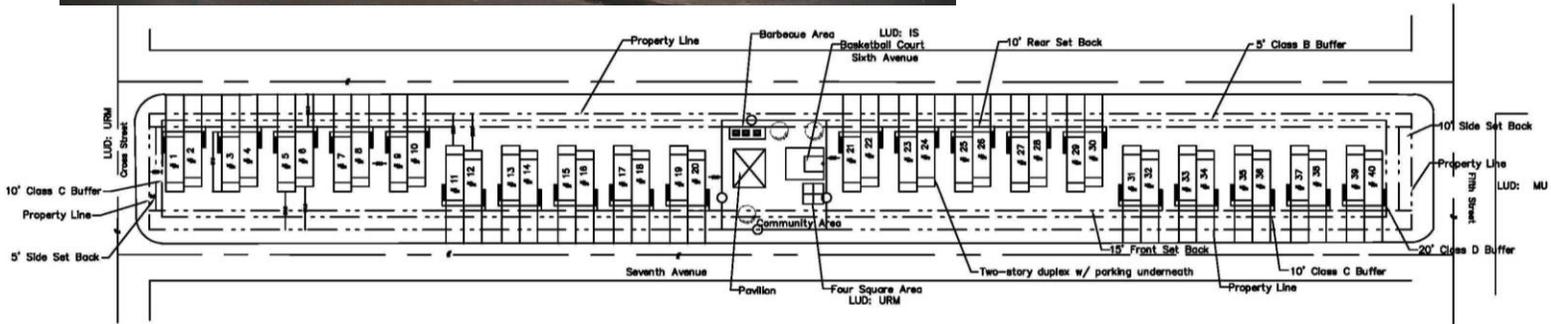
PARK VILLAGE
 STOCK ISLAND, FLORIDA

CLIENT:
 KEY WEST OLD TOWN DEVELOPMENT

CONTACT:
 ED SWIFT
 201 FRONT STREET, SUITE 107
 KEY WEST, FL 33040
 305 294 4142

CONSTRUCTION COSTS:
 N/A

COMPLETION DATE: 2005



PROJECT SCOPE:

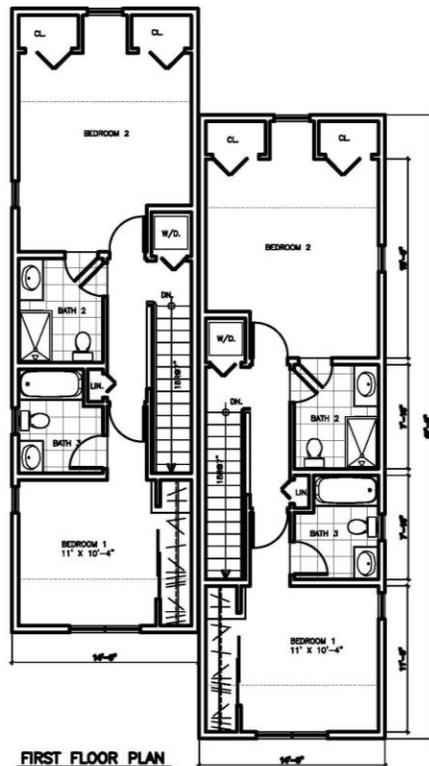
40 NEW AFFORDABLE
 RESIDENTIAL UNITS.

SCOPE OF SERVICES:

ARCHITECTURAL SERVICES.
 UNITS ARE MODULAR
 CONSTRUCTION.

KEY PERSONNEL

PRINCIPAL ARCHITECT:
 WILLIAM P. HORN, R.A.
 PROJECT ARCHITECT:
 FRANK HERDLISKA, R.A.
 INTERN ARCHITECT:
 EVELIA MEDINA
 CIVIL ENGINEER :
 RICK MILELLI, P.E.



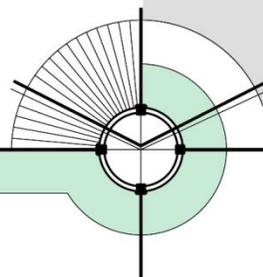
FIRST FLOOR PLAN



WILLIAM P. HORN ARCHITECT, PA.

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

WPHORNARCHITECT.COM





PALM DUPLEX

STOCK ISLAND, FLORIDA

CLIENT:

KEY WEST HOUSING AUTHORITY

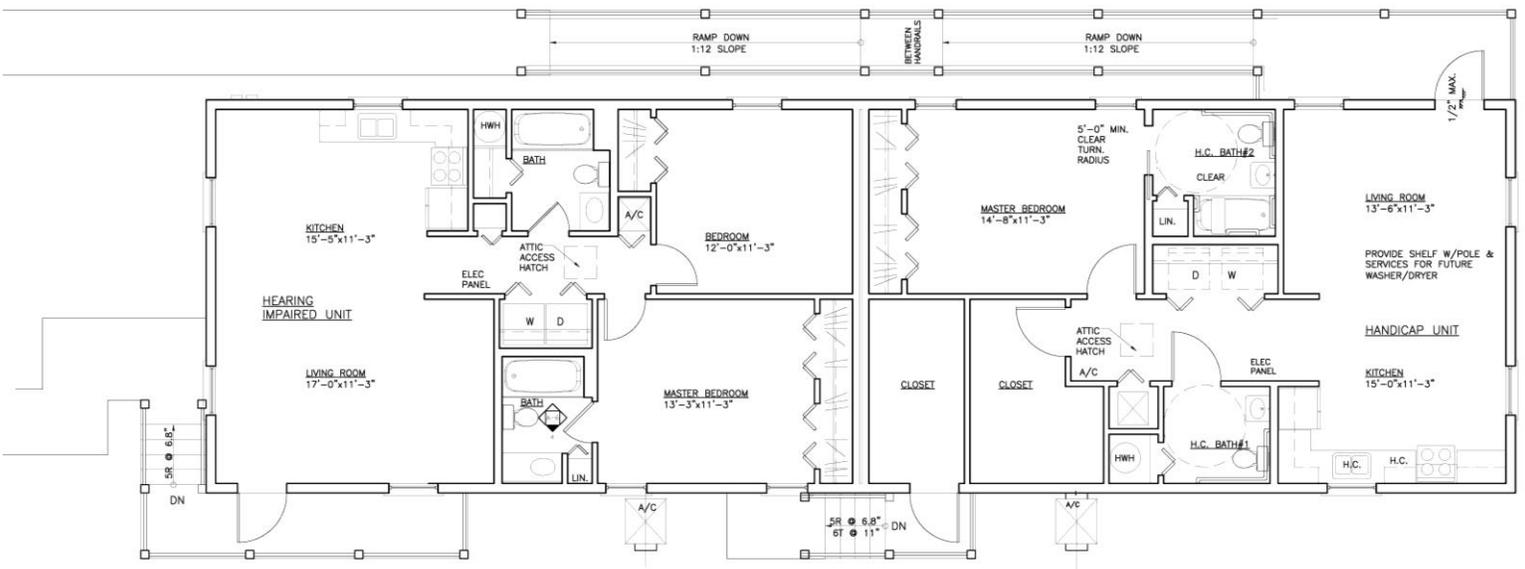
CONTACT:

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

CONSTRUCTION COSTS:

N/A

COMPLETION DATE: 2003



FLOOR PLAN

KEY PERSONNEL

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

PROJECT SCOPE:

18 NEW AFFORDABLE RESIDENTIAL UNITS INCLUDING ONE THAT IS HANDICAP COMPLIANT. UNITS ARE MODULAR CONSTRUCTION.

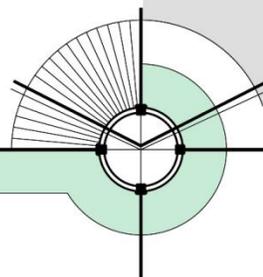
SCOPE OF SERVICES:

COMPLETE ARCHITECTURAL/ENGINEERING (DESIGN, PLANNING APPROVAL, CONSTRUCTION DOCUMENTS, BIDDING AND CONSTRUCTION SUPERVISION).



WILLIAM P. HORN ARCHITECT, PA.

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



WPHORNARCHITECT.COM



TORTUGA WEST

STOCK ISLAND, FLORIDA

CLIENT:
KEY WEST OLD TOWN DEVELOPMENT

CONTACT:
ED SWIFT
201 FRONT STREET, SUITE 107
KEY WEST, FL 33040
305 294 4142

CONSTRUCTION COSTS:
N/A

COMPLETION DATE: 2003

KEY PERSONNEL

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



PROJECT SCOPE:

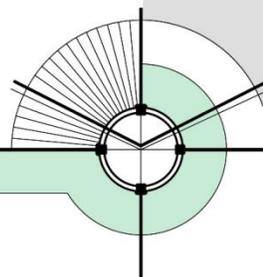
WORK INCLUDED 18 AFFORDABLE MODULAR RESIDENTIAL UNITS FOR A NEW HOUSING DEVELOPMENT IN STOCK ISLAND. UNITS ARE MODULAR CONSTRUCTION.

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

WILLIAM P. HORN ARCHITECT, PA.



SITE PLAN

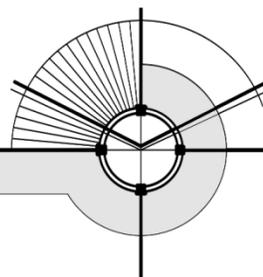


9. SWORN STATEMENTS AND AFFIDAVITS, INSURANCES, LICENSES AND ADDENDUMS

NOTE: WE COULD NOT FIND THE FOLLOWING ITEMS
IN EXHIBIT "A" AS NOTED IN PAGE 5 OF THE RFQ.

- INDEMNIFICATION AFFIDAVIT
- FLORIDA TRENCH SAFETY ACT COMPLIANCE AFFIDAVIT
- TRUTH IN NEGOTIATION CERTIFICATION

WE WILL SIGN AND NOTARIZE THE FORMS IF NEEDED





THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3883

ADDENDUM NO. 1 RFQ 19-002 Architectural Services for College Road Workforce Housing

This addendum is issued as supplemental information to the bid package for clarification of certain matters of both a general and a technical nature.

A. Proposer Questions and City Response:

Item 1: *We are working on the College Road Workforce Housing RFQ#19-002 and wondered our existing affidavits from our general service agreement that are on file are still valid. Or do I need to circulate and have all of our team members resign for this specific RFQ?*

The RFQ states in A.3.1 that affidavits are required from "each professional consultant submitting a proposal". As subconsultants are not submitting the proposal, affidavits are not required of them. Affidavits are required from the Prime Architect.

B. Based on questions at the Pre-Qualification Submittal Meeting of November 28, 2018, Request for Qualification (RFQ) 19-002 is hereby amended in accordance with the following:

Item 2: Delete the last sentence of Paragraph C.5.

Item 3: Add the following sentence to Paragraph C.7.

Subconsultant licenses are not required at this time. The City reserves the right to request copies of all licensees during subsequent fee negotiations.

Item 4: Delete Paragraph C.8. in its entirety.

Item 5: Add the following sentence to Paragraph C.9.

Example certificates of insurance are not required to be submitted with the Qualification package; however, if awarded, proposers will be required to provide Certificates of Insurance meeting minimum insurance requirements per Paragraph 7.8 of the Sample Contract (Appendix 7).

C. Patrick Wright, City Planning Director Comments at Pre-Qualification Submittal Meeting:

- Major Development Plan required including, but not limited to, the following approvals:
 - Development Review Commission
 - Preliminary Landscape Plan
 - Planning Board
 - Final Landscape Plan
 - Building Permit Allocation System (City to obtain required units March 2019)
 - City Commission

Five to six months required to complete the process.

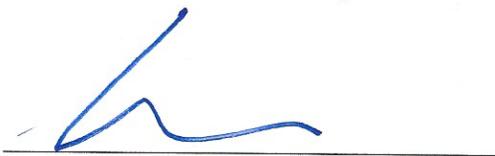
- Maximum height of 40 feet plus FEMA
- Density of 40 units per acre.
- Prefer no variances, although variances could be accommodated in the process.

D. Jim Bouquet, Senior Project Manager, Comments at Pre-Qualification Submittal Meeting:

- Key West Housing Authority will ultimately “own” the development.
- City to fund architectural design and construction drawing preparation component of project.
- Proposal format consistent with C.13.
- Proposer (or team member) should demonstrate experience with Department of Economic Opportunity Action Plan Design Requirements.
- Proposal length 20 double side pages or 40 single side pages (not including required forms, affidavits, licenses).

E. Attachments: Pre-Qualification Submittal Meeting Agenda & Sign-In Sheet

All Bidders shall acknowledge receipt and acceptance of this Addendum No. 1 with Attachment by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.



Signature

WILLIAM P. HORN ARCHITECT, P.A.

Name of Business

END OF ADDENDUM



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Architectural Services for College Road Workforce Housing RFQ 19-002

Pre-Qualification Submittal Meeting Agenda

11:00 AM – November 28, 2018

1. Introductions:

- a. Attendee Introductions
- b. Sign-in Sheet – Non-Mandatory Meeting

2. Request for Qualifications critical milestones:

- a. Deadline for Inquiries: December 3, 2018
- b. Final Addenda Issued: December 4, 2018
- c. Proposals Due By: December 12, 2018, 3:00 p.m.

3. Project Description:

- a. The City of Key West (City) is seeking a consultant to perform architecture for development of a workforce housing complex at 5220, 5224, 5228 and 5230 College Road on Stock Island, Key West, Florida (the Site). Re-development will provide up to 104 units of workforce housing.
- b. Conceptual design package (Exhibit C) for information only.
- c. Site is currently developed with a one-story former "Easter Seals", a one-story SPCA office and the parcel formerly occupied by Monroe County Mosquito Control including a two-story office building and one-story storage building.
- d. Zoning High Density Resident (HRD-1).

4. Scope of Services – Refer to B. Page 6 Tasks 1 and 2

5. Anticipated Time Table - Refer to A.4 Page 5. Time Critical.

6. Response Content - Refer to C.13 Pages 9 and 10.

- a. Format consistent with Consultant Ranking Form (Exhibit B, page 22).
- b. Submittal (including resumes) limited to 20 double sided pages not including Exhibit A AFFIDAVITS & FORMS.

7. Questions

8. Site Visit

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

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

1. This sworn statement is submitted to THE CITY OF KEY WEST

by WILLIAM P. HORN, PRINCIPAL

for

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

whose business address is 915 BAYON STREET, KEY WEST, FL. 33090

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

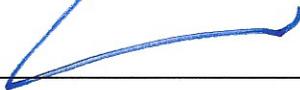
#65-0562195

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

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

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

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



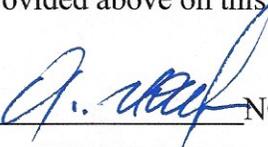
(SIGNATURE)

11/29/18
(DATE)

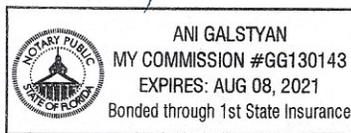
STATE OF Florida

COUNTY OF Monroe

PERSONALLY APPEARED BEFORE ME, the undersigned authority William P. Horn who, after first being sworn by me, (name of individual) affixed his/her signature in the space provided above on this 29th day of November 2018

 NOTARY PUBLIC

My commission expires: Aug. 08, 2021



EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF Florida)

: SS

COUNTY OF Monroe)

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

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

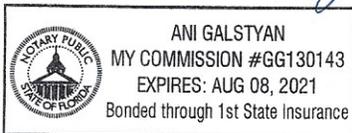
By: _____

WILLIAM P. HORN

Sworn and subscribed before me this 29th day of November 2018.

[Signature]
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: Aug 08, 2021.



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 consultant, 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*)



CERTIFICATE OF LIABILITY INSURANCE

OP ID: NF

DATE (MM/DD/YYYY)

01/03/18

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

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

PRODUCER The Fullers, Inc 1432 Kennedy Drive Key West, FL 33040 Norman Fuller	305-294-6677	CONTACT NAME:	
	305-292-4641	PHONE (A/C, No, Ext):	FAX (A/C, No):
		E-MAIL ADDRESS:	
		PRODUCER CUSTOMER ID #: HORNW-1	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : Retail First Insurance Company	
		INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

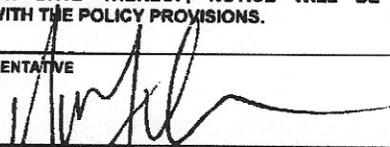
INSURED
William P Horn Architect PA
Bill Horn
915 Eaton St.
Key West, FL 33040

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB						EACH OCCURRENCE \$ AGGREGATE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE \$ RETENTION \$						
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 checked="" type="checkbox"/> Y	N/A	520-40146	01/01/18	01/01/19	WC STATU-TORY LIMITS <input checked="" 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 (Attach ACORD 104, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER MONRCON Monroe County 1100 Simonton Street Key West, FL 33040	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Norman Fuller 
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CERTIFICATE OF LIABILITY INSURANCE

OP ID: NF

DATE (MM/DD/YYYY)

06/01/18

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

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

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

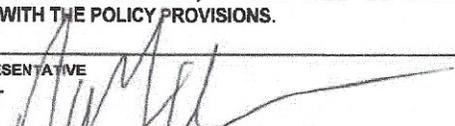
COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

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

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

CERTIFICATE HOLDER**CANCELLATION**

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

KEN LAWSON, SECRETARY

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

LICENSE NUMBER

AR0013537

The ARCHITECT
Named below IS LICENSED
Under the provisions of Chapter 481 FS.
Expiration date: FEB 28, 2019



HORN, WILLIAM P
915 EATON STREET
KEY WEST FL 33040

ISSUED: 01/04/2017

DISPLAY AS REQUIRED BY LAW

SEQ # L1701040000671

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

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

LICENSE NUMBER

AA0003040

The ARCHITECT CORPORATION
Named below IS CERTIFIED
Under the provisions of Chapter 481 FS.
Expiration date: FEB 28, 2019



WILLIAM P HORN ARCHITECT PA
915 EATON ST
KEY WEST FL 33040

ISSUED: 01/04/2017

DISPLAY AS REQUIRED BY LAW

SEQ # L1701040000783

**2018 / 2019
MONROE COUNTY BUSINESS TAX RECEIPT
EXPIRES SEPTEMBER 30, 2019**

Business Name: WILLIAM P HORN ARCHITECT

RECEIPT# 46110-61429

Owner Name: WILLIAM P HORN
Mailing Address: 915 EATON ST
KEY WEST, FL 33040

Business Location: 915 EATON ST
KEY WEST, FL 33040
Business Phone: 305-296-8302
Business Type: PROFESSIONAL (PROFESSIONAL ARCHITECT)

0

STATE LICENSE: AR 0013537

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	30.00	0.00	0.00	0.00	30.00

Paid 115-17-00002517 09/19/2018 30.00

THIS BECOMES A TAX RECEIPT
WHEN VALIDATED

Danise D. Henriquez, CFC, Tax Collector
PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX.
YOU MUST MEET ALL
COUNTY AND/OR
MUNICIPALITY PLANNING
AND ZONING REQUIREMENTS.

MONROE COUNTY BUSINESS TAX RECEIPT

P.O. Box 1129, Key West, FL 33041-1129

EXPIRES SEPTEMBER 30, 2019

Business Name: WILLIAM P HORN ARCHITECT

RECEIPT# 46110-61429

Owner Name: WILLIAM P HORN
Mailing Address: 915 EATON ST
KEY WEST, FL 33040

Business Location: 915 EATON ST
KEY WEST, FL 33040
Business Phone: 305-296-8302
Business Type: PROFESSIONAL (PROFESSIONAL ARCHITECT)

0

STATE LICENSE: AR 0013537

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	30.00	0.00	0.00	0.00	30.00

Paid 115-17-00002517 09/19/2018 30.00

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

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

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

ATTORNEY, PHYSICIAN OR OTHER STATE LICENSED
PROFESSIONAL

Comments: ARCHITECT

Restrictions:

HORN, WILLIAM
915 EATON ST

KEY WEST, FL 33040

This document must be prominently displayed.

HORN, WILLIAM P