



Response to City of Key West RFQ #22-002
SUNSET CELEBRATION / MALLORY SQUARE MASTER PLAN



K2M DESIGN





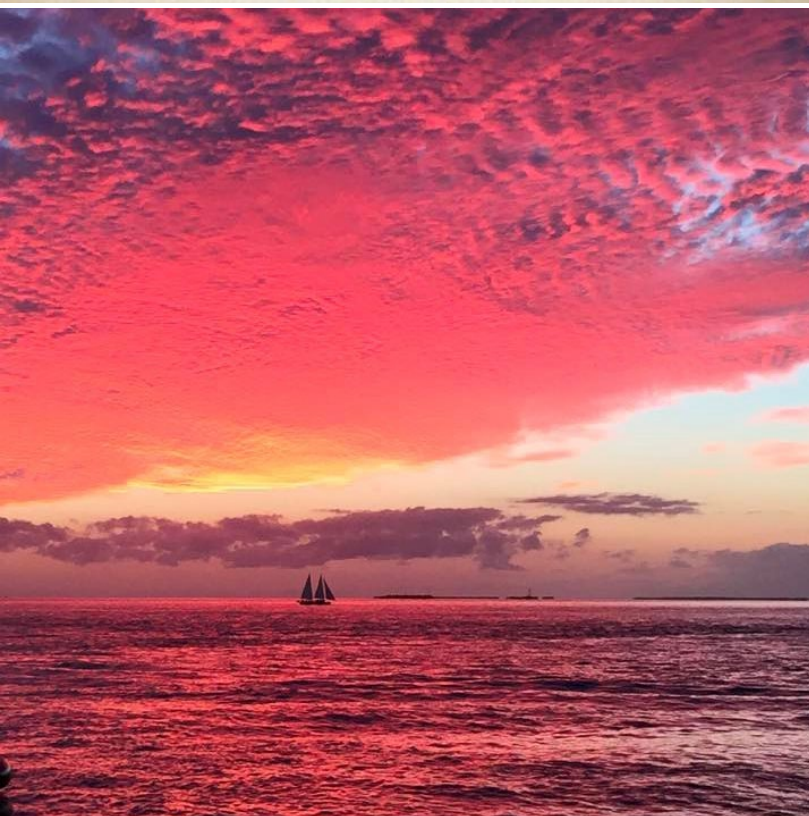
K2M DESIGN



Response to
City of Key West RFQ #22-002

**SUNSET CELEBRATION/
MALLORY SQUARE MASTER PLAN**

5. **Key West** is in Monroe County, on an island of the name of the city, of about twelve square miles. It is a Spanish-looking town of nearly 20,000 inhabitants, is lighted with gas, runs street-cars, and is reached by telegraph. It is a quaint and antiques novel city, full of oddities and variety. Dr. Henshall says its buildings are of all sizes and of every conceivable style, or no style, of architecture; and they are promiscuously jumbled together, but are joined or seamed to each other by



a wealth and profusion of tropical foliage, which surrounds, invests, surmounts, and overshadows them, softening the asperities, toning down the harsh outlines, and uniting the separate pieces, which merge their individuality in a harmonious *tout ensemble*. That writer sums up Key West's heterogeneous attractions in these words: "And so, mansions, huts, and hovels, balconies, canopies, and porches, gables, hoods, and pavilions, pillars, columns, and pilasters, are mingled in endless confusion, but harmonized by arabesques of fruit and foliage, festoons of vines and creepers, wreaths and traceries of climbing shrubs and trailing flowers, and shady bowers of palm and palmetto, almond and tamarind, lime and lemon, orange and banana." The population is mainly Cubans and Conchs, but there are also Englishmen, Frenchmen, Germans, Spaniards, Italians, negroes, and Americans. English immigrants from the Bahamas are called Conchs, and settlers from the United States are called Americans. The island is rich in tropical beauties and fruits; and the city is noted for its unique and picturesque features, Spanish tone, and cigar manufactures. In this one industry it employs over three thousand operatives, and handles five million dollars a year. It can be reached, as above

stated, from Jacksonville by rail to Cedar Keys, Tampa, or Punta Gorda; and from either of these points by steamer to Key West direct. Or, on the other side of the peninsula, from Jacksonville by rail to Titusville, thence by steamer to Jupiter Inlet, thence down the coast by Lake Worth to Miami in Dade County, and thence one hundred and thirty miles, by schooner, to Key West.

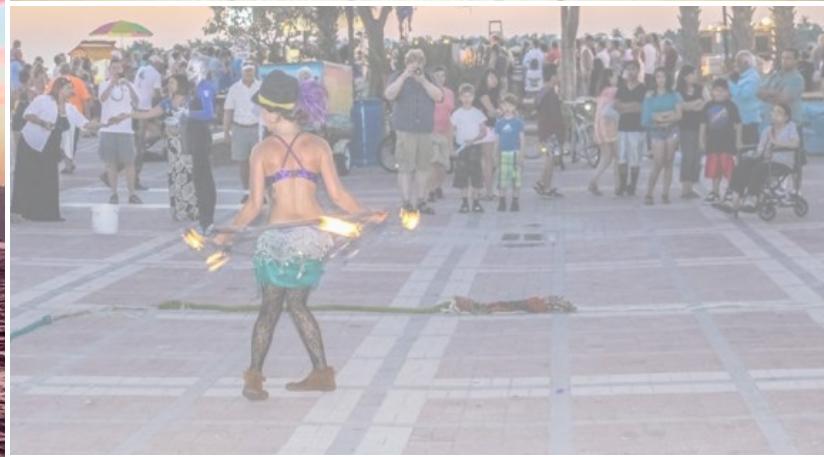




TABLE OF CONTENTS



1. COVER LETTER.....PG. 1



2. INFORMATION PAGE.....PG. 2



3. ORGANIZATION CHART.....PG. 3



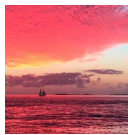
4. COMPANY INFORMATION.....PG. 4



5. METHODOLOGY AND APPROACH.....PG. 6



6. PERSONNEL.....PG. 8



7. QUALIFICATIONS.....PG. 15



8. EXPERIENCE AND CLIENT REFERENCES.....PG. 18



9. SWORN STATEMENTS AND AFFIDAVITS.....PG. I



February 2, 2022

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

Re **Qualifications for Sunset Celebration/Mallory Square Master Plan, RFQ #22-002**

Dear City Stakeholders,

Thank you for the opportunity to respond to this RFQ. **K2M Design, Inc.**, along with our colleagues **EDSA, Kimley-Horn, 505Design, Moffat & Nichol, Dr. Corey Malcom and Reece and Associates**, are pleased to provide you with our qualifications for this exciting project for the Sunset Celebration/ Mallory Square. K2M is the only full-service professional services firm headquartered in the Florida Keys, a short walk from City Hall. We have assembled a truly world-class team to offer the extensive landscape and architectural design, sustainability engineering, and place-making expertise that will be necessary to bring this plan quickly to fruition. Our team offers unmatched advantages that will produce an outcome City residents, businesses and visitors will value for decades to come. Specifically:

Waterfront Design Experience

Team members edsa, Kimley-Horn and Moffat & Nichol bring with them unparalleled waters' edge and waterfront design experience from around the world, much of it in South Florida and the Keys. From work on the BRAC process for Truman Waterfront to historic properties in Miami, our familiarity with the marine environment and regional development process is unsurpassed.

A Locally Invested Team

We offer "boots on the ground" support for quick and appropriate response to any need. Our team brings local historical knowledge plus experience with and a commitment to community engagement throughout the process to ensure a successful outcome.

Big Picture Thinking

With an eye toward holistic development, land preservation, and aesthetic cognizance, our designers improve the relationship between people and place. Mallory Square, while an important asset on its own, is one part of the abundant recreational, educational and entertainment areas in Key West's walkable downtown and historic core. Seamlessly connecting such areas to create a cohesive community is what we do.

Sustainability

We see ourselves as stewards of both the natural and built environment. Creating timeless designs that enhance the natural surroundings, mitigate against future hazards, and allow for the inevitable, respectful evolution of space and its usage over time is our goal.

Thank you for considering the K2M team as your trusted Partner. A full account of the credentials of our team far exceeds the RFQ's 30-page limit, and we'd love the opportunity to elaborate. We are highly invested in the success of this transformational project for our City of Key West and look forward to assisting you in developing a game-changing design for Mallory Square and the Sunset Celebration.

K2M Design, Inc.

Heather Carruthers - Keys Principal in Charge
hcarruthers@k2mdesign.com
305.509.2122



Response to City of Key West RFQ #22-002
SUNSET CELEBRATION/ MALLORY SQUARE MASTER PLAN

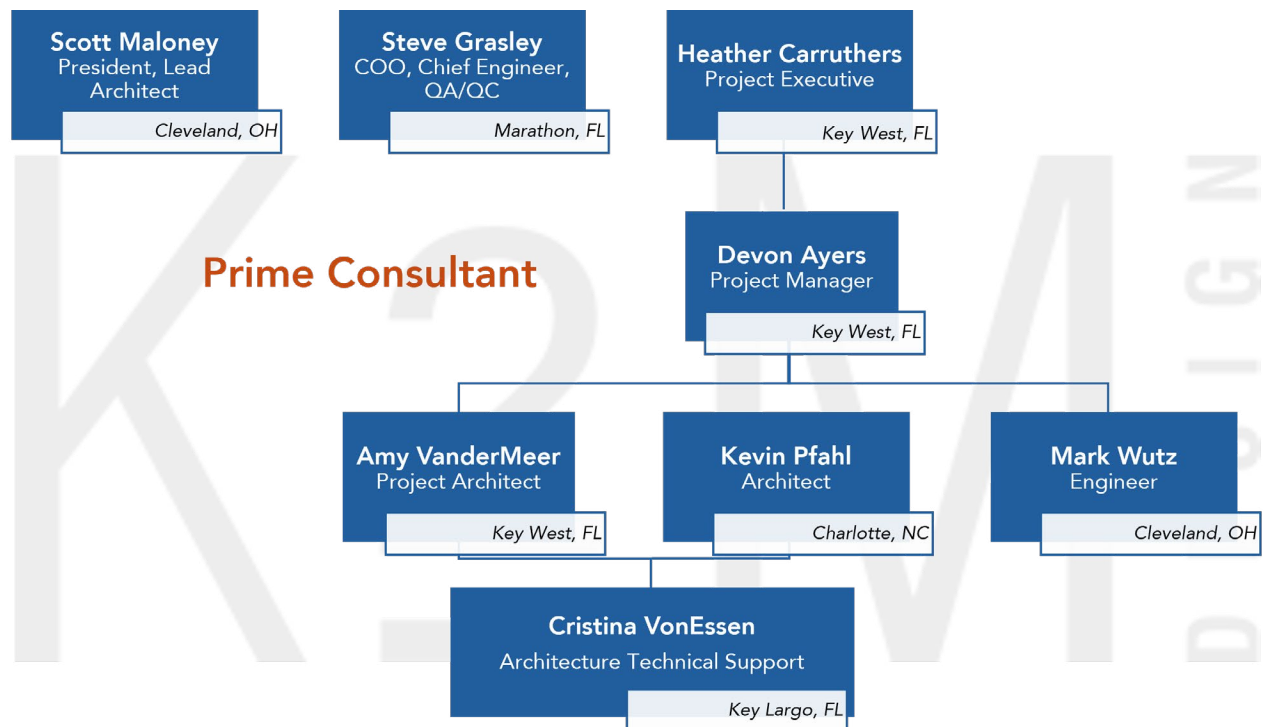
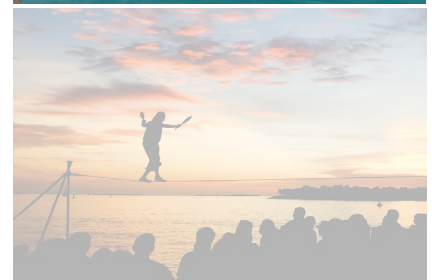
K2M DESIGN, INC.

Contact/ Project Executive: **Heather Carruthers**
Keys Principal in Charge

1150 Virginia Street
Key West, FL 33040
D: 305.307.5841 C: 305.509.2122
hcarruthers@k2mdesign.com


Project Manager: **Devon Ayers**

1150 Virginia Street
Key West, FL 33040
D: 305.307.5846 C: 330.807.3784
dayers@k2mdesign.com







We envision a truly collaborative effort to develop the Master Plan, with continuous, frequent communication among team partners. By maximizing the knowledge, skill and insights of our subject-matter experts, we will create a Master Plan that achieves the City's goals.

	RESPONSIBILITIES: Architecture Historic Preservation Community Engagement Building Engineering Cost Estimating	KEY PERSONNEL: Scott Maloney Heather Carruthers Devon Ayers Amy VanderMeer	LOCATION: Key West, FL
---	--	---	----------------------------------


	RESPONSIBILITIES: Master Planning Landscape Architecture	KEY PERSONNEL: Courtney Moore Jeff Suiter Astrid Hoffman	LOCATION: Fort Lauderdale, FL
---	--	--	---

	RESPONSIBILITIES: Civil Engineering Traffic Design Grant Expertise	KEY PERSONNEL: Sara Battles John McWilliams Allison Megrath	LOCATION: Vero Beach, FL
---	--	---	------------------------------------

	RESPONSIBILITIES: Signage Wayfinding	KEY PERSONNEL: Kevin Kern Eric Vincent Kelly Kleinfelter	LOCATION: Charlotte, NC
---	---	--	-----------------------------------

	RESPONSIBILITIES: Water's Edge Consultant	KEY PERSONNEL: Timothy Blankenship Scott Lageaux Jacqueline M. Brower Lynette Cardoch	LOCATION: Miami, FL
---	--	--	-------------------------------

	RESPONSIBILITY: Local Historic Resource Expertise	LOCATION: Key West, FL
---	--	----------------------------------

	LOCATION: Big Pine Key, FL
--	--------------------------------------



Who We Are

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

K2M has completed over a thousand projects in the Florida Keys in the civic, educational, hospitality, educational and residential sectors over the past 20+ years. Our work here has garnered multiple awards from the Historic Florida Keys Foundation and others. K2M is recognized for developing the unique character of each project and creating innovative design solutions that respect our clients' sensibilities and budgets. Most importantly, we practice Principal Oversight on all of our projects, providing clients with the assurance that the company's senior staff are engaged in the design and assembly of their project. For this Master Plan, we have reached into our vast network to collaborate with leading firms in landscape, civil and marine engineering, including past partners Kimley-Horn and 505Design, to present the City with unparalleled experience and expertise for an area that embodies the essence of Key West.

20 YEARS OF
CONTINUED SERVICE
AWARD WINNING
OVER 50% PROFESSIONALLY
REGISTERED
PRINCIPAL OVERSIGHT
LOCALLY ENGAGED



K2M Design, Inc. 20th Anniversary celebration photo.



EDSA (Master Planning/ Landscape Architecture/ Wayfinding) In 1960, visionary Edward D. Stone, Jr. founded a firm dedicated to the proper use of land resources and thoughtful creation of human environments. From these modest but ambitious beginnings, EDSA's legacy has grown into one of the world's most renowned design firms. Upon this foundation, we continue to adapt, evolve and positively influence real estate development to better meet the environmental, social and economic needs of our clients and users of the earth's landscapes. Bringing an intrinsic value to how land and space are utilized, our work respects, enriches and showcases natural beauty in harmony with cutting-edge creativity. Our strength resides in a comprehensive understanding of the development process and proven track record of getting projects built and operational.

Our commitment to collaboration is matched by design excellence and our depth of talent. Fueled by the efforts of a 150-person team, our highly trained staff brings internationally-diverse perspectives and solutions to an ever-evolving industry.



Kimley»Horn

Kimley-Horn (Civil Engineering/ Traffic Design/ Grant Expertise) Founded in 1967, Kimley-Horn is a full-service, employee-owned, multidisciplinary consulting firm offering a broad range of engineering, planning, landscape architecture, and environmental services to clients in both the private and

public sectors. Over the years, the firm has grown from a small group of engineers and planners to one of the most respected consulting engineering firms in the nation—and a recognized leader in land development. Kimley-Horn specializes in creating distinct environments that feature new, unique, and exceptional design elements where architecture, landscape, entertainment, culture, and history combine for an unforgettable experience. The firm achieves this by implementing a well-grounded design process coupled with creative exploration.

Kimley-Horn has a long history of successfully delivering community spaces that function as both gathering spaces and highly complex, sustainable engineering achievements. The firm's full-service level of attention and understanding lessens the burden on your staff and ensures efficiency of communication, schedule, budget control, and the production of high-quality deliverables. Kimley-Horn truly understands what makes a place worth visiting and worth remembering, while also considering how to create something timeless and constructible.

505
DESIGN

505Design (Signage/ Wayfinding) We craft the spaces where people spend their days and nights. Spend their time and money. Spend their little wins and heartbreaking losses. It's moments that matter. Everything else is just design. 505Design is a multi-disciplinary design firm with offices located in Charlotte, North Carolina and Boulder, Colorado. We pursue stories that emotionally resonate with people and embody their aspirations. These stories and our ability to translate the narrative create meaningful experiences that differentiate our clients' brands. We are the people who ask the really hard questions, followed by the painfully obvious

ones. We talk, listen, observe, dig, dive, and mine until we fully understand the intricacies of a project. We like to say it's not what we know; it's what we notice. Somewhere, the most authentic expression of a project is waiting to be discovered.



moffatt & nichol

Moffet & Nichol (Marine Engineering) Moffatt & Nichol (M&N) is an integrated planning, engineering, and infrastructure services practice providing innovative design solutions for more than 75 years. Our clients include national and international public and private organizations such as port authorities; federal, and local governments; developers; operators; contractors; and individuals in 47

states and more than 70 countries. Our work covers a spectrum of services geared to advancing projects from early stages of conceptual planning, project feasibility, and funding identification, to detailed design and project implementation.



Dr. Corey Malcom (Historic Preservation) is the Director of Archaeology at the Mel Fisher Maritime Heritage Society, Inc.. He is a highly respected local historian and expert regarding Key West's maritime past. Dr. Malcom will provide the team with insight, background and the history of key assets in the Mallory Square area.

Reece & Associates **Reece & Associates (Survey)** is a Florida Licensed Surveyor and Mapper that has been in operation in the Keys for almost 30 years. Their extensive records provide historical evidence about much of the Keys' most important assets. They will provide the team with detailed survey data of the Square and its structures.



Project Methodology

The Team acknowledges the complexity of this project and most importantly its community, cultural, environmental, and economic significance. Our process will begin with an in-depth analysis of existing conditions and a complete parcel survey. Early in the plan development, the Team will interact with key user groups such as Sunset Celebration performers, the Waterfront Playhouse, other Mallory Square tenants, and residents in a series of public participation charrettes.

FIRST TASK

Understanding the desire to move quickly with shade structures and restroom construction, our initial task will be to determine the optimum locations for both, while maintaining focus on the entire Master Plan effort. Once approved, we will proceed quickly to construction documents. The goal is to “measure twice and cut once” – to create these essential amenities early on in a way that will remain useful and appropriate when the Master Plan is completed and implemented.

PUBLIC PARTICIPATION

Particularly with an engaged citizenry like that of Key West, it is vital to have community buy-in early in the project and throughout the process to ensure a successful outcome. As the project commences, we will deeply study the public input the City has gathered through the Community Vision Plan (in fact, we’ve already begun) and consult with staff for additional insight. At significant stages in the concept development, we will conduct charrettes with members of the community, key user groups and others recommended by City staff. Through frequent scheduled meetings with staff as well as on-the-ground monitoring of the “coconut telegraph,” we will regularly assess progress to ensure that the Master Plan reflects the City’s vision for the space. Our process will be transparent and will involve community input at every appropriate step.

ANALYSES

Gathering information to ensure our Master Plan will be effective, attractive, and functional for many years to come is about more than reviewing drawings and taking photos. Areas of analysis will include infrastructure; existing building conditions; stormwater run-off; sea-level rise projections; sun and wind patterns; traffic projections; planning and building codes; and resident and tourist population projections. This will include the reviews of the City’s Climate Action Plan (and potentially the 4-County Compact), flood zones and mitigation tactics and TDC tourism data. Current and potential future human interactions with the Square will inform our development of the Master Plan.

We will review current and projected usage of nearby City amenities including Truman Waterfront Park and the Coffee Butler Amphitheater. Pathways from adjacent areas like One Duval, Front Street and Clinton Square will be explored. Our Master Plan will link the eleven adjacent City-owned parcels and integrate with the City’s Duval Revitalization and Resiliency Plan to create a cohesive urban environment. Mallory Square is an historic asset as well as a recreational and tourism one. Our analyses will identify those features that tell the story of Key West and how best they can be restored, rehabilitated, and highlighted. We will also thoroughly analyze material selection for historic and new structures that will withstand the humid, salty, sunny environment.

TECHNOLOGY

Throughout the work, team members will collaborate through the Cloud using advanced **BIM** (Building Information Modeling) technology. Our use of cutting-edge design, development and communication tools allows all our Team members to access information from wherever they are working in real time. Conceptual drawings and renderings will help the City visualize the end product. We work in **Revit** and, when it makes sense, utilize **Oculus** to allow clients to walk through the project virtually.

The Team will marshal their extensive experience, discipline expertise, methodical approach and mastery of cutting-edge tools to create a Master Plan that will invigorate the Square and exhilarate the Key West community.



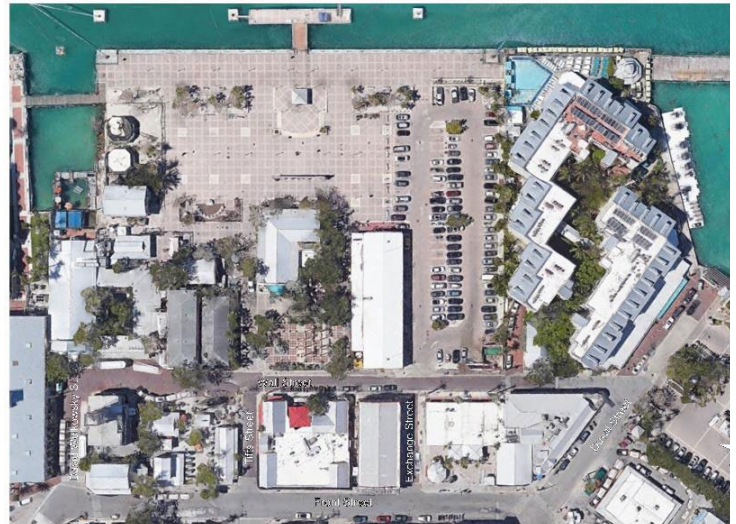
Project Approach

UNDERSTANDING AND OBSERVATIONS

By their mere presence, parks and open spaces can improve our physical and psychological health, strengthen our communities, and make cities and neighborhoods more attractive places to live, work and visit. An important part of the public realm, these open areas help establish an active and engaged community by creating focal points and gathering spaces. Additionally, key community and neighborhood nodes facilitate or catalyze cost-effective economic development efforts by pulling people, resources, and certain land uses together within close proximity.

Mallory Square, as a tourism mecca and a “must-do” destination for visitors, does all of this – but primarily just for a few hours each day. By improving accessibility, providing comforts like restrooms, seating and shade, incorporating activities for all ages and highlighting historic assets, the value to the City, its residents and businesses can be significantly magnified.

Based on our research and current knowledge of the City of Key West, there is a strong community commitment to protecting the natural and built environment, honoring the local heritage, and enhancing the already established community identity. As such, the Sunset Celebration/Mallory Square Master Plan must outline a pathway for social, economic, environmental, public health, and recreational sustainability. In essence, the Master Plan will need to become a symbol for the spirit of Key West and a guide for quality-of-life improvements in the City of Key West.



A popular destination community with rich natural, cultural, and architectural assets, the 7.4 square mile City of Key West is home to approximately 26,500 residents and well over 5 million annual visitors. There are a total of 39 parks on the island offering contemplative, fitness, family, and sporting opportunities. Perhaps the most notable and iconic public space within the City is Mallory Square where millions have gathered over the years to see the sunset and participate in nightly celebrations. Recently, the City has gathered public input to understand what citizens feel should be included in updating the identity of Mallory Square.

We believe the Sunset Celebration/Mallory Square Master Plan must first respond to the needs of the residents by assisting the City in its efforts to improve the Square in terms of resiliency and climate comfort while maintaining the unique identity of Key West. This is a major investment in the community that will provide a strong return for businesses and taxpayers as the Square becomes activated well beyond the sunset hours. We see the intent of this assignment having multiple outcomes:

1. Ensuring Key West remains an iconic destination for residents, tourists, and seaport visitors.
2. Restoring nature as a part of the Mallory Square experience.
3. Reestablishing natural systems that lead to sustainability and resiliency.
4. Promoting outdoor activity and community engagement.
5. Designing for a variety of active and passive uses to benefit the community.
6. Restoring, rehabilitating and highlighting historical assets to engage visitors with the history of Key West and its maritime culture.
7. Creating clear linkages via wayfinding and improved vehicle and pedestrian flow to and from Mallory Square.
8. Preparing a logical, yet exciting master plan that can be implemented in practical phases as funds are available without compromising design quality or the overarching vision for the space.



VISION, THOUGHTS, & IDEAS

As part of our assignment, the K2M Team will develop a master plan that identifies a comprehensive approach to this critical open space which incorporates urban design concepts and landscape best practices to meet the needs of existing and projected user groups. It is imperative to address both the daily and seasonal use of Mallory Square; as well as to capture the essence, charm, and flavor of Key West in a design vernacular that enhances quality of life for residents and visitors.

Based on the Team's extensive experience, we feel the Sunset Celebration/Mallory Square Master Plan must address resource conservation, community appearance, orderly land use transitions, and the health, safety, and welfare of square users. The renovated Mallory Square should:



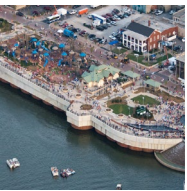
Strengthen connectivity – Enhance accessibility through the creation of seamless connections from and to the surrounding neighborhoods to the Square. Expand opportunities for pedestrians, bicycles, and vehicles to logically share a limited right of way and expand the potential for waterway access.



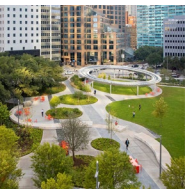
Establish a wonderful gathering place – As a symbolic center of a city that offers a variety of public green spaces, parks, plazas, and courtyards, the Mallory Square Master Plan will need to provide infrastructure needs for events (the Sunset Celebration and Waterfront Playhouse performances, e.g.), but design spaces that are memorable and work on an everyday basis.



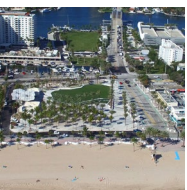
Create places for families and children – Provide fun spaces for kids so that families will be drawn to the Square. Introduce multi-generational offerings that will include something for everyone. Parks are the key to a successful outdoor destination as families are always looking for something to do that is free of charge.



Address accessibility and parking – Allow for multi-modal transportation (trams, trolleys, buses, and bikes). Establish a comprehensive identity and wayfinding system that is part of the design vocabulary. Reestablish and enhance the branding of the City of Key West and the open spaces through site elements, landscape, hardscape, and lighting.



Make it iconic and memorable – The City has been, and will continue to be, known as a tourism destination. Celebrate the history and culture of Key West while highlighting the amenities that attract visitors. A cohesive theme of program elements, hardscape materials, site furnishings, signage and planting design should run throughout these spaces and help narrate the history of the Square.



Ensure sensitive open space – Encourage sustainable, energy efficient and environmentally friendly design methods and materials that limit use of water. Additionally, the resulting plan should be designed to enhance controlled access in a manner compatible with the unique features of the site.



PROGRAM CONSIDERATIONS

We understand that the City of Key West is seeking a qualified team to assist in the planning and design of the Sunset Celebration/Mallory Square Master Plan. We further understand that there is interest in historic preservation, reviving public participation and square enhancements with a phased approach to implementing the plan.

Our initial review of both past and current plans concerning the City of Key West and our working knowledge of the community has sparked a handful of key site planning and design scenarios that we believe should be explored:

1. Redefine the Square to provide the greatest amenity value for residents, tourists, and local businesses.
2. Evaluate the potential for expanded water access and landside support.
3. Improve pedestrian and vehicle access into Mallory Square with wayfinding that contributes to a sense of place.
4. Incorporate land use, transportation, natural resources, and sustainability principles and practices.
5. Establish the best means by which to better connect neighborhoods to the Square and waterways.
6. Address how to reverse any environmental degradation that has occurred in the area.
7. Develop techniques that address flood mitigation and topographic changes in public spaces.
8. Balance site engineering and utility challenges within both existing floodplain conditions and a quality Mallory Square experience.
9. Plan for vehicular service and maintenance access points that don't impact the functional and visual qualities of the Square.
10. Maintain diversity in use, character, and offerings, so that Mallory Square addresses and serves the needs of all user groups.
11. Provide options for future implementation and a comfortable level of flexibility in the master plan to adapt to future conditions or ideas that we cannot anticipate today.
12. Incorporate local history, heritage structures and adaptive reuse into the public space design.

The Team is excited about the opportunity to strengthen our relationship with the Key West community and together, develop a comprehensive Sunset Celebration/Mallory Square Master Plan that will serve as a guide for energizing this amazing place.



EDUCATION

Kent State University
Bachelor of Science
Bachelor of Architecture

26 YEARS OF EXPERIENCE

SCOTT MALONEY AIA, LEED AP BD+C

K2M DESIGN

Principal-In-Charge, President

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

RELEVANT PROJECTS

KEY WEST FIRESTATION #2, Key West, FL
STEAMPLANT, Key West, FL
CBP EXPANSION AT KWIA, Key West, FL
FLORIDA KEYS AQUADUCT AUTHORITY, Key West, FL
NAVY KEY WEST, Key West, FL



EDUCATION

Wells College
Bachelor of Arts

40 YEARS OF EXPERIENCE

HEATHER CARRUTHERS

K2M DESIGN

Project Executive, Director

Heather is a respected business and community leader with a diverse background in marketing, hospitality, government and real estate, and served as a Monroe County Commissioner and Mayor prior to joining K2M. As a hotelier, she renovated a former cigar factory and received a coveted "star" from the Historic Florida Keys Foundation. Heather has a deep appreciation for community engagement early and throughout the development of public projects, and has spearheaded innovations that have successfully moved projects forward.

RELEVANT PROJECTS

FREDERICK DOUGLASS COMMUNITY CENTER, Key West, FL
COLLEGE OF THE FLORIDA KEYS UPPER KEY CAMPUS, Key West, FL
631 GREENE STREET REDEVELOPMENT, Key West, FL
HABITAT RESTORE AND HOUSING Marathon, FL



EDUCATION

Wharton School of Business MBA
Syracuse University
MS Electrical Engineering
Marquette University
BS Electrical Engineering

41 YEARS OF EXPERIENCE

STEVE GRASLEY P.E

K2M DESIGN

QA/ QC, Chief Operating Officer

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

RELEVANT PROJECTS

COLLEGE OF THE FLORIDA KEYS - MULTIPLE RENOVATIONS, Key West, FL
DOLPHIN RESEARCH CENTER, Grassy Key, FL
MARATHON CITY HALL, Marathon, FL



EDUCATION

Kent State University
Bachelor of Science and Architecture
Master of Architecture

9 YEARS OF EXPERIENCE

DEVON AYERS

K2M DESIGN

Project Manager

Devon is the lead Project Manager for the Keys team. He is a SREF and CPTED Certified professional. Devon is responsible for the management of deliverables along with the development of our Revit based new construction projects. He provides proactive communication and project architecture to various clients in the institutional, residential, commercial and hospitality markets.

RELEVANT PROJECTS

FREDERICK DOUGLASS COMMUNITY CENTER, Key West, FL
HABITAT FOR HUMANITY, Marathon, FL
COLLEGE OF THE FLORIDA KEYS, Key Largo, FL
FKAA REVERSE OSMOSIS FACILITY, Stock Island, FL



EDUCATION

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

16 YEARS OF EXPERIENCE

AMY VANDERMEER AIA, NCARB

K2M DESIGN

Project Architect

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

RELEVANT PROJECTS

FREDERICK DOUGLASS COMMUNITY CENTER, Key West, FL
JIATF, Key West, FL
MONROE COUNTY EMERGENCY OPERATIONS CENTER, Key West, FL
FIRST STATE BANK, Key West, FL



EDUCATION

State University at Buffalo
Bachelor of Science in Industrial Engineering

27 YEARS OF EXPERIENCE

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

K2M DESIGN

Engineering Lead, Mechanical Engineer

Mark is a proven team leader, mentor and motivator. He is a seasoned professional with technical expertise in overall mechanical system design, commissioning, troubleshooting, cost estimating, construction supervision, the identification and implementation of energy optimization strategies and more. Mark has worked on numerous historic renovation and adaptive re-use projects including U.S. Courthouses in Pittsburgh and Detroit and The White House. Mark's detail nature makes him attentive to historic preservation guidelines.

RELEVANT PROJECTS

CASA MARINA RESORT, Key West, FL
FREDERICK DOUGLASS COMMUNITY CENTER, Key West, FL
COLLEGE OF THE FLORIDA KEYS UPPER CAMPUS, Key West, FL



EDUCATION

University of Tennessee
Bachelor of Architecture

Licensed General Contractor

41 YEARS OF EXPERIENCE

KEVIN PFAHL AIA, NCARB

K2M DESIGN

Historic Architectural Support

Kevin is our in-house resource for all projects of a historic nature. He has extensive experience with historic building adaptive re-use projects; as well as experience with multiple residential renovation and addition projects in historic districts in Charlotte, NC. Kevin also served on Charlotte's Historic District Commission, including three years as Chairman. He was also the team leader of a group that established the Plaza Midwood Historic District in Charlotte. Kevin will provide experienced oversight in rehabilitation of existing assets to ensure structural integrity and compliance with historical guidelines are maintained.

RELEVANT EXPERIENCE

SOUTH BOULEVARD RENOVATION, Charlotte, NC

MORGANTON TOWN HALL, Morganton, NC

GASTON CHAPEL, Morganton, NC



EDUCATION

Nottingham University
Master of Science

MSc Renewable Energy and Architecture

11 YEARS OF EXPERIENCE

CRISTINA VON ESSEN

K2M DESIGN

Architectural Technical Support

Cristina will leverage her historic project experience at the Iglesia San José, the oldest church in the Americas, in San Juan, PR to support the design team. Though she lives in the Keys, she continues to assist with architecture and archaeology projects in Puerto Rico, including some that date to pre-Columbian times. Cristina is a registered architect in Puerto Rico and is actively pursuing her architectural licensing in the United States.

RELEVANT EXPERIENCE

FREDERICK DOUGLASS COMMUNITY CENTER, Key West, FL

COLLEGE OF THE FLORIDA KEYS UPPER KEY CAMPUS, Key West, FL

IGLESIA SAN JOSE, San José, PR



EDUCATION

North Carolina State University
Bachelor of Landscape Architecture

20 YEARS OF EXPERIENCE

COURTNEY MOORE PLA, ASLA, LEED AP

EDSA

Principal

Combining environmental stewardship and social responsibility with a design philosophy that focuses on elegance and simplicity, Courtney achieves timeless quality with every project he undertakes. Working on the historic 1 Hotel and Homes on South Beach, he renovated the building and grounds to a high aesthetic and environmental standards. Courtney is an experienced project manager able to shepherd a project from master planning to construction administration.

RELEVANT PROJECTS

1 HOTEL AND HOMES SOUTH BEACH, Miami, FL

MARINA VILLAGE AT ATLANTIS, Paradise Island, Bahamas

FOUR SEASONS RESORT AND RESIDENCE ANGUILLA, Anguilla, British West Indies



EDUCATION

Oklahoma State University
Bachelor of Landscape Architect

30 YEARS OF EXPERIENCE

JEFF SUITER PLA, ASLA

EDSA

Principal

Through an exploratory and collaborative design process, Jeff has a keen ability to visualize the connection between design and construction implementation. His designs create strong visual and physical connections between ecological systems and the urban grid. Over his nearly 30 years of experience, Jeff has developed a particular talent in sustainable design and in utilizing natural elements as disaster mitigation strategies.

RELEVANT PROJECTS

LAS OLAS BOULEVARD CORRIDOR, Fort Lauderdale, FL
SWIRE BACK BAY STUDY, Miami, FL
FOOD ARTS AND TECHNOLOGY (FAT) VILLAGE, Fort Lauderdale, FL



EDUCATION

University of Illinois at Urbana-Champaign
Master of Landscape Architect

19 YEARS OF EXPERIENCE

ASTRID HOFFMAN PLA, ASLA

EDSA

Principal

Astrid's dynamic and unconventional style makes her designs feel genuine and interpretive. She develops intricate spaces that afford discovery within the context of big picture concepts. With an international background and education that spans continents, she brings new vision to every project with an emphasis on sustainability and a focus on connectivity, multi-modal transportation and holistic urban environments.

RELEVANT PROJECTS

VALLE DE TIZAYUCA, Mexico
PARQUE DE VALDEBAS, Madrid, Spain
AYLA MARINA VILLAGE, Aqaba, Jordan



EDUCATION

Virginia Tech
Bachelor of Civil and Environmental
Engineering

14 YEARS OF EXPERIENCE

SARA BATTLES P.E.

KIMLEY-HORN

Lead Civil Engineer

Sara has extensive experience related to land development and infrastructure design for both local municipal and private sector developers. She specializes in park redevelopment for local municipalities, incorporating utilization of existing infrastructure, hydrologic and hydraulic analyses, erosion and sedimentation control, grading, accessibility, park access, and pedestrian conductivity.

RELEVANT PROJECTS

RIVERVIEW PARK REDEVELOPMENT, Sebastian, FL
HOSIE SCHUMAN PARK REDEVELOPMENT, Vero Beach, FL
KIWANIS HOBART PARK REDEVELOPMENT, Vero Beach, FL
SYMPATICO PLAZA, Port St. Lucie, FL



EDUCATION

Ohio Northern University
Bachelor of Civil Engineering

ULI Leadership Institute

FES Florida Engineering Leadership Institute

22 YEARS OF EXPERIENCE

JOHN MCWILLIAMS P.E.

KIMLEY-HORN

Lead Transportation Engineer

John has more than 22 years of traffic engineering and transportation planning experience in South Florida, including Key West and Monroe County. His work includes traffic impact studies, multimodal planning and design, parking analyses, and site plan and circulation development. He has been successful in developing creative transportation improvements and site circulation designs in constrained areas by combining his transportation planning knowledge with his expertise in design.

RELEVANT PROJECTS

KEY WEST RESORT AND CONFERENCE CENTER, Key West, FL

BAHAMA VILLAGE STREET IMPROVEMENTS PLAN, Key West, FL

HOLIDAY INN EXPRESS EXPANSION, Marathon, FL

BRICKELL CITY CENTRE, Miami, FL



EDUCATION

University of Toronto
Bachelor of Arts in Urban Studies

28 YEARS OF EXPERIENCE

ALLISON MEGRATH AICP, CNU-A

KIMLEY-HORN

Grant and Third-Party Funding

Allison has built a strong practice in grant writing and administration based on her career in community planning. She understands obtaining successful funding from a variety of sources is critical to many public sector projects, and works to identify alternative funding strategies for many local governments in Florida. Her experience includes identification, application preparation, tracking award announcements, administration, project implementation and grant award close-out.

RELEVANT PROJECTS

CDBD-MITIGATION GENERAL PLANNING FLOODPLAIN MASTER PLAN, Hollywood, FL

FRDAP GRANT, OJ PHILLIPS RECREATION PARK, Union County, FL

DEO TECH. ASST. GRANT DOWNTOWN STORMWATER IMPROVEMENT PLAN, High Springs, FL

DEO TECH. ASST. GRANT, COMPLETE STREETS & SAFETY ACTION PLAN, Temple Terrace, FL



EDUCATION

Maryland Institute College of Art
Bachelor of Fine Arts in Interior Architecture

30 YEARS OF EXPERIENCE

KEVIN KERN

505DESIGN

Principal, Director, Branded Environments

Kevin's passion for creating dynamic and memorable environments has touched both national and international design projects. His specialties include identity, wayfinding, amenity, and architectural signage design for retail, commercial mixed-use, entertainment, and residential community properties. Kevin is an involved Principal and Team Leader for 505's Branding and Environmental Graphic Studio.

RELEVANT PROJECTS

EVERMORE, Orlando, FL

KINGSLEY, Fort Mills, SC

NEXTON, Summerville, SC



EDUCATION

University of Cincinnati
Bachelor of Graphic Design

15 YEARS OF EXPERIENCE

ERIK VINCENT

505DESIGN

Senior Associate, Senior Designer

Erik is a detail-orientated professional with a keen eye for color, form and typography. He has worked on a variety of projects at 505Design ranging from branding and identity development to designing and implementing comprehensive environmental graphics and wayfinding programs for the build environment.

RELEVANT PROJECTS

EVERMORE, Orlando, FL

DOWNTOWN PALM BEACH GARDENS, Palm Beach Gardens, FL

US OLYMPIC & PARALYMPIC MUSEUM, Colorado Springs, CO



EDUCATION

Savannah College of Art and Design
Master of Graphic Design

Drexel University
Bachelor of Interior Design

7 YEARS OF EXPERIENCE

KELLY KLEINFELTER

505DESIGN

Associate, Designer

Kelly is an Environmental Graphic Designer with a passion for solving complex design problems. Her diverse background in interior design and graphic design allows for a unique approach to environmental graphics. Throughout her career Kelly has had the opportunity to work on a variety of projects from the early vision development, naming and branding through the design and implementation of environmental graphics.

RELEVANT PROJECTS

EVERMORE, Orlando, FL

KINGSLEY, Fort Mills, SC

DESIGN DISTRICT, Charlotte, NC



EDUCATION

Old Dominion University
Bachelor of Civil Engineering

Master of Coastal Engineering

23 YEARS OF EXPERIENCE

TIMOTHY K. BLANKENSHIP P.E.

MOFFATT & NICHOL, INC.

Coastal/ Civil Engineer

Tim has more than 23 years of experience with waterfront, marina, port infrastructure, and coastal engineering consulting projects throughout the U.S., Caribbean, and Central America. Based in Miami, Tim's work includes nearly two decades of coastal and civil engineering efforts in South Florida. He has planned, designed, and managed implementation of a variety of engineering projects throughout the region as well as led assembly of topographic/ hydrographic/ boundary and large-scale aerial mapping surveys, oceanographic data collection, and utility subsurface information assembly.



EDUCATION

University of Florida
Bachelor of Business Administration

Master of Urban and Regional Planning

23 YEARS OF EXPERIENCE

SCOTT LAGUEUX AICP, LEED AP, ENV SP

MOFFATT & NICHOL, INC.

Waterfront and Land Planner

Scott specializes in waterfronts and community planning. He embraces his role as a translator of client need and inherent site values into clear, compelling visions of the future underpinned with actionable plans for achievement. He has a passion for working on complex projects in varied locales and his 23 years of practice have taken him to engagements throughout the U.S. as well as more than 80 countries. His work includes efforts for coastal communities around the world, both on behalf of the cities and towns themselves and for developers, users, and operators.



EDUCATION

University of Florida
Bachelor of Civil Engineering
Master of Engineering
PHD in Coastal and Oceanographic
Engineering

7 YEARS OF EXPERIENCE

JACQUELINE M. BROWER PHD, PE

MOFFATT & NICHOL, INC.

Coastal Engineer/Scientist

Jackie has participated and led a wide range of coastal, estuary, port, marina, and riverine engineering projects throughout South Florida and the Caribbean. Specific areas of work effort include: coastal structure design; shoreline protection and beach nourishment projects; marina planning and circulation studies; coastal watershed hydrology studies; estuarine/riverine hydrodynamic, sedimentation and water quality evaluation; wetland related hydraulics and tidal muting studies; coastal and riverine flood control, protection and damage analysis; and, wave propagation modeling. Jackie also leads Moffatt & Nichol's coastal instrumentation and data collection program.



EDUCATION

Harvard University Bach. of Anthropology
University of Miami
Rosenstiel School of
Marine & Atmospheric Science
Master of Marine Affairs & Policy
Louisiana State University, PHD in
Oceanography and Coastal Sciences

20 YEARS OF EXPERIENCE

LYNETTE CARDOCH PHD, LEED AP

MOFFATT & NICHOL, INC.

Resilience and Adaption

Lynette is Moffatt & Nichol's Director of Resilience & Adaptation, leading collaborative efforts to deliver comprehensive resiliency solutions & adaptation services in the coastal zone. She is a coastal ecologist with over 20 years of experience in regulatory and water policies, coastal restoration, and urban and coastal resiliency. With her technical qualifications and collaborative management style, her assignments include steering interdisciplinary teams of engineers, scientists, and regulators. She has also worked closely with coastal utilities and natural resource agencies on integrated planning and operationalizing resiliency, particularly for coastal protection, storm surge, and interior flooding.



Qualifications

K2M Design, Inc.

www.k2mdesign.com

Founded in 2001, K2M Design is a full-service architectural and engineering firm with offices in Key West, Marathon, and Key Largo. Our award-winning expertise is supported by over 70 professionals in mainland offices. K2M has completed over 500 public projects in the Keys in the past 20 years, which includes experience working on projects with specific grant requirements, including dozens funded by the Monroe County Tourism Development Council. Our portfolio includes local civic, educational, recreational, hospitality, retail, residential and marine projects.

K2M Design prides itself on creating projects that reflect our client's vision. The launch of our enVISION studio personifies this reality, as its sole intent is to bring people and ideas together to evaluate a specific set of parameters for custom solutions. enVISION involves all Stakeholders in active collaboration to solve problems. Our partnerships are uniquely formed for the success of executing a project.

K2M's local presence and successful work in Key West positions us as the best architect to lead, conceptualize and complete the master planning of our historic icon. Our services for the Sunset Celebration include:

- » Visioning
- » Community Engagement
- » Assessment and Analysis
- » Programming and Prioritization
- » Project Management
- » Schematic Design
- » Design Development
- » Construction Documents and Administration

EDSA

www.edsaplan.com

EDSA is a world-class landscape architecture firm that has been developing exceptional urban environments for over 60 years. For our 150-person Team, design is a way of life – a professional philosophy, a creative rallying, and a shared purpose in support of excellence. Our global experience pays tribute to the passionate creation of distinctive, innovative, and inspiring environments.

Working in conjunction with nature to achieve impressive results with enduring appeal, we design outdoor spaces that are timeless, never forced – and establish relationships that strengthen these concepts for future projects and generations. With an eye toward holistic development, land preservation, and aesthetic cognizance, our designers improve the relationship between people and place. We graciously accept our role as stewards of the land and the built environment with the full creativity, integrity, and the commitment of our entire worldwide team.

While EDSA is one of the largest, uniquely disciplined planning, landscape architecture, and urban design firms in the world, it is our culture of collaboration and the available resources of the entire firm that allows us to provide a high level of specialized, client-focused service. Led by a collective of innovative-minded peers, our firm's culture fosters a positive environment, where our combined expertise and fluid ideas influence projects large and small. Beyond creating quality outdoor spaces, we care deeply about the human experience and how people feel, act and enjoy the spaces we create.

Our scope of services reflects our commitment to our strengths and showcases our belief in doing the right thing – for our planet, our clients, and society. Our services include:

- » Visioning and Regional Planning
- » Corridor Planning Studies
- » Public Consensus Building
- » Strategic Implementation Plans
- » Design Guidelines
- » Conceptual, Schematic, Detailed Site Design

KIMLEY-HORN

www.kimley-horn.com

The Kimley-Horn team has a passion for designing parks and urban design, and a proven track record of turning that passion into fully realized and implemented community spaces. Over a span of more than 20 years, Kimley-Horn has completed more than 100 public park and urban design projects throughout South and Southwest Florida.



Our success on past projects demonstrates the versatility and abilities of our experienced local staff, combining national design expertise, extensive local knowledge and experience, and a commitment to deliver. No Florida team has more design and implementation experience on parks in the last ten years than Kimley-Horn.

Kimley-Horn's unique approach prioritizes the seamless integration of urban design and civil engineering. This philosophy is engrained within our culture—our team knows how to effectively balance creativity and function. Our integrated team will conceptualize with an emphasis on the overall functionality and safety of the built environment, helping to ensure the initial vision is carried all the way through to the end user, resulting in a marquee, destination project that sets new standards for sustainable urban design, water resources engineering, and transportation engineer/planning.

Our staff's capabilities and experience in all types and sizes of projects; and with many professionals versed in complex regulatory processes, we confidently offer expert service in the following disciplines:

- » Predevelopment/ Roadway/ Bridge Design
- » Parking Planning and Design
- » Comprehensive DRI Services
- » Master Planning
- » Site Civil Engineering
- » Environmental Assessment/ Remediation
- » Surveying/Platting
- » Zoning Testimony and Assistance
- » Permitting
- » Transportation Planning/ Traffic Engineering
- » Access and Circulation Studies
- » Traffic Impact Analysis
- » Roadway and Bridge Design
- » Landscape/ Urban Design
- » Building Structures
- » Water/ Wastewater Treatment/ Collection Systems
- » Paving And Drainage
- » Marine Facilities/Coastal Engineering
- » Utilities
- » Stormwater Management
- » Noise/ Air Sampling/ Modeling/ Forecasting
- » Scheduling/ construction Admin

505DESIGN

www.505Design.com

505DESIGN is a dynamic multi-disciplinary firm that translates the stories of place into meaningful experiences in the built environment. The firm's services include Identity Development, Project Visioning, Logo + Graphic Design, Environmental Graphics, Architecture, Planning, Interior Design, Urban Interiors + Streetscapes.

505Design's BRANDED DESIGN STUDIO has a team of designers specializing in branding and design for the built environment. Our design services help our clients understand their brand and translate the vision into built elements. 505Design's Branded Environments studio has completed countless projects for municipalities and private developers in various market types that span the globe. Through our many design offerings, we craft identities and create unique experiences that are truly memorable. Our values of curiosity, enthusiasm, creativity, collaboration and quality inform our work from concept to completion.

For the Sunset Celebration / Mallory Square project, the Studio will assist the team with:

- » Identity Development
- » Project Visioning
- » Logo + Graphic Design
- » Environmental Graphics
- » Architecture + Planning
- » Interior Design
- » Urban Interiors + Streetscapes

MOFFATT & NICHOL

www.moffattnichol.com

Moffatt & Nichol (M&N) is a truly global infrastructure advisory firm providing engineering and consulting services for water's-edge projects in the marine terminal, transportation, energy, environmental, government and urban development markets. Our core values are to:

- » Attract the best practitioners
- » Work as a team
- » Earn a fair return
- » Respect employees and clients.
- » Operate always with honesty, integrity, and decency



For the Mallory Square effort, M&N will draw from several key areas of our global practice. These include:

Piers, Marinas, Wharves, and Waterfronts. Waterfront structures are a critical component of a marine facility: breakwaters that provide protection from waves and surging water; sheet pile walls and pile systems that support wharves, jetties and quays; and the piles, piers, fenders, and dolphins that provide a secure berth for ships to call. Since our inception, we have developed an unparalleled breadth and depth of project experience in the inspection, planning, and design of marine structures. Our projects include a broad range of waterfront structures including dry docks, piers, wharves, bulk-heads, deep and large foundations, fixed and floating dock systems, mooring and fendering systems, breakwaters, seawalls, and jetties for ports, harbors, marinas, and military installations. Our work also includes numerical and physical modeling; hindcasting and statistical analyses to determine design storm surge, wave height and current magnitudes; coastal morphological analyses; and the determination of hydrodynamic loads on structures.

Planning and Design for Ocean Going Passenger Vessels. Cognizant of Key West's recent referenda regarding cruise ships, M&N will assist the team in right-sizing infrastructure and landside components for vessels at Mallory Square. The planning and engineering of destination infrastructure and marine facilities is a unique subset of M&N's port practice. These facilities are an integrated system of waterside and landside components, each reliant on the other to ensure marine and logistical demands are met. Vessel arrival and departure. Guest disembarkation and boarding. Ground transportation and security. These operations follow certain metrics, and the planners and engineers at M&N have decades of demonstrated expertise with the physical and operational needs of vessels of all sizes.

Resilience and Adaptation. Our experts are skilled at providing forward-looking estimates ranging from sea level rise investigations to forecasting market trends that impact future economic use. As coastal scientists, engineers, and planners, we are used to dealing with the dynamic forces of the coastal zone: our team of experts plan, design, and build sustainable projects for drainage, flood and coastal defense, estuarine, and river basin management. We can predict the impacts associated with sea level rise, land subsidence and flood events. We work closely with developers and planning authorities to protect people and property, guard habitats and safeguard the wider environment.

DR. COREY MALCOM

cmalcom@melfisher.com

Dr. Corey Malcom is the Director of Archaeology at the Mel Fisher Maritime Heritage Society, Inc., in Key West, a position he has held since 1988. He holds a B.A. in Anthropology/Archaeology from Indiana University in Bloomington Indiana; an M.A. in Multidisciplinary Studies from Nova Southeastern University in Fort Lauderdale; and a Ph.D. from the Department of History at the University of Huddersfield, in Huddersfield, England.

Dr. Malcom's work on the history of the Keys' maritime past has been published in state, national and international journals. His GPR investigation of an unmarked slave burial ground in Key West led to the creation of the African Cemetery at Higgs Beach, commemorating the lost lives from the Henrietta Marie which sank off the coast of the Keys in 1860. That site is today on the National Register of Historic Places. Dr. Malcom currently serves as the Cultural Resources Chair of the Sanctuary Advisory Council of the Florida Keys National Marine Sanctuary and as President of the Key West Maritime Historical Society for the Florida Keys, Inc. He is an eminently respected historical scholar and resource for the Southernmost City.

REECE & ASSOCIATES

info@reecesurveying.com

Reece & Associates is a Florida Licensed Surveyor and Mapper LB 7846, is a minority owned business located on Big Pine Key for almost 30 years. Their staff of three Professional Surveyors is supported by experienced field and office teams allowing them to put five crews in the field, each with an AutoCAD draftsman as support. Reece and Associates takes great pride in delivering quality work on schedule. Their clients include the City of Key West, Spottswood Companies, the Florida Keys Aqueduct Authority and the U.S. Navy, among many others. In just the past 12 months, they have assisted in over 17 marina and waterfront redevelopment projects including the Keys largest new resort. In addition, by acquiring the survey records of four firms including Phillips and Trice, one of Key West's oldest surveying firms, they have compiled extensive records that allow the firm to provide historical evidence to support the results of their work on the ground.



631 GREENE STREET, Key West, FL

K2M Design has been working with the City of Key West on the restoration and revitalization of City properties at the Key West Seaport, most recently providing schematic designs, materials options and renderings for the historic Thompson ice house at the Key West Bight. The new design incorporates space for Reef Relief, outdoor gathering areas, multi-modal parking and a walking trail with sculptural, informational and interactive exhibits telling the history of the seaport.

Reference: Karen Olson, Dpty Director, Port & Marine Services, City of Key West
305.809.3803 | kolson@cityofkeywest-fl.gov



KEY WEST STEAMPLANT, Key West, FL

The Key West Steam Plant project was a \$28 million conversion of the waterfront's 1950's era industrial art deco designed steam plant that K2M Design designed into nineteen luxury condominiums providing a truly unique living space on the island of Key West. The creative integration of living units within the ongoing redevelopment of the historic seaport produced a one of a kind living environment that takes advantage of wonderful water and city views offering the conveniences of Key West's historic commercial district.

Reference: Ed Swift, President, HTA Properties
305.294.4142 | eswift@htaproperties.com



FREDERICK DOUGLASS, Key West, FL

This project is a prime example of how K2M Design listens. K2M has been working with the City to develop a new community center adjacent to the Frederick Douglass Gym in Bahama Village. Realizing that initial concepts were not consonant with the City's vision, K2M Design re-imagined the project. By consulting with end-user groups including the Bahama Village Music Program and Bahama Village Redevelopment Advisory Committee as well as City staff, a fresh, functional, efficient design that will mesh with the surrounding structure was completed and approved by the Historic Architecture Review Committee.

Reference: Steven McAlearney, Director of Engineering, City of Key West
305.809.3747 | smcalearney@cityofkeywest-fl.gov



LITTLE WHITE HOUSE, Key West, FL (above)

K2M Design completely overhauled the mechanical system and emergency generators for the entire property. The new mechanical system was designed to fit seamlessly within the historical context and maximize the preservation of the home and interiors. Additionally, the team was hired to perform minor renovations to the mechanical and electrical systems along with exterior renovations to repair the historic structure after hurricane damage. This work was funded through a grant with the TDC and Monroe County.

Reference: Steven McAlearney, Director of Engineering, City of Key West
305.809.3747 | smcalearney@cityofkeywest-fl.gov

PATRIOT PLAZA, Baltimore, MD (below)

Concepts for this redesign focused on creating a central, character-defining, programmable public space for the County, and forming a connection amongst the plaza, the historic courthouse gardens, adjacent streets, and existing memorials. The addition of the elevated memorial garden reinforces a sense of prominence. A gateway plaza, food truck stations, shade pavilions, amphitheater, art, fountains, landscaping, playground, and seating encourage interactions from the street and within. EDSA addressed the need for an iconic public realm open space and improved accessibility during the conceptual design phase, as well as collaborating on a design vision and framework with stakeholder groups.

Reference: James Stevenson, Baltimore County
410.887.6566 | jstevenson@baltimorecountymd.gov





CAIRO CENTRAL PARK, CAIRO, EGYPT (above)

An ambitious public space, "The Green River," will become the largest central urban park in the world. The master plan establishes a network of walkable park spaces leaving selected areas as sculpted hinterland. Seven interconnected strands flow through the space, bending and reacting to the forces of the adjacent land uses, forming a linear structure of smaller, walkable sub-parks. EDSA led design workshop and site reconnaissance, developed a conceptual site plan illustrating options related to land use, vehicular, service, and pedestrian circulation, recreation and other amenities, preservation of significant site features, overall landscape massing, and open space systems.

Reference: Dr. Rowaida Rashed, Director of BD Cairo Central Park
20117000467 | rowaida.rashed@oekoplan.com

VALETTA WATERFRONT, Valetta, Malta (below)

EDSA's restoration of this 500-year old waterfront positively changed the environment. Development included the restoration of the historic Forni and Pinto stores, addition of piazzas and public spaces, staging for cruise ships and tourist activities, and enhanced vehicular and pedestrian circulation. Critical to the restoration, was uncovering the historic waterfront edge and waterfront steps. The results led to increased economic sustainability, reduction of impervious areas, improvement to surrounding pedestrian activities, utilization of indigenous construction, planting, and paving materials, as well as restoration of culturally significant buildings and waterfront.

Reference: Chris Falzon, CEO VISET Waterfront/ Malta Enterprise Corp.
011.356.9942.35507 | chris.falzon@maltaenterprise.com





OWENSBORO RIVERFRONT, *Owensboro, KY*

Reclaiming the riverfront as a public recreational amenity, this master plan details a walkable promenade, signature accessible playground, outdoor children's museum, marina facilities, streetscape improvements, and pocket parks. The design is unified through detailed elements such as a fountain plaza that pays homage, in pattern, to the rooster tail of a hydroplane boat. Focal points and a series of outdoor event spaces connect to the existing street grid for an inviting public realm. In creating a downtown critical mass, the waterfront district includes iconic entryways, traffic calming roadways, and expanded pedestrian access to the water through cohesive landscape treatments, entry statements, hardscape, lighting, and site furnishings.

For nearly a decade, **EDSA** led a series of community consensus building efforts resulting in a master plan and implementation of several strategic projects including

the Riverpark Center, Mitch McConnell Plaza, POW/ MIA Memorial, English Park Scenic Overlook, Smothers Park, and Riverfront Crossing. As a result of the plan and projects, the riverfront has sparked a tremendous amount of redevelopment for the warm-hearted town.

Reference: **Tony Cecil**, former Operations Manager, City of Owensboro
270.929.4188 | tcecil@gmail.com



FAT VILLAGE, Fort Lauderdale, FL

Set against an emerging metropolitan backdrop, the Food, Arts and Technology (FAT) Village caters to originality, experiential design and social entertainment. Textured walls and murals complement the lighting and curated aesthetic for a 7-day/ 18-hour energy of place. Globally inspired by organically-grown, gritty urban districts and the existing spirited art scene, the refined, walkable neighborhood brings a revitalizing, eclectic vibe to downtown. EDSA was responsible for master planning and entitlements for the pedestrian district. The site's phased development strategy lays a promising foundation for a well connected urbanization in the Fort Lauderdale cityscape.

Reference: Alan Hooper, FAT Village Properties, LLC.
954.761.1628 | alan@hooperconstruction.net



LAKE NONA TOWN CENTER, Orlando, FL

EDSA developed the program from a site planning perspective. With an impressive collection of retail offerings and restaurants, a 4-story office building, dual-brand Marriott hotel, and outdoor event facility, the open-air complex is situated to support surrounding residences. Serving as a gateway to future development, the destination shines with iconic architecture and an expansive urban plaza. An arrival gateway, circulation nodes and open lawns create a hub of activity. Based on a need for flexibility and transition, the concept utilizes a continuous paving pattern, curb-less streetscapes, and retractable bollards to unify pathways and allow for flexible space.

Reference: Darren Pellegrin, Tavistock Development Company
225.505.9696 | dpellegrin@tavistock.com



SAVANNAH HISTORIC STREETScape, Savannah, GA

As a part of a larger downtown revitalization, the City has begun to reclaim its most notable streets and urban corridors. Inspired by the town's historic and coastal roots, the streetscape features widened sidewalks, new walkways, information kiosks, bike lanes and racks, bioswales, and plantings. Once implemented, the plan will provide a safe, walkable public realm. EDSA conducted several public meetings to build consensus and garner feedback for the downtown streetscape improvement project. The resulting plan for three of the city's most storied thoroughfares preserves the city's history and timeless beauty, while continuing to exceed visitors' expectations.

Reference: Bridget Lidy, Plng. & Urban Design Director City of Savannah
912.525.3097 | blidy@savannahga.gov



LAS OLAS CORRIDOR, Fort Lauderdale, FL

The design of Las Olas Corridor in Fort Lauderdale, Florida creates strong visual and physical connections to the beach while prioritizing pedestrian circulation and establishing iconic public gathering spaces. With an understanding for future development, sustainability preferences and programming opportunities, the legacy infill project maintains roadway functionality while preserving view corridors.

The concept consolidates parking for increased public green space in addition to establishing boundary markers, creating an arrival court, and reinforcing walkable connections from water to water. The functional design includes streetscape enhancements, multi-modal transportation alternatives and the incorporating of natural and man-made patterns to

form a juxtaposition between ecological systems and the urban grid for a catalytic public realm.

EDSA provided overall project management, design development and construction period services that address the realignment of Las Olas Boulevard as well as the redevelopment of Oceanside Park, the Intracoastal promenade and public amenity deck in addition to re-purposing surface parking into green space.

Reference: **Tom Green, Senior Beach Manager City of Fort Lauderdale**
954.828.4008 | tgreen@fortlauderdale.gov



DUBAI OPERA HOUSE, Dubai, UAE

The multi-functional performance venue cements Dubai's position as a hub of culture and entertainment. Inspired by the movement of wave forms, the ship-like bow of the Opera House serves as a transformative anchor for downtown's largest, open space. The contemporary feel of the plaza, gardens and park incorporate multi-level paving and planting textures, and a layered shade structure that creates a visual identity from the boulevard. Interactive water features build excitement and then vanish to accentuate hardscape elements. EDSA's detailed design of the public realm establishes unique character components that collectively produce a cohesive visitor experience.

Reference: Dene Murphy, Chairman, Mirage Mille Leisure and Development
27 11 236 1800 | denem@mld.co.za



SIESTA KEY BEACH PARK, Sarasota, FL

Kimley-Horn worked with Sarasota County for the implementation of this \$21M project. Construction was sequenced to minimize interruption during peak tourist season. Services included programming, park design, landscaping, civil engineering, construction documents, and permitting. Design components included a beach-front esplanade to connect key park components; improved traffic circulation; parking; indigenous architecture; beautification consistent with a "world class" beach park; wayfinding signage; sustainable design to respect the environment and wildlife. Project activities required an Environmental Resource & Coastal Construction Control Line permits.

Reference: Curtis Smith, Project Manager, Sarasota County
941.861.0564 | crsmith@scgov.net



MIAMI UNDERLINE, Miami, FL

Kimley-Horn led the transportation planning and civil engineering support aspects of The Underline Master Plan for this iconic bicycle and pedestrian greenway and urban linear park under the Miami-Dade Metrorail corridor. Services included site analysis, mobility and transportation safety recommendations, framework plan support, key agency review meetings, and public meeting support. Kimley-Horn has continued to assist to achieve the vision of the Master Plan, as well as prepared a traffic engineering study that forecasted the potential usage of The Underline and estimated the amount of motor vehicle trip reduction on U.S. 1 Corridor. The study resulted in the approval for the use of Miami-Dade Road Impact Fee (RIF) funding.

Reference: Irene Hegedus, Chief of Transp. Enhancements, Miami-Dade Co.
305.798.6253 | irene.hegedus@miamidade.gov



PERRY HARVEY PARK DESIGN, Tampa, FL

Kimley-Horn provided design services for the renovation of Perry Harvey Park. Themed around Tampa's Central Avenue neighborhood and business district's rich and vibrant history, this project offered an exciting opportunity to celebrate Tampa's past while enriching the user experience through implementation of enhanced park features.

Key program elements included a Central Avenue History Walk, transformation of the existing skate bowl into a state-of-the-art skating facility, and reinvigoration of the park as a neighborhood destination and family gathering area. Landscape architecture and engineering services included program refinement; construction cost estimation; schematic design and design development;

preparation of construction documents for bidding; submittal and tracking of all regulatory permit applications; ADA and City of Tampa code compliance; shop drawing reviews; associated activities required during construction; and public involvement.

The project won the 2017 Award of Honor from the Florida Chapter of the American Society of Landscape Architects.

Reference: Brad Suder, Super. Planning, Design and Natural Resources Div.
813.274.5141 | brad.suder@tampagov.net



REGATTA PARK, Miami, FL

Kimley-Horn provided civil engineering design services of Regatta Park from concept through construction administration. Regatta Park is a new 15-acre waterfront passive park that transformed the underutilized waterfront into a more cohesive and vibrant public space that helped connect the public to the waterfront. The main features of the park included the Expo Lawn, Regatta Lawn, tropical gardens, promenade, multi-use path connector, Tree Alee, and children's play area.

Reference: Maria M. Pineda, Dir. of Community and Economic Development
305.259.1234 | mpineda@palmettobay-fl.gov



CHARLOTTE HARBOR GATEWAY HARBOR WALK,
Charlotte Harbor, FL

Kimley-Horn's plan provided consistency with the existing environmental conditions. Wetland and protected riparian vegetation were delineated to micro-site park components to minimize and avoid potential impacts. The stormwater system incorporated bioswales and pervious pavement to increase water quality treatment and reduce runoff. Additional water quality treatment was provided to capture untreated runoff from US 41. Also included was exotic removal and shoreline restoration, rehabilitate and reconstruction of a seawall, the construction of a fishing pier, water taxi dock, and a pedestrian bridge under US 41 over tidal waters.

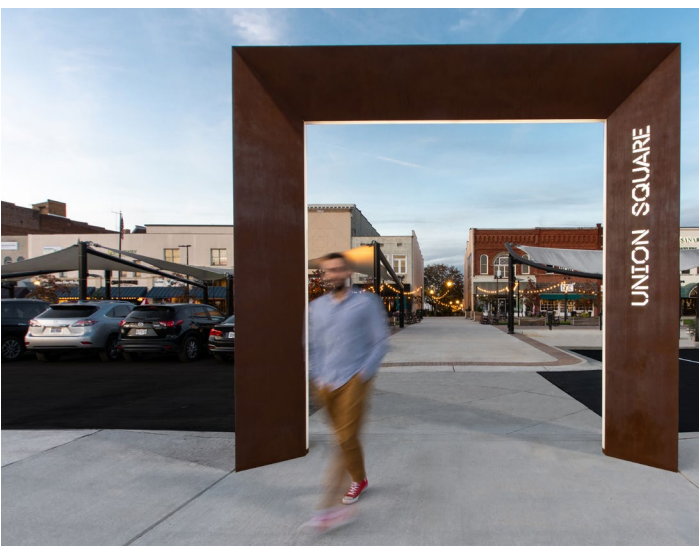
Reference: **Kelly Slaughter, Engineering Project Manager**
941.575.3657 | kelly.slaughter@charlottecounty.gov



BAHIA URBANA, San Juan, Puerto Rico

505Design worked with the Government of Puerto Rico providing visioning and urban interiors for this major revitalization of the capital's waterfront. Through the creation of a series of vibrant and diverse neighborhoods, Bahia Urbana has returned the waterfront to the people of San Juan and Puerto Rico. Bahia Urbana connects the urban pattern of Old San Juan with Canal San Antonio, the Convention Center District, and other nodes of activity through a multi-modal transportation network. Goals of the project were to stimulate growth that is economically, socially, and environmentally sustainable; and to create an inviting and eclectic gathering place.

Reference: **Thomas Archer, Sr. VP, Devel. Skanska USA Commercial Devel.**
202.777.8600 | thomasarcher@skanska.com



UNION SQUARE, Hickory, NC

Union Square is a linear urban park and pedestrian promenade located in Downtown Hickory, North Carolina. The City engaged **505Design** to provide identity placemaking and wayfinding services for this important town center. 505Design provided the design and coordination of specialty amenities, which included signature pedestrian gateways, a performance stage and public restrooms, identity signage components and wayfinding design.

Reference: **Rick Beasley, Asst. City Manager, City of Hickory**
828.406.0627 | rbeasley@hickorync.gov



FOUNTAIN PARK, Rock Hill, SC

505Design collaborated in the creation of a signature community park for the City of Rock Hill, South Carolina. As part of our visioning and identity placemaking services, 505Design created iconic monument pylons along the City's Main Street signifying the park and announcing its entry. In addition to the pylons, 505Design created a unique performance stage canopy as a modern interpretation of a cotton loom, a nod to Rock Hill's textile heritage and evocative of the project's "Textile to Technology" design vision.

Reference: Richard Petersheim, Partner LandDesign
704.333.0325 | rpetersheim@landdesign.com



EVERMORE ORLANDO RESORT, Orlando, FL

505Design is currently working with Dart Interests to design and develop "signature memorable moments", signage and wayfinding items for Evermore Orlando Resort. This 4-star exclusive resort will offer unparalleled experiences for vacation travelers in Orlando, Florida. The resort will feature an 8-acre pool, a Conrad Hilton Hotel, vacation villas & homes nestled alongside world-class amenities within a tropical modern setting. Evermore will open its doors in May 2023.

Reference: Brandon Huffman, Devel. Mngr., Planning, Dart Interests of FL
407.698.4640 | bhuffman@dartinterests.com

Conclusion

K2M Design is eager to work with the City of Key West to reinvigorate Mallory Square, re-energize the Sunset Celebration and revitalize this historic Key West center. For many of us, this is more than a "project" -- it is an opportunity to make a significant contribution to the place we call home. Key West's Sunset Celebration is world-renowned, a "bucket list" item for visitors from around the globe. This iconic area calls for the attention of world-class professionals, and that's the team we are offering the City. Our team is unmatched in its ability to provide the depth of experience, level of expertise, commitment to excellence and passion for this project that it deserves.

Thank you for the opportunity to be part of this process on such an important design project. We sincerely hope you will choose the **K2M Design Team** for the **Sunset Celebration/ Mallory Square Master Plan**.



ANTI-KICKBACK AFFIDAVIT

STATE OF Florida

COUNTY OF Monroe

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

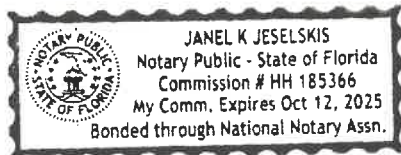
BY: _____

[Handwritten Signature]

sworn and prescribed before me this 1st day of Feb, 2021

NOTARY PUBLIC, State of Florida

My commission expires: 10-12-25




NON-COLLUSION AFFIDAVIT

STATE OF Florida
COUNTY OF Monroe

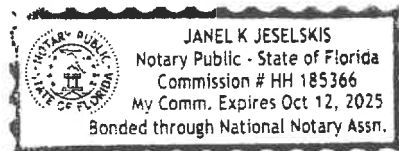
I, the undersigned hereby declares that the only persons or parties interested in this Proposal are those named herein, that this Proposal is, in all respects, fair and without fraud, that it is made without collusion with any official of the Owner, and that the Proposal is made without any connection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

By: 

Sworn and subscribed before me this

1st day of February, 2021.

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 10-12-25



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

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

1. This sworn statement is submitted for Heather Carruthers - Keys Principal in Charge
(print individual's name and title)

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

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

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

65-1246327

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

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

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

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

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

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH ONE (1) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM

REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR THE CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

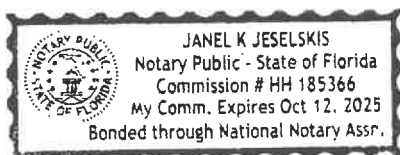
Heather Smith
(SIGNATURE)
Feb. 1, 2022
(DATE)

STATE OF *Florida*
COUNTY OF *Monroe*

PERSONALLY APPEARED BEFORE ME, the undersigned authority
_____ who, after first being sworn by me,
(name of individual)
affixed his/her signature in the space provided above on this
1st day of *Feb*, 2021

Janel Jeleskis NOTARY PUBLIC

My commission expires: *10-12-25*



EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF Florida

COUNTY OF Monroe

I, the undersigned hereby duly sworn, depose and say that the firm of K2M Design,
Inc.

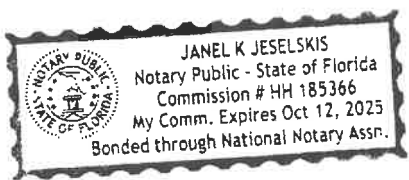
provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses, per City of Key West Code of Ordinances Sec. 2-799.

By: [Signature]

Sworn and subscribed before me this 1st day of February 2022.

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 10-12-25
Janel Jeselskis



CONE OF SILENCE AFFIDAVIT

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

STATE OF Florida

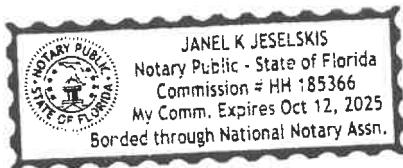
COUNTY OF Monroe

I the undersigned hereby duly sworn depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of K2M Design, Inc. have read and understand the limitations and procedures regarding communications concerning City of Key West issued competitive solicitations pursuant to City of Key West Ordinance Section 2-773 Cone of Silence (attached). Sworn and subscribed before me this

1st day of February, 2021

Janel K. Jeselskis
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 10-12-2025



[Handwritten signature]

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*)

CITY OF KEY WEST INDEMNIFICATION FORM

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

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

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

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

COMPANY SEAL

PROPOSER:

K2M DESIGN

1150 Virginia Street, Key West, FL 33040

Address

Signature

Heather Carruthers

Print Name

2/1/2022

Date

Keys Principal in Charge

Title

NOTARY FOR THE PROPOSER

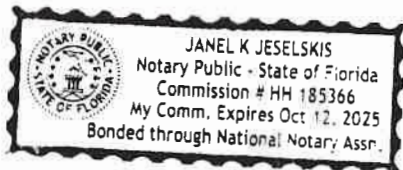
STATE OF Florida

COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 1st day of Feb., 2021. By Heather Carruthers,
of Keys PIC (Name of officer or agent, title of officer or agent)
K2M Design, Inc. (Name of corporation acknowledging)
or has produced FLDL as identification. Personally Known

Janel K Jeselskis

Signature of Notary



Return Completed form with

Print, Type or Stamp Name of Notary

Supporting documents to: City of Key West Purchasing

Notary Public

Title or Rank

**VENDOR CERTIFICATION REGARDING
SCRUTINIZED COMPANIES LISTS**

Respondent Vendor Name: K2M Design, Inc.
Vendor FEIN: 65-1246327
Vendor's Authorized Representative Name and Title: Heather Carruthers, Principal in Charge
Address: 1150 Virginia St.
City: Key West State: FL Zip: 33040
Phone Number: 305.509.2122
Email Address: hcarruthers@k2mdesign.com

SECTION 287.135(2)(A), FLORIDA STATUTES, PROHIBITS A COMPANY FROM BIDDING ON, SUBMITTING A PROPOSAL FOR, OR ENTERING INTO OR RENEWING A CONTRACT FOR GOODS OR SERVICES OF ANY AMOUNT IF, AT THE TIME OF CONTRACTING OR RENEWAL, THE COMPANY IS ON THE SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST, CREATED PURSUANT TO SECTION 215.4725, FLORIDA STATUTES, OR IS ENGAGED IN A BOYCOTT OF ISRAEL. SECTION 287.135(2)(B), FLORIDA STATUTES, FURTHER PROHIBITS A COMPANY FROM BIDDING ON, SUBMITTING A PROPOSAL FOR, OR ENTERING INTO OR RENEWING A CONTRACT FOR GOODS OR SERVICES OVER ONE MILLION DOLLARS (\$1,000,000) IF, AT THE TIME OF CONTRACTING OR RENEWAL, THE COMPANY IS ON EITHER THE SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR THE SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST, BOTH CREATED PURSUANT TO SECTION 215.473, FLORIDA STATUTES, OR THE COMPANY IS ENGAGED IN BUSINESS OPERATIONS IN CUBA OR SYRIA.

AS THE PERSON AUTHORIZED TO SIGN ON BEHALF OF RESPONDENT, I HEREBY CERTIFY THAT THE COMPANY IDENTIFIED ABOVE IN THE SECTION ENTITLED "RESPONDENT VENDOR NAME" IS NOT LISTED ON EITHER THE SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST, SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR THE SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST I UNDERSTAND THAT PURSUANT TO SECTION 287.135, FLORIDA STATUTES, THE SUBMISSION OF A FALSE CERTIFICATION MAY SUBJECT SUCH COMPANY TO CIVIL PENALTIES, ATTORNEY'S FEES, AND/OR COSTS AND TERMINATION OF THE CONTRACT AT THE OPTION OF THE AWARDING GOVERNMENTAL ENTITY.

CERTIFIED BY: Heather Carruthers, Principal in Charge,
PRINT NAME *PRINT TITLE*

WHO IS AUTHORIZED TO SIGN ON BEHALF OF THE ABOVE REFERENCED COMPANY.

Authorized Signature: .

Exhibit B: Submitter Ranking Form

Project Name: **Sunset Celebration/ Mallory Square Master Plan**

Project Number: RFQ #22-002

Firm K2M Design

Date 02.02.2022

SELECTION CRITERIA	POINTS ALLOWED
Vendor's history and success in performing similar projects (including subconsultant teams) through examples and references.	20
Qualifications and experience of assigned personnel	15
Landscape architecture design experience specific to South Florida and the Florida Keys region	20
Landscape architecture design experience specific to oceanfront sites	20
Depth of architectural design experience associated with historic sites and structures	20
Public participation expertise	5
Total Points	100



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

ADDENDUM NO. 1

**Sunset Celebration/Mallory Square
Master Plan
RFQ # 22-002**

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

QUESTIONS/ CLARIFICATIONS:

1. Can an Architectural Firm prime this project? Or can both Landscape Architectural firms and Architectural Firms prime this?

Response - Both architectural firms and landscape architectural firms can serve as prime contractor. An architectural firm with a strong landscape architect on the team would likely score higher than an architectural firm that does not identify a landscape architect on their team.

2. Do we have to submit an application for the City of Key West Business Tax Receipt before submitting a proposal? Or is this something that the selected firm will obtain after being awarded?

Response -The City of Key West Business Tax Receipt may be obtained after a firm is selected.

3. Was there an Architectural firm involved in creating the Community Vision Plan? If so, can you please let us know who was that firm and will they be precluded from pursuing this project?

Response - No, there was not an Architectural firm involved in creating the Community Vision Plan. It was facilitated by City of Key West Planning Department staff and input was made by City of Key West residents.

4. Also, we would like to attend the mandatory pre-bid meeting via Zoom. Could you please send us the invite?

Response - Join Zoom Meeting

<https://cityofkeywest-fl-gov.zoom.us/j/84465958507?pwd=V0Jzd3c3RG9LNndScVB5QnNla1BZZz09>

Meeting ID: 844 6595 8507

Passcode: 326516

One tap mobile

+16465588656,,84465958507#,,,,*326516# US (New York)

+13017158592,,84465958507#,,,,*326516# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 844 6595 8507

Passcode: 326516


5. Will tabs and table of content count towards the page limit?

Response - Tabs and table of contents will not count towards the total.

6. Can the proposal be in 11 x 17 landscape format?

Response - Proposed site plans can be presented in 11 x 17 landscape format.

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


Signature

K2M Design, Inc.
Name of Business



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

ADDENDUM NO. 2

Sunset Celebration/Mallory Square Master Plan RFQ # 22-002

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

QUESTIONS/ CLARIFICATIONS:

1. How Many firms will be selected?

Response - The final selection will be for a single consultant team.

2. Can you please provide the overall budget for this project?

Response - The City does not yet have a budget for this project.

3. In addition to my previous questions and considering addendum #1 item #6, please clarify if we can present our proposal book in 11x17 landscape format or only for the proposed site plans? Please clarify.

Response - Only proposed site plans should be submitted in 11x17.

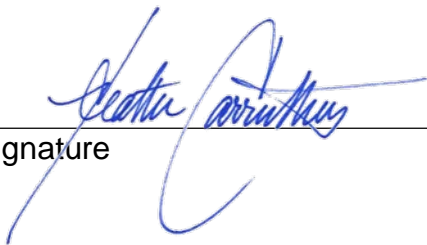
4. We are confused by Answer #6, as it states that "*Proposed site plans can be presented in 11 x 17 landscape format*". However, the RFQ does not require for proposals to submit proposed site plans. Please confirm if the City will like the Qualifications Proposal to include a site plan.

Response - Proposals do NOT require a site plan; responses will be evaluated per Exhibit B: Submitter Ranking Form.

5. RK&K is researching RFQ #22-002 Sunset Celebration/Mallory Square Master Plan. Page 5 (Section B.2) references the Duval Revitalization and Resiliency Plan. Can you provide a link to this plan?

Response - The Duval Revitalization and Resiliency Plan has not yet been drafted; the City will release an RFQ to identify a consultant to assist the City to initiate this project in early 2022.

All Bidders shall acknowledge receipt and acceptance of this **Addendum No. 2** by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.

A handwritten signature in blue ink, appearing to read "Heather Caruthers", is written over a horizontal line.

Signature

K2M Design, Inc.

Name of Business



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

ADDENDUM NO. 3

**Sunset Celebration/Mallory Square
Master Plan
RFQ # 22-002**

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

QUESTIONS/ CLARIFICATIONS:

1. Would you mind confirming if the cover, back covers, table of contents, and dividers pages between sections are outside the proposal page limitation (15 double-sided pages (30 single)?)

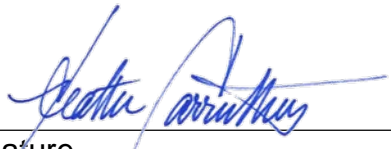
Response - The cover, back covers, table of contents, and dividers pages between sections are not counted against the proposal page limitation; pages that include substantive copy only would count toward the limitation.

2. Answer 1 from Addendum No. 1 says "Both architectural firms and landscape architectural firms can serve as prime contractor. An architectural firm with a strong landscape architect on the team would likely score higher than an architectural firm that does not identify a landscape architect on their team."

However, the Selection Criteria from Exhibit B says that teams will be evaluated based on "Landscape architecture design experience specific to South Florida and the Florida Keys region" and "Landscape architecture design experience specific to oceanfront sites". As an Architectural firm, we do not provide Landscape services in-house, so we will have to get a subconsultant to cover the landscape scope. So for the previous mentioned criteria, will we be evaluated based on the Landscape Sub's experience? OR based on the Prime experience even though we are not a Landscape Architectural firm? Does these two criteria have to be met by the Prime?

Response - Yes, you will be ranked based on the landscape architect subconsultant's experience for those criteria that deal directly with landscape architecture. It is advisable to also include your architectural experience associated with the scoring criteria as both of these types of professional services are needed, as outlined in the RFQ.

All Bidders shall acknowledge receipt and acceptance of this **Addendum No. 3** by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.

A handwritten signature in blue ink, appearing to read "K2M Design, Inc.", written over a horizontal line.

Signature

K2M Design, Inc.

Name of Business



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

ADDENDUM NO. 3

**Sunset Celebration/Mallory Square
Master Plan
RFQ # 22-002**

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

QUESTIONS/ CLARIFICATIONS:

1. Would you mind confirming if the cover, back covers, table of contents, and dividers pages between sections are outside the proposal page limitation (15 double-sided pages (30 single)?)

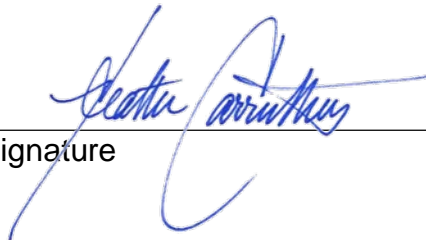
Response - The cover, back covers, table of contents, and dividers pages between sections are not counted against the proposal page limitation; pages that include substantive copy only would count toward the limitation.

2. Answer 1 from Addendum No. 1 says "Both architectural firms and landscape architectural firms can serve as prime contractor. An architectural firm with a strong landscape architect on the team would likely score higher than an architectural firm that does not identify a landscape architect on their team."

However, the Selection Criteria from Exhibit B says that teams will be evaluated based on "Landscape architecture design experience specific to South Florida and the Florida Keys region" and "Landscape architecture design experience specific to oceanfront sites". As an Architectural firm, we do not provide Landscape services in-house, so we will have to get a subconsultant to cover the landscape scope. So for the previous mentioned criteria, will we be evaluated based on the Landscape Sub's experience? OR based on the Prime experience even though we are not a Landscape Architectural firm? Does these two criteria have to be met by the Prime?

Response - Yes, you will be ranked based on the landscape architect subconsultant's experience for those criteria that deal directly with landscape architecture. It is advisable to also include your architectural experience associated with the scoring criteria as both of these types of professional services are needed, as outlined in the RFQ.

All Bidders shall acknowledge receipt and acceptance of this **Addendum No. 3** by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.

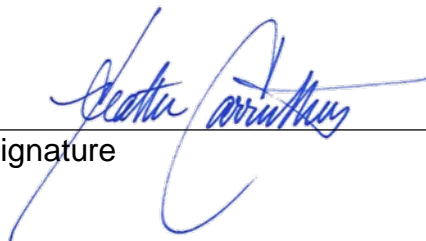


Signature

K2M Design, Inc.

Name of Business

All Bidders shall acknowledge receipt and acceptance of this **Addendum No. 4** by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.



Signature

K2M Design, Inc.

Name of Business