

BEHAR • FONT & PARTNERS, P.A.

ARCHITECTURE
PLANNING
INTERIORS

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Coral Gables, Florida 33146

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City of Key West
Request for Qualifications
Archtiectural Services
RFQ #17-001

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April 10, 2017

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

**Re: Request for Qualifications
Architectural Services
RFQ No. 17-001**

To whom it may concern,

Behar Font & Partners, P.A. in association with Michael Jason Bier Architect (MJBA) is pleased to submit our qualifications for "Architectural Services" RFQ No. 17-001.

Since 1992 Behar Font & Partners, P.A. has proudly served and worked continuously with our clients by providing a full range of architectural services to enhance the quality of life in various communities and meet the needs of its users and residents. We presently employ 29 high skilled innovative professionals at our offices in Coral Gables, Atlanta and Connecticut.

Our proposed Project Manager Eddie Lamas is very familiar with Architectural and miscellaneous services contracts for Municipalities. Mr. Lamas understands that these services require immediate attention and response. These contracts are "on call" and during his tenure with Stantec he managed over 6 contracts for the firm.

Behar Font & Partners' principals have a hands on approach on all their projects with a combined 65 years of Architectural experience and have served the private and public sector for a wide variety of project types including numerous municipal contracts and facilities which our Project Manager Eddie Lamas will administer and facilitate.

Our team is composed of consultants which have extensive experience working with us in any type of project thus our ability to provide immediate response. Our key team members are:

- Michael J. Bier Architect – Assistant Project Manager & Construction Administration
- Civic Construction – Cost Estimates, Value Engineering & Office QC Overview
- Stantec – Civil & Environmental Engineering

Our experience in Design Build, CM at Risk and Bid-Build Construction Methodology gives us a most valuable asset in the delivery and scheduling alternatives of our projects to be on time and on budget. Our design approach and services evolved through a collaborative effort with the clients we serve matching expertise to client and community goals, advocating your vision.

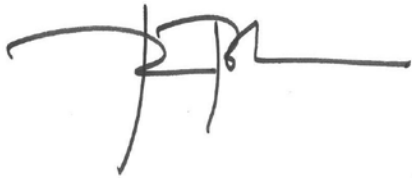
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Certification No. AA2451

BEHAR FONT

We thank the City of Key West for giving us an opportunity to submit our qualifications and pledge our commitment to provide our Architectural Services to the City and its constituents.

Attached herewith, we have included the requested documentation. As prime proposers and on behalf of our consultants, Behar Font & Partners, P.A. is confident that you will find our qualifications to meet your expectations.

Respectfully,

A handwritten signature in black ink, appearing to be 'R. Behar', with a horizontal line extending to the right.

Robert Behar, Principal, LEED AP
Behar Font & Partners, P.A

COMPANY PROFILE

Behar Font & Partners, P. A. is a professional organization dedicated to the practice of architecture, planning and interior design. Our principals have a combined total of 70 years of architectural experience and, as such, have served as architects and designers for a wide variety of project types. This varied experience includes retail facilities from individual stores to shopping malls, residential facilities from single-family residences to multi-unit complexes to affordable housing developments, professional office centers, religious architecture, governmental facilities, educational facilities and multi-use complexes. Confident in our ability and experience, we continue to dedicate ourselves to the design of creative, functional, flexible and efficient projects.

Behar Font & Partners, P. A. offers complete architectural services encompassing feasibility and zoning studies, establishment of environmental performance standards, strategic growth management, land use objectives, economic objectives, programming, master planning, cost estimating, architectural design, construction document preparation, securing of local approvals/permits, as well as contract and construction administration. Our interior design services ranges from space planning to furniture and equipment purchasing.

Commercial Projects:

Gables 4585 Ponce, a 250 luxury rental units building with approximately 26,000 sq.ft of ground level retail completely surrounded by pedestrian arcades and a decorative plaza; 4535 Gables Ponce II, a 119 luxury rental units building with approximately 20,800 sq.ft of office space completely surrounded by pedestrian arcades. Aventura Optima, the first



LEED Platinum Certified high-rise in the city and the second in the state. Aventura Optima encompasses a nine-

story office tower and four-story medical building connected by a sprawling rooftop terrace with an eight story parking garage consisting of approximately 427 parking spaces. The 20,000 square foot rooftop facility showcases an outdoor jogging trail and sophisticated indoor exercise room amongst intimate green spaces and scenic views; Nordica, a new eighteen (18) story condominium building with approximately 128 units and a parking structure for approximately

200 parking spaces; Brickell View Terrace a new twenty three (23) story rental



apartment building consisting of 100 affordable housing units, retail areas at the ground floor and an amenity level, 72 market rate units and rooftop amenities, a free standing nine (9) story parking garage with 352 parking spaces, 1,460 square feet of retail/office at the ground level and rooftop amenities; Mediterranean a seventeen (17) story mixed-use condominium building with approximately 199 residential units and 8,000sf of retail space; Altos de Miami a sixteen (16) story mixed-use condominium building with approximately 128 units and 18,000 sf of retail/office space; Miami Green, a thirteen (13) story office building to be LEED certified with a thirteen-level parking garage of 276 spaces; Merrick View, an eight (8) story mixed-use project incorporating retail and commercial office space in Coral Gables, Florida; Verde Gardens, consists of 145 unit town-home development on over 35 acres. The community includes 29 town-home buildings, a community center, a farmers market, a nursery, open plaza areas, and a 3 acre linear park. It is designed with traditional neighborhood development principals and is to be LEED certified; Reims Office Building, a new two (2) story single tenant office building with covered parking at the first level; The Blue Lagoon Office Park, a nine (9) story, 96,000 sq. ft. office building and a seven (7)

story AmeriSuites Hotel fronting Miami International Airport in the Blue Lagoon area.

Hospitality Projects:

Aloft Hotel a 115 room hotel in Doral, Florida; Element Hotel a 136 room hotel in Doral, Florida;

The American Cancer Society Hope Lodge in Tampa, a 42 guestroom Suites Lodge at H. Lee



Moffitt Cancer Center on the campus of the University of South Florida, Tampa, Florida; The AmeriSuites Hotels, a 152 unit suites hotel in Blue Lagoon, Miami, Florida; Four Points Coral Gables, a 90 room hotel in Miami, Florida.

Interior Design Projects:

Behar Font's principals and associates have completed such notable interior design projects as the corporate offices for the Miami HEAT, a 16,500 square feet space in the SunTrust International Center and the new offices with over 20,000 square feet in the American Airlines Arena; the corporate offices for E.M.I. Latin and E.M.I. International Records in South Beach; the corporate offices and distribution center for Tiger Direct for a total of over 70,000 square feet in the Mall of the Americas, Miami, Florida.; the offices for Regus Offices Worldwide, a 50,000 square feet space in the Waterford Business Park; the corporate offices



for BELLSOUTH Telecommunications, a 20,800 square feet space in the Airport Corporate Center; the corporate offices for The Lipton / Ericsson Championship Tennis, a 8,000 square feet in Coral Gables, Florida; the corporate offices for Family First Medical Center, Inc., for a total of over 58,000 square feet in Miami, Florida; the corporate offices for U.A.M.C./ Lennar financial services, with over 26,500 square feet in the Lennar Corporate Center;

the offices for LNR with over 19,000 square feet in the Lennar Corporate Center; Lennar Partners, with over 19,500 square feet in the Lennar Corporate Center; the corporate offices of Bayview Financial, a 70,000 square feet 3 story complex in the Merrick Park Office; Building the expansion and renovation to the American Cancer Society's unit offices in Miami; the original Burger King corporate headquarters in The Village of Palmetto Bay this complex includes a 200,000 square feet multiple tenant building a school of approximately 80,000 sq.ft. as well as a government facility of 30,000 square feet.

Educational/Governmental Projects:

The Village Green Project at The Florida State University's College of Law, which consists of a new academic building and the restoration of four



historic Tallahassee houses; The renovation to the Metropolitan Dade County METROZOO, which consists of the re-design and re-configuration to the main entrance/exit to the zoo area, incorporating the existing esplanade. The central fountain area and the administration buildings, the project also consists of a new restroom facilities for Monorail No.4 station, an electronic display marquee sign at S.W 152nd Street, as well as the new parking distribution and signage including all access roads; The Student Union and the Women's Locker Room at The University of Miami, both consists of the complete renovation to the existing facilities, including the relocation of the university's information center, as well as incorporating the university's women's swimming team dressing/locker room area. The color scheme and tile patterns presented to the university, was adopted to serve as standard for future projects on campus; The expansion and rehabilitation of the U.S. Coast Guard facility in Miami Beach, Florida; The Student Chapel and Gymnasium Building at Christopher

Columbus Senior High; and the renovation of the Gymnasium at La Salle School .

Residential Projects:

Our residential experience ranges from single family homes to multi-unit complexes such as the 1600 South Bayshore, interior and exterior



renovation of a nine (9) story condominium apartment building consisting of thirty two (32) luxury units; Gables View,

a twelve (12) story, mixed-use project fronting Douglas Road consisting of a 108 unit apartment tower, with retail shops at pedestrian level; Villa Calabria, a six (6) story, residential project consisting of 35 units; The Parc, two (2) twenty-five (25) story condominium towers consisting of 120 units with a parking structure for approximately 150 spaces in Aventura, Florida; Mediterranean, a new seventeen (17) story mixed-use condominium building with approximately 199 units and a parking structure for approx. 362 parking spaces; Arch Gardens, affordable homes.



Behar Font also offers in house C.A.D.D. capabilities with communication between any current application, fast track drafting automatic coordination, full 3-D capabilities with facilities management, furniture standards, stack and blocking analysis and expansion forecasting.

Behar Font presently has a staff of twenty nine (29) employees, which consists of the following:

- 4 Registered Architects
- 3 Project Architects
- 16 Intern-Architects/C.A.D.D. Operators
- 3 Construction Administration

3 Administrative

Behar Font is currently registered in the following states: Alabama, Arizona, Arkansas, Colorado, Delaware, District of Columbia, Florida, Georgia, Illinois, Louisiana, Maine, Maryland, Massachusetts, Michigan, New Jersey, North Carolina, Ohio, Pennsylvania, Rhode Island, Tennessee, Texas and Virginia.

Behar Font is pleased to offer a professional organization dedicated to the provision of architectural/interior design services with responsible management, in-depth involvement of its principals and innovative design capability.

KEY PERSONNEL

ARCHITECTURAL TEAM (BEHAR FONT & PARTNERS, P.A.):

Robert Behar, AR, A.I.A, LEED AP	Principal-In-Charge
Javier Font, AR, A.I.A., LEED AP	Quality Control
Roberto J. Espejo	Urban Designer
Eduardo N. Lamas, AR, A.I.A.	Project Manager
Alejandro Fernandez	Project Architect
Ricardo Padin	Project Architect
Sean Dorsy, A.I.A., LEED AP	Project Architect
Alberto Gonzalez	Construction Administration

ARCHITECTURAL TEAM (MICHAEL JASON BIER ARCHITECT):

Michael Jason Bier, AR	Local Assistant Project Manager/Construction Administration
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COST ESTIMATES, VALUE ENGINEERING & OFFICE QC OVERVIEW (CIVIC CONSTRUCTION):

William J. Real	Cost Estimates, Value Engineering & Office QC Overview
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**Robert Behar, A.I.A., LEED AP
Principal-In-Charge
Behar Font & Partners, P.A.**

Robert Behar is a registered architect and urban planner with over twenty years of architectural design, project management and development experience encompassing all phases of commercial, educational, governmental, hospitality and residential developments from feasibility studies through construction completion.

Mr. Behar's local projects include: *Fire Fighters' and Police Officers' Retirement Trust Building*, a new 2 story single tenant office building with 7,500 sq. ft. of office space on the 2nd floor and 20 parking spaces on ground floor; *Verde Gardens*, consists of 145 unit town-home development on over 35 acres, the community includes 29 town-home buildings, a community center, a farmers market, a nursery, open plaza areas, and a 3 acre linear park. It is designed with traditional neighborhood development principals and is Gold LEED certified; *4585 Ponce*, a 367 luxury rental units mixed-use project combined with approximately 25,000 sq.ft of ground level retail, 24,000 sf of office space completely surrounded by pedestrian arcades and a decorative plaza; *Quadro*, a 198 luxury rental units building with approximately 26,500 sf of commercial/office component at ground level and approximately 391 parking spaces; *The Henry*, a 122 luxury rental units building with approximately 12,000 sf of retail component at ground level and approximately 271 parking spaces; *Baptist Health South Florida*, a medical office building with approximately 51,000 sf of commercial/medical office space approximately 245 parking spaces; *Gables Columbus Center*, a 200 luxury rental units building with approximately 5,290 sf of commercial/office component at ground level and approximately 384 parking spaces; *2500 Biscayne*, a 156 rental units building with approximately 11,500 sf of retail space and approximately 287 parking spaces; *The Mile*, a 120 rental units building with approximately

12,000 sf of retail space and approximately 196 parking spaces; *Joe Moretti*, a new thirteen (13) story affordable housing building with approximately 116 units and a parking structure to accommodate approximately 97 parking spaces; *Altos de Miami*, a sixteen (16) story mixed-use condominium building with approximately 128 units and 18,000 sq. ft. of retail/office space; *Nordica*, a new eighteen (18) story condominium building with approximately 128 units and a parking structure for approximately 200 parking spaces; *The Yorker*, An eleven (11) story loft-style condominium tower consisting of 62 units with a parking structure for approximately 79 spaces; *Oak Lane Townhomes*, a forty (40) townhome units project designed with the new urbanism concept, incorporating a linear promenade and public spaces, all units have private elevators and secured underground parking; *Deco Lofts* a five (5) story mixed-use condominium building with approximately 2,700 sf of retail and 30 residential units; *The American Cancer Society's Tampa Hope Lodge*, a 42 guest room suites lodge with Patient Services at the H. Lee Moffitt Cancer Center on the campus of the University of South Florida, Tampa, Florida and *The American Cancer Society's Winn Dixie Hope Lodge*, a 30 guest room suites lodge at the Jackson Memorial Hospital complex, both for the specific purpose of cancer patients

Mr. Behar's interior design work include such notable projects as the corporate offices for the Miami HEAT, over 20,000 square feet at the American Airlines Arena; the offices for Regus Offices Worldwide, a 50,000 square feet space in the Waterford Business Park; The corporate offices for BELLSOUTH Telecommunications, a 20,800 square feet space in the Airport Corporate Center; the corporate offices for Family First Medical Center, Inc., for a total of over 58,000 square feet in Miami, Florida; the corporate offices for Lennar Homes, U.A.M.C./ Lennar Financial Services, LNR and Lennar Partners, with over 140,000 square feet in the Lennar Corporate Center.

Mr. Behar has been registered and performed architectural services in the following states: Florida, Alabama, Arizona, Arkansas, District of Columbia, Georgia, Louisiana, Maryland, Massachusetts, New Jersey, Pennsylvania, Rhode Island, Tennessee and Texas.

Mr. Behar graduated from the University of Miami in 1986 with a Bachelor of Architecture degree.

- City of Miami Urban Design Review Board
- City of Coral Gables Planning and Zoning Board
- City of Coral Gables Board of Architect
- University of Miami, School of Architecture Visiting Committee Member
- University of Miami, School of Architecture Annual Golf Tournament Committee
- American Cancer Society Board of Director, South Florida Division
- Lotus House The Sundari Foundation, Inc. Board Member
- American Cancer Society's Hope Lodge Advisory Committee Member
- Miami-Dade County Blasting Task Force Board Member
- Miami Rowing & Watersports Center Board of Directors – Parent Member

**Javier Font, A.I.A., LEED AP
Quality Control
Behar Font & Partners, P.A.**

Javier Font is an architect with thirty-five years of architectural design and project management experience. His previous responsibilities encompass all aspects of Real Estate Developments from feasibility studies through construction completion. In addition to his hands on knowledge of Design, Mr. Font has vast experience in Construction Documents, Specification Writing and Governmental Approvals. Mr. Font currently holds an architecture license, a real estate broker's license, a general contractor license and he is LEED Certified. This varied experience allows him to comprehend all aspects of a project and thus intelligently and successfully communicate with other professionals and governing institutions.

Mr. Font has been the Architect for commercial, institutional, retail, manufacturing and residential projects. Some of these projects include: *Aventura Optima*, a LEED Platinum nine-story office tower and four-story medical building connected by a sprawling rooftop terrace with an eight story parking garage to accommodate approximately 427 parking spaces. The 20,000 square foot rooftop facility showcases an outdoor jogging trail and sophisticated indoor exercise room amongst intimate green spaces and scenic views; *King's Terrace*, consists of thirteen (13) new affordable, multi-family residential buildings with approximately 180 units, a clubhouse of approximately 3,000 sq.ft, various amenities and approximately 320 parking spaces; *Nine*, a new thirty four (34) story, 390 units residential building, the Nine, offers a wide variety of amenities such as heated pool, exercise facility, valet, security and covered parking; *Brickell View Terrace*, a new twenty three (23) story rental apartment building consisting of 100 affordable housing units, retail areas at the ground floor and an amenity level, 72 market rate units and rooftop amenities, a free standing nine (9) story parking garage with 352 parking spaces, 1,460 square feet of retail/office at the ground level

and rooftop amenities; *Intown*, two (2) fourteen (14)-story mixed-use buildings with a remote/detached Parking Structure with an approximate total of 17,000 square feet of retail area, 320 residential units and approximately 480 parking spaces; *Grove Station Tower*, a new mixed-use development comprised of 184 residential rental units, ground floor retail and a parking structure to accommodate all required parking spaces; *Aloft Hotel*, a new six (6) story, 145 room hotel with a parking area to accommodate approximately 90 parking spaces; *Element Hotel*, a new seven (7) story, 106,500 sq.ft. hotel with approximately 136 rooms and surface parking; *The Parc*, twenty-five (25) story condominium tower consisting of 120 units with a parking structure for approximately 150 spaces.

Mr. Font's current works include: *Optima Plaza North*, the second phase to an existing Class "A" LEED Platinum office building. The proposed phase will include approximately 282,150 square feet of Class "A" professional offices and bank areas with approximately 783 parking spaces in a 28 story structure *The Residences at Congress*, a five (5) building development with 282 residential units and a 7,000 square foot clubhouse in an 11 acre complex with convenience retail; *Merrick Manor*, a mediterranean villa-style inspired ten (10) story residential building comprised of 227 units, 19,000 square feet of retail space and a parking structure to accommodate approximately 400 parking spaces; *Karis Village*, a new affordable housing development which will provide 88 fully-amenitized units serving low-income and formerly homeless veterans and families.

Mr. Font's project experience varies from restoration of historic residences to major developments. These projects have not only reached successful completions, but have received various award recognitions. Mr. Font graduated from the University of Miami in 1986, with a Bachelor of Architecture degree and received his Florida architectural license in 1988.

Roberto J. Espejo
Urban Designer
Behar Font & Partners, P.A.

Roberto Espejo is an experienced Senior Project Coordinator / Design Team Leader and Urban Planner with over 30 years of experience working on internationally renowned projects both domestically and abroad. His experience includes major mixed use residential, hotel, office, retail projects with a specialty in urban/master planning. His portfolio spans from Maine to Miami, Monterrey to Mexico City, Lima Peru and Santiago Chile with major urban master plans developed for Guadalajara, Ensenada, Puerto Vallarta, Cancun, Cabo San Luca, Lima Peru, Santiago Chile and Miami Florida.

Mr. Espejo spent most of his career working with world renowned architect Cesar Pelli from 1985 to 2008. His most ambitious and noted personal and professional achievement while with Pelli Clarke Pelli Architects was the completion of the 12 year long project as Senior Associate in Charge, Senior Designer, Project Manager and Senior Fulltime Site Representative for the Adrienne Arsht Center for the Performing Arts Center in Miami. The 500,000 square foot, half a billion dollar Performing Arts Center includes a 2480-seat Ballet/Opera House, a 2200-seat Concert Hall and an outdoor Plaza of the Arts. Mr. Espejo was involved in the project from its competition inception in 1994 until 2001 when he was asked to relocate and assume the role of Senior Site Representative, helping coordinate over 5,000 construction workers, 72 subcontracting companies and 3 separate construction managers for the entire 6 year construction duration on site in Miami, full time.

Mr. Espejo's other major accomplishment was serving as a Senior Project Manager/Senior Designer for "Del Bosque" in Mexico City, Mexico for Metropolis and Hines Developers. The 800,000 square foot mixed use office and residential project includes a 13-story corporate center, which serves as the Latin

American Executive Headquarters for Coca-Cola, two twin 30-story luxury residential towers connected by a 5,000 square foot health club all over 2 levels of subterranean parking and program spaces. The project was carefully specified and built with local materials and craft and Roberto was involved from the initial design phases thru the entire construction.

In addition, Mr. Espejo has also served as Senior Designer for an international competition to design a new headquarters for the New York Times in NYC and the Abandoibarra Master Plan and Office Tower for Bilbao Spain. He worked as a designer of the 1.5 million square foot retail and office center for IBM, One Market Place in San Francisco, California; the 30-story NTT Shinjuku Headquarters building in Tokyo, Japan; the 1.4 million square foot NationsBank Corporate Center in Charlotte, North Carolina; the 1.5 million square foot Sea Hawk Hotel in Fukuoka Japan; 1.6 million square foot Wells Fargo in Minneapolis, Minnesota; the Boyer Center for Molecular Medicine at Yale University and significantly contributed during the competition of the master plan and design development to the world renowned Petronas Towers in Kuala Lumpur, Malaysia. Prior to his work with Cesar Pelli, Mr. Espejo was a project designer with Ricardo Bofill-Taller de Arquitectura in Barcelona, Spain, where he worked on the design of a synagogue in Jerusalem, the 1992 Olympics for Barcelona and a large urban project, "Antigone" in Montpellier, France.

Roberto Espejo received his Bachelor of Science in Architectural Studies from the University of Illinois in 1985, which included a year abroad studying at the UP 3 in Versailles and Paris France, one of the Beaux Arts Schools of Architecture. From 1987 to 1990, Roberto attended the Yale School of Architecture where he earned his Masters in Architecture and graduated with honors, receiving the Alpha Rho Chi Medal for demonstrating leadership, service and the promise for professional merit.

Eduardo N. Lamas, AIA
Project Manager
Behar Font & Partners

Eduardo Lamas is an award-winning Architect, Designer, and Project Manager with over 35 years of experience. He is responsible for all phases of projects from master planning, programming and design phases through construction documentation and administration.

Mr. Lamas has led design teams for a wide range of multi-faceted projects including municipal / governmental facilities, parks, commercial, educational, and historic renovations. His interpersonal skills, as well as his commitment to service and constant communication with clients and multidisciplinary teams throughout development of each project, have ensured their successful delivery and have garnered Mr. Lamas an impeccable reputation as one of the leading designers in the South Florida area.

Mr. Lamas' relevant work experience includes: Numerous miscellaneous services contracts with Municipalities; *Public Safety Building (PSB) Renovation / Master Plan*, the Scope of Work was to be done in two phases. Phase I encompassed the preliminary program and the forensic investigation of the building exterior, and included developing a Program for the existing uses currently in the building. Phase II encompassed the renovation and design of a new facility at the current site. The program uses were the following departments: Fire, Police, Parking, Human Resources, IT, EOC. Concurrently, we also assessed the overall buildings systems and structural repairs that were needed. After exhaustive analysis and testing of all the systems (Structural, MEP) and a detailed Building Enclosure Forensic Investigation, it was determined that the cost of renovation would be very expensive. More importantly, the Program requirements far exceeded their current area. Thus, the renovation would cost just as much as constructing a new facility.

The renovations and the required additions to the existing building would need to be done in phases, thereby incurring additional costs since the correct uses need to be maintained in operation during the renovation and expansion of the areas. Constructing a new facility would be the best and most effective option to meet the Program requirements and mitigate the renovation expenditure; *The Colonnade*, the restoration and expansion of the Colonnade building, posed an exciting challenge in its design. The challenges were how to connect the uses between the old and new with an alley bisecting the site and prohibiting through street connections from Aragon to Miracle Mile. Thus, the alley was vacated and rerouted to create the galleria that unifies the new and historic elements of the building, and provides a ground-level pass-through that connects 3 major streets: Miracle Mile, Aragon Avenue, and Ponce de Leon Boulevard. The historic Colonnade building was originally built in 1926 by city founder George Merrick to house the original headquarters of this corporation. Building was restored and expanded into a luxury and multi-use development that includes a new 11-story office tower, a 5 – level 600-car parking garage, a deluxe suite hotel, retail shops and restaurants. A ground-floor interior galleria and canopied 40,000 SF arcade provides space for retail shops, boutiques, banks and restaurants. Above the galleria are 9 levels of offices with 10,000-18,000 SF on each floor, and a 143-suite luxury hotel featuring numerous European-style amenities, meeting/conference facilities, and an executive health club. The galleria's domed ceiling rises to 4 stories and the shopping arcade will extend north to south and east to west with 3 entrances. The Ponce Galleria originally was an existing alley that separated the 2 buildings. Received AIA Unbuilt Design Award, 1986. Mr. Lamas was Project Manager and Designer; *Coral Gables Museum Garage on Aragon Avenue* The museum parking garage is composed of an 8-story building with over 600 parking spaces. The ground floor is a retail liner. A 12,000 SF retail liner activates the ground floor and enhances the pedestrian experience. An art

cinema is located next to the elevators and across from the independent bookseller, Books & Books, and the Coral Gables Museum. A pedestrian promenade contributes to the continued revitalization of the downtown area in Coral Gables; *Merrick Place Parking on Aragon Avenue* a mediterranean-style parking facility located in the east CBD of Coral Gables. The existing site was a surface triangular-shaped lot fronted with streets on all sides. The site was perceived as the end of Coral Gables. The design approach was to expand the site and decrease the street widths, thus allocating more land for a public plaza and streets with bigger sidewalks. Thus, the project links 2 areas of downtown Coral Gables, while creating activity at the street level by designing ground-level retail spaces for shops and restaurants. An 8-story structure holds approximately 430 cars and retail space of approximately 16,000 SF.; *North Bay Village Public Safety Complex* conducted initial Master Plan Study for the new location of the Village's Public Safety Complex. The new facility will replace the current City Hall and Police Station, both of which are in a state of disrepair. The new municipal complex will be built on the southeast corner of the 79th Street Causeway. It will also house a fire station, incorporating safety features that can withstand a Category 5 hurricane. Numerous public meetings were held, resulting in the approval of a bond for the construction of the facility. Silver LEED certification would be a desirable goal; *Palmetto Bay Public Safety Facility at Perrine Wayside Park* a Master Plan Study for a new 75,000 SF PSB at Perrine Wayside Park. The location has the advantage of fronting 3 main streets and visibility from US-1. Adjacent to the site, another parcel would provide the parking and a new public works facility. The program was 60,000 SF for police and fire and an additional 15,000 SF for other Village departments. The aesthetics were very important in order to create a "Village in the Park" setting and blend in with their "Village of Parks" advocacy; *Joseph Caleb Center New Courthouse Annex Additions and Parking Garage* Miami-Dade County's new 2-story

courthouse, with a detached 3-story parking garage that serves the new and existing Caleb Center, which is adjacent to the new facility. Mr. Lamas and his team conducted LEED feasibility report analysis during schematic design and organized charrette sessions for the team throughout the design of the project. The new 2-story courthouse has approximately 39,000 SF of public, semi-public, and private space. The 3-story garage totals 200,000 SF, will house 515 vehicles, and features Energy Star-compliant roofing coupled with a green roof to reduce temperature around the building. The project goal is to attain Silver LEED certification. Construction of the facility will begin once funding is in place and the renovations to the existing building are completed; *Aventura Community Center* Master Planner and Project Manager of this multi-use recreational facility and waterfront park development for the City of Aventura. The facility is divided into athletic, educational, and administrative quarters and gathering spaces, organized by a linear gallery with functional rooms on one side of it. An 8,800 SF gymnasium with a 150-person seating capacity anchors the gallery and all multi-purpose rooms. The open spaces consist of an entry pavilion covered walkways, a tower, and spaces for informal gatherings. Responsibilities included overseeing all phases of the project, from initial master planning and architectural design stage through construction documentation and administration

Mr. Lamas received his Bachelor of Arts degree in Architecture from the University of Miami. Mr. Lamas Thesis (while at UM) was developing a Master Plan for Key West which was published and used for planning courses at major universities as a collaborative effort with Andres Duany which was his professor. He previously served as the Chairman of the Board of Architects of the City of Coral Gables. Mr. Lamas is a registered architect in the State of Florida, a member of the American Institute of Architects, and a founding member of the Architectural Clubs of Miami.

Alejandro Fernandez
Project Architect
Behar Font & Partners, P.A.

Alejandro Fernandez has been in the field of architecture for more than 40 years. Mr. Fernandez is a graduate of University of Florida with a Master of Art in Architecture. His experience includes Educational, commercial office, retail and residential architectural design, construction documents, code research, construction administration and staff management. Mr. Fernandez has gained a diverse variety of experience while advancing through different positions.

Some of Mr. Fernandez most recent projects at Behar Font & Partners, P.A. include:

2500 Biscayne, a new mixed-use building with 156 residential rental units, approximately 11,500 square feet of retail space and approximately 287 parking spaces; *Spark*, a new mixed-use building with 56 residential units, ground floor retail and a parking structure to accommodate approximately 99 parking spaces; *27 Edgewater*, a mixed use project consisting of approximately 108 residential units, approximately 12,000 sq.ft. of office space, approximately 8,275 sq.ft. of commercial space and a parking structure to accommodate 220 parking spaces; *25*, a mixed use project consisting of approximately 94 residential units, approximately 1,270 square feet of retail and a parking structure to accommodate approximately 157 parking spaces.

Mr. Fernandez previous experience includes:

PRIVATE PRACTICE

December 2006 to March 2014

Cuban Museum, Architectural Consultant, Rodriguez and Quiroga Architects Chartered, Miami; Museum Park Miami, Architectural Consultant, Cooper Robertson Arch./ Rodriguez and Quiroga Architects Chartered, Miami; City of Homestead New City Hall, Rodriguez and Quiroga Architects Chartered, Miami; Miami Central High School Additions

and Renovations, Architectural Consultant, Rodriguez and Quiroga Architects Chartered, Miami; Tamiami Basketball Pavilion, Architectural Consultant, Indigo Service Corp., Miami; Freedom Tower Restoration, Architectural Consultant, Rodriguez Quiroga Architects Chartered; Miami Dade College; Port of Miami Terminal "J", Life Safety Evaluation, Indigo Service Corp., Miami Dade County.

SANT ASSOCIATES, LLC.

Feb 2006 to Dec 2006

Exclusive Architects to Sandals / Beaches Hotels, Caribbean Basin.

PRIVATE PRACTICE

April 1999 to Feb 2006

Latin Quarter Specialty Center, Construction Administration Consultant, Rodriguez and Quiroga Architects Chartered, Miami; Florida International University New Football Facilities, Construction Administration Consultant, APEC Consultants, Miami; Building Code Consultant, Multi-residential Projects, Eddy Frances AIA; Florida International University Office Expansion to Cordis Research Facility, Architectural Consultant, APEC Consultants, Miami; Anacaona Condominium Tower, Architectural Consultant, Revuelta Vega Leon P.A., Dominican Republic; Jade Condominium Tower, Architectural Consultant, Revuelta Vega Leon P.A., Miami; Jade Beach Condominium Tower, Architectural Consultant, Revuelta Vega Leon P.A., Miami Beach; The Bath Club Condominium, Architectural Consultant, Revuelta Vega Leon P.A., Miami Beach; Miami Beach Convention Center and Jackie Gleason Performing Arts Center, Life Safety Evaluation; Indigo Service Corp., City of Miami Beach.

**RODRIGUEZ & QUIROGA ARCHITECTS
CHARTERED**

January 1998 to April 1999

Performing Arts Center - Concert Hall. Cesar Pelli & Associates - Design Architect, Miami-Dade County, Miami; Latin Quarter Specialty

Center, Little Havana Development Corp., Miami.

PRIVATE PRACTICE

August 1995 to December 1997

Caribe Food Corp. New Headquarters, 70,000 SF Office/ Warehouse, Caribe Food Corp., Miami-Dade County; W.P. Produce Warehouse, W.P. Produce, Miami; Lakeview Industrial Park Master Plan, 1,200,000 SF, Gamma-Delta Corp., Miami-Dade County; Il Villaggio Condominium, Architectural Consultant, Luis Revuelta P.A., Miami Beach.

FULLERTON, DIAZ, REVUELTA

July 1994 to July 1995

La Santa Maria Condominium, Brickell Avenue, Miami; Additions, Remodeling and Renovations to Miami Norland Senior High School, Dade County Public Schools; Additions, Remodeling and Renovations to Broadmoor Elementary School, Dade County Public Schools.

SEQUEIRA & GAVARRETE

October 1993 to May 1994

Additions, Remodeling and Renovations to Mays Middle School, Dade County Public Schools; New Cargo Buildings Tenant Improvements at Miami International Airport, including Northwest Airlines, British Airways and Air Canada.

APEC CONSULTANTS INCORPORATED

January 1986 to September 1993

PRIVATE PRACTICE

August 1984 to December 1985

RODGERS CONSTRUCTION COMPANY

October 1983 to July 1984

GREENLEAF-TELESCA

July 1979 to July 1983

ARDEN-GREEN ARCHITECTS

September 1978 to July 1979

PEABODY & CHILDS, ARCHITECTS INC.

July 1977 to September 1978

Ricardo F. Padin
Project Architect
Behar Font & Partners, P.A.

Ricardo F. Padin is a graduate of Florida International University with a Bachelor of Science degree and a graduate of Florida Atlantic University with a Bachelor of Architecture degree. He has more than 7 years experience. His experience includes Educational, commercial office, retail and residential architectural design, construction documents, code research, construction administration and staff management.

Mr. Padin has been the Project Manager for many different project types such as commercial, retail, mixed-use and residential projects. Some of the more recent projects include: *Aventura Optima*, a LEED Platinum nine-story office tower and four-story medical building connected by a sprawling rooftop terrace with an eight story parking garage to accommodate approximately 427 parking spaces. The 20,000 square foot rooftop facility showcases an outdoor jogging trail and sophisticated indoor exercise room amongst intimate green spaces and scenic views.; *Brickell View Terrace*, a new twenty three (23) story rental apartment building consisting of 100 affordable housing units, retail areas at the ground floor and an amenity level, 72 market rate units and rooftop amenities, a free standing nine (9) story parking garage with 352 parking spaces, 1,460 square feet of retail/office at the ground level and rooftop amenities; *Grove Station Tower*, a new mixed-use development comprised of 184 residential rental units, ground floor retail and a parking structure to accommodate all required parking spaces; *Aloft Hotel*, a new six (6) story, 145 room hotel with a parking area to accommodate approximately 90 parking spaces; *Verde Gardens* a 145 unit town-home development for formerly homeless families on over 35 acres. The community includes 29 town-home buildings, a community center, a farmers market, a nursery, open plaza areas, and a 3 acre linear park. It is designed with traditional neighborhood development

principals and is to be LEED certified; *Four Points Coral Gables* a ten story 95 room hotel development located at the boundary line between the City of Miami and the City of Coral Gables. The building was designed with features such as an integrated parking structure, a 3 story atrium, restaurant space, pool amenities deck, meeting rooms, etc. *Andalusia Corporate Center* a thirteen story mixed-use office building that consisted of a parking garage structure with over 500 spaces, 150,000 sq. ft. of class A office space, ground floor residential units and 15,000 sq.ft. of retail space; as well as numerous other commercial and residential projects.

Mr. Padin's technical expertise includes knowledge of: The latest version of AutoCAD, 3d Studio Max, Adobe Photoshop, Quark, Microsoft Projects, and all of Microsoft Office Programs.

**Sean Dorsy, Assoc. AIA, LEED AP
Project Architect
Behar Font & Partners, P.A.**

Sean Dorsy is a graduate of The Catholic University of America with a Bachelor of Science in Architecture and a Masters of Architecture, with a concentration in Digital Fabrication. Within his decade plus of experience, Sean's work includes non-profits, government agencies, high end commercial interiors, retail, hospitality, sustainable consulting, architectural design, construction documents, code research, construction administration, staff management, and specialty in interior architecture, LEED/sustainability and digital fabrication.

He previously worked at Envision Design, an award-winning architecture firm which was a pioneer for sustainable commercial interiors. Sean also worked at Swatchroom, a start-up design-build firm, which practices a multi-disciplinary collaborative approach to interior design, digital fabrication, and custom artwork. Prior to Swatchroom, he worked at OPX, an architecture firm, as a Project Designer and Job Captain. His time at OPX was dedicated to programming, schematic design, design development, and construction documentation for high-end law firms and commercial interior projects. Sean also has advanced experience in fabrication techniques, and worked at OEC Engineering; an architectural design and digital fabrication facility. Through these experiences, he is well acquainted with the requirements in each architectural phase, LEED documentation, and digital pre-fabrication methods and machinery. He possesses both creative and technical skills, with advanced knowledge of Building Information Modeling (Revit / ArchiCAD), AutoCAD, Rhinoceros 3D, Adobe Creative Suites, and other graphic communication programs.

Some of his most significant projects include:

- **U.S. Green Building Council HQ** *LEED-CI Platinum / Non-profit interior architecture*
- **CoStar Group HQ** *LEED-CI Platinum / Commercial interior architecture*
- **U.S. Department of Energy (ARPA-E)** *Governmental interior architecture*
- **Sullivan & Cromwell DC** *LEED-CI Gold / Law Firm interior architecture*
- **Calvert Investments & Acacia Life Insurance** *Commercial interior architecture*

He has earned more than 20 Design Awards. Some of his most significant awards include *USGBC NCR Chapter 2013 Project of the Year* (CoStar Group HQ / Envision); *District of Columbia AIA, 2011 Presidential Citation for Sustainable Design* (USGBC HQ / Envision); *USGBC NCR Chapter 2010 Award of Excellence* (Envision / USGBC HQ), and *Mid-Atlantic Chapter IIDA 2011 Silver Award for Commercial Interiors* (USGBC HQ / Envision). Sean's Architectural Graduate Thesis explored fabrication techniques for an Expandable Panel System (EPS). The System lowers the various construction wastes (time, money, and materials), yet yields high with structural loads. The EPS has been published in various journals and books, placed in the EPA Lifecycle Building Challenge, and has achieved three U.S. patents. His work has been published in Architect Magazine, Metropolis Magazine, Green Business Quarterly among others. He has also been a Board Member of the AIA Interior Architecture Community.

Alberto Gonzalez
Construction Administration
Behar Font & Partners, P.A.

Alberto Gonzalez has been in the field of architecture for more than 30 years. Starting as an entry level draftsman for a one man architecture firm and progressing through a small number of architecture and architecture/engineering firms of various sizes, he has gained a diverse variety of experience while advancing through different positions.

Mr. Gonzalez experience includes both design and construction administration. In the design phases his experience includes design development, construction documents, permitting and bidding. In the construction phase his experience ranged from bidding to project closeout. Project types in the private sector include Educational, Retail and Residential. In the public sector, project types include municipal agencies and departments, including public education. Mr. Gonzalez's experiences in varied and challenging projects have led him to be keenly aware of the relationship between design/construction documents and the construction trades. Through the years he has learned to apply the needs of these two distinct entities to the goal of always putting the needs and goals of the office in the forefront. His consensus building approach, along with his ability to communicate with diverse groups, helps form solid relationships that positively resolve any conflicts that may arise to the satisfaction of all concerned parties. Some of Mr. Gonzalez most recent projects at Behar Font & Partners, P.A. include:

Element Hotel, a seven story, 140 room hotel with approximately 6,000 square feet of office area, 6,000 square feet of meeting room area and a parking area to accommodate approximately 183 parking spaces; *1500 Ponce de Leon*, consists of a renovation to an existing two story office building; *The Mile*, a new mixed-use building of approximately 120 residential rental units, approximately 3,000 square feet of retail and approximately 185

parking spaces; *2500 Biscayne*, a new mixed-use building with 156 residential rental units, approximately 11,500 square feet of retail space and approximately 287 parking spaces; *Doral Isles Tennis Courts & Soccer Field*, consists of five new tennis courts designed to meet the United States Tennis Association specification and include fencing and lighting and a soccer field; *Columbus Center*, a mixed use 18 level apartment building with 200 residential units, over four levels of parking with approximately 358 parking spaces. The ground floor contains a 3,400 sq.ft. commercial space, approximately 2,060 sq.ft. leasing office and a 950 sq.ft. main lobby. There is one elevated plaza on the fifth apartment floor level which contains the swimming pool and support spaces with bath house. *Aloft Airport*, consists of the renovation of an existing office building into a 125 room hotel with on grade parking and the development of two outparcels; *Shoma Park Tower*, a new mix-used development of approximately 65 residential units, including approximately 8,000 square feet of commercial/ground floor space and a parking structure to accommodate approximately 175 spaces.

Alleguez Architecture, Inc.
Senior Project Manager
November 1998 – December 2013

As the firm's Senior Project Manager and as a result of the relatively small size of the firm, philosophy and need to tackle all tasks, Mr. Gonzalez was personally involved in all facets of production. Along with the owner, he was responsible for scheduling of and assigning personnel to all projects, from design development through construction administration. As the Senior Project Manager he was also responsible for overseeing all construction documents, through all milestones. In addition to his duties of overseeing all production, he was also personally responsible for a variety of tasks including initial field investigations, design development and complete drafting of project construction documents as well as managing

of permitting and bidding phases and of construction administration phases. Contract types typically consisted of on-going Miscellaneous Services Contracts and also included private sector work, ranging from educational to residential projects. Project types and clients included:

Florida International University, Projects generally consisted of reconfiguring and renovation of existing spaces and facilities in the Modesto M. Maidique Campus and ranged from multi-station toilet rooms, to general education classrooms, to department offices, to new science laboratories. Construction costs were limited by the contract type and varied from approximately \$100,000 to one million dollars. Approximately 30 different projects have been produced to date, dating to 2008; *Miami Dade College*, Projects were generally similar to those of FIU, with an emphasis in science lab classrooms. Projects were primarily for the downtown Wolfson Campus and included some classroom lab renovations at the Medical Campus; *City of Miami*, A relatively recent client of approximately one year. Projects included complete renovation of a stand-alone toilet room park building, renovation of low income multi-unit single story residential buildings, fire station renovations, new park locker and bathing facilities and a new park recreation building, which is currently in the design phase; *Publix Supermarkets*, Projects were produced through private developers either directly for Publix Supermarkets or in conjunction with Publix Supermarkets – or directly for Publix Supermarkets. Project types consisted of new stand-alone supermarket buildings, to the “façade” of the supermarket building only, to the façade of new and or existing retail shops. Projects were generally located in South Florida but included North Florida and out of state sites; *Miami Dade Aviation Department*, work consisted of re-roofing of existing buildings within Miami International Airport (MIA) Terminal Building and Concourse buildings as well as support buildings within the airport grounds; *American Airlines – North Terminal Development*, projects were

contracted directly through American Airlines as well as through consultants to American Airlines (Dade Aviation Consultants – DAC). Project types included renovation of existing facilities as required to relocate a variety of MIA tenants in anticipation of the construction of the then under construction American Airlines Super Terminal. Specifically, projects included Offices, food delivery, passenger terminal and a secure warehouse for the United States Department of State; *Miami Dade Fire Rescue*, a total of seven new prototype fire stations were delivered through Design-Build Contracts; *Conchita Espinosa Academy*, a private pre-school-through-eighth grade school located in Sweetwater Florida. Project types included classroom and administration offices renovations, site work and a new one story C.B.S. Kindergarten Building.

MICHAEL JASON BIER ARCHITECT
ARCHITECTURE • PLANNING •
INTERIOR DESIGN

110 Bayview Drive U
Islamorada, Florida 33036-4216
(305) 664-8258 U
mjbarcht@att.net

MICHAEL JASON BIER

Born: July 31, 1946
Jersey City, New Jersey
Key West, Florida (1946-1947)
Jersey City/Union City, New Jersey
(1947-1958)
North Miami, Florida (1958-1984)
Islamorada, Florida (1984-Present)

Education:

Lindsey Hopkins Vocational School (1964-1966) Certificate in Architectural Drafting

Miami-Dade North Campus (1966-1967)
Associate Arts in Architecture

University of Florida (1968-1971) Bachelor of
Architecture w/Honors

Professional Experience:

Shuflin & Curley, Architects & Engineers –
Miami Shores, Florida (1965-1967) part-time
junior drafter

Shuflin & Curley, Architects & Engineers –
Miami Shores, Florida (1968) summer junior
drafter

Treister & Acosta, Architects – Miami,
Florida (1969-1970) summer junior drafter

Robert C. West, Architect – Coral Gables,
Florida (1971-1974) senior designer/drafter

Michael Jason Bier, Architect – North Miami,
Florida (1975-1981)

West & Bier, Architects – Miami, Florida
(1981-1982)

Michael Jason Bier, Architect – North
Miami/Islamorada, Florida (1983-Present)

Registrations:

State of Florida Architectural Registration,
September 14, 1973 #AR 6218

Teaching Experience:

Miami-Dade North Campus (1977-1981)
Adjunct Instructor – Architecture

Miami-Dade North Campus (1982-1985)
Instructor – Architecture & Interior Design

Past Architecturally Related Activities:

Various positions with the Miami Chapter,
American Institute of Architects (formerly
known as Florida South Chapter) – President
(1982)

Monroe County Planning Commission

Monroe County Land Authority

Monroe County Board of Construction and
Appeals

Monroe County Art in Public Places
Committee

Islamorada, Village of Islands Historic
Preservation Commission (currently)

Projects:

Since I first started my architectural training a
little over fifty years ago, I've had the
privilege to being directly involved in many
different building types in one fashion or
another. Ranging from rather large scale
projects, like the 30+ story Brickell Bay Club
condominium on Brickell Avenue (which at
the time was the tallest condominium in
Miami-Dade County) to an Iguana Habitat
exhibit for Crane Point Hammock Museum in
Marathon, Florida. The size of a project was
never much of a consideration in selecting
projects to work on, but rather the design
challenges that were involved to create a
functional working relationship with an
aesthetically pleasing visual statement.

For over two decades I've worked with Currie
Sowards Aguila – Architects located in Delray
Beach, Florida as their architect liaison in

Monroe County. In that interim, I worked with them on the following projects:

1. Existing Fire Facilities Evaluation Report
2. Big Coppitt Key Fire Facility Station No.9
3. Key Largo Fire Facility Station No.24
4. Joe London Fire Training Facility – Crawl Key
5. Murray Nelson Government & Cultural Facility – Key Largo
6. William Freeman Justice Center – Courtroom Acoustical up grades – Key West

With Currie Sowards Aguila, I also was their local architect liaison for the Islamorada, Village of Islands, Lower Matecumbe Key Fire Facility Station No.19.

Since moving to Islamorada some 33 years ago, the scale of my projects has for the most part decreased in size to light commercial and residential projects. A few examples are:



Richard Warner Law Offices - Marathon, Florida.



Matecumbe Memorial Gardens – Islamorada, Florida



Residence – Plantation Key, Florida



Residence – Lower Matecumbe Key, Florida

While at West & Bier-Architects, I had the privilege of working with a young architecture student, Robert Behar, who was in our employment. Not only was he very affable but you could easily see his abilities to be a highly competent architect were evident even at this early stage of his development. His positive attitude, enthusiasm and architectural skills would lead him to the position he is in today, as an architectural leader in our South Florida area. I'm pleased that over the intervening years that we have continued to stay in contact with each other.

I look forward to the prospect of working with the architectural firm of Behar-Font in future endeavors.

CIVIC CONSTRUCTION

4691 S.W. 71st Avenue
Miami, Florida 33155
305.661.4859
wreal@civicconstruction.com

WILLIAM J. REAL

President and Founder

Civic Construction Company, Inc., Civic Construction Management, LLC and Civic-Catalyst Construction Group, NYC, all three companies dedicated to serving its customers through quality, competitive pricing, professionalism and a personal relation.

Having successfully completed over a billion dollars in projects over the past twenty three years, Williams diverse background and acquired experience offers our clients the technical and professional skills required to successfully manage the current challenges being imposed by todays industry, by offering cost effective and practical solutions to problems, value engineering the projects to ensure cost effectiveness and the highest profitability.

His leadership, management skills, and emphasis on quality, design and costs control along with his personal commitment to the successful completion of every project has been reflected in our firms history and is precisely the formula of our firms success.

Fluent in English and Spanish Language.

Licenses :

State of Florida Certified General Contractor, CGC 059895.

State of Florida Certified General Contractor CGC 1524539.

Personal

Married, 4 children.

Board Service

Sundari Foundation, Inc., Director. (Lotus House)

Christopher Columbus High School, Alumni Board Member.

Project Experience:

Even Hotel – 8 Story – 190,000 sq.ft. - 190 room hotel – Miami, FL.

Owner: EDG Hospitality Miami Airport, LLC.

Contract: Noel Epelboim, 954-448-0401

Value: \$17,549,216.00

Status: Under Construction – Scheduled Completion Dec. 2018

Lotus Village – 5 Story – 113,900 sq.ft. - 140 Unit Rescue Mission Shelter. Miami, FL.

Owner: Lotus Village Development, LLC.

Contract: Constance Collins, 305-613-1573

Value: \$18,180,676.00

Status: Ground Breaking – Under Construction – Scheduled Completion Dec. 2017

Motion at Dadeland – 25 Story – 572,416 sq.ft. - 294 unit apartment building. Miami, FL.

Owner: JV between 13th Floor Investments-Adler Group-Cornerstone Advisers

Contract: Rey Melendi, 786-693-7116

Value: \$58,350,614.46

Status: Under Construction – Scheduled Completion Mar. 2018

Spark at Edgewater – 28 Story – 230,000 sq.ft. – 56 unit luxury condominium bldg. Miami, FL.

Owner: Spider Investments – Miami, FL.

Contact: Andres Goldenberg, 571-236-8446

Value: \$23,546,286.11

Status: Ground Breaking Jul. 2016 – Demolition/Test Piles/Production Piles underway.

Candlewood Hotel – 6 Story – 88,000 sq.ft. – 130 room hotel, Miami, FL.

Owner: Waterstone Capital, Bay Harbour, FL.

Contact: Mauricio Bello, 786-294-7027

Value: \$10,140,541.12

Status: Under Construction – Scheduled Completion Jul. 2017

Urbanea - 14 Story -223,000 sq.ft. – 104 unit building. Miami, FL.

Owner: Greystone Development - NY, New York

Contact: Jeffrey Simpson, 212-649-9794 – Greystone JP Rosenbaum, 646-574-3907 – Greystone

Value: \$20,533,734.82

Status: Under Construction – Scheduled Completion Dec. 2017

Edgewater 26 - 10 Story – 195,000 sq.ft. 86 unit building. Miami, FL.

Owner: Stripey Real Estate Development - Miami, FL.

Contact: Carlos Mezzo, 305-571-1858

Alejandro Goldemberg, 203-564-6254

Value: \$17,029,975.68

Status: Under Construction – Scheduled Completion Apr. 2017

2500 Biscayne - 20 Story – 370,000 sq.ft.– 156 unit mixed used building. Miami, FL.

Owner: JV between Greystone Development - NY, New York &

Alta Developers, Miami, FL.

Contact: Jeffrey Simpson, 212-649-9794 – Greystone

JP Rosenbaum, 646-574-3907 – Greystone

Raimundo Onetto, 786-230-1040 – Alta Developers

Henry Pino, 305-776-5686 – Alta Developers

Value: \$32,260,089.47

Status: Under Construction – Scheduled Completion Feb. 2017

Brickell Ten - 23 Story – 385,000 sq.ft. – 155 unit building. West Brickell – Miami, FL.

Owner: Waterstone Capital, Bay Harbour, FL.

Contact: Mauricio Bello, 786-294-7027

Value: \$37,291,374.25

Status: Under Construction – Scheduled Completion Jan. 2017

Recently Completed Projects

Bay Breeze Apartments - 6 Story – 42,000 sq.ft. 17 unit building. Bay Harbour Islands, FL.

Owner: Art Tec Development, Bay Harbour, Florida

Contact: Florencia Montecchiarini 305-904-9995

Gabriel Boano 305-987-6805

Value: \$3,800,000.00

Status: Completed – Dec. 2016

The Mile - 13 Story – 276,000 sq.ft. 120 unit building. Miami, FL.

Owner: Greystone Development - NY, New York

Contact: Jeffrey Simpson, 212-649-9794 – Greystone

JP Rosenbaum, 646-574-3907 – Greystone

Value: \$22,250,397.26

Status: Completed – Apr. 2016

Harbour Park - 9 Story – 63,000 sq.ft. – 20 luxury unit building. Bay Harbour, Islands, FL.

Owner: JV between Art Tec Development & Stripey Real Estate Developers, Miami, FL.

Contact: Florencia Montecchiarini 305-904-9995

Gabriel Boano 305-987-6805

Carlos Mezzo, 305-571-1858

Alejandro Goldemberg, 203-564-6254

Value: \$7,575,281.81

Status: Completed – Apr. 2016

Hilton Garden Inn Hotel - 4 story and 2 story 144 Guest Room Hotel – Key West, FL.

Owner: JL Woode, LTD – Charleston, SC.

Contact: John Gonzalez, 843-696-4344

Value: \$12,159,728.57

Status: Completed – Jan. 2016

Fairfield Inn & Suites Hotel - 2 story 135 Guest Room Hotel – Key West, FL.

Owner: JL Woode, LTD – Charleston, SC.

Contact: John Gonzalez, 843-696-4344

Value: \$8,209,531.16

Status: Completed – Nov. 2015

BEHAR FONT

CONSULTANTS:

Structural

Hector De Los Reyes
De Los Reyes Engineering, Inc.
8726 N.W. 26th Street
Suite 1 & 2
Miami, Florida 33172
Phone: 305.477.8826

Electrical

Nelson Vital
Vital Engineering, Inc.
7100 S.W. 99th Avenue
Suite 202
Miami, Florida 33173
Phone: 305.412.6000

Mechanical/Plumbing/Fire Protection

Rafael Peña, Jr.

RPJ, Inc.

4977 S.W. 74th Court
Miami, Florida 33155
Phone: 305.666.2131

Civil

Sean Compel, PE, LEED AP
Stantec
901 Ponce de Leon Boulevard
Suite 900
Coral Gables, Florida 33134
Phone: 305.445.2900

Landscape

Andrew Witkin
Witkin Hults Design Group
307 south 21 avenue
Hollywood, Florida 33020
Phone: 954.923.9681



KEY PERSONNEL

STRUCTURAL ENGINEERING TEAM:

Hector De Los Reyes, PE	Principal-In-Charge
Adrian De Los Reyes, PE	Structural Engineer

ELECTRICAL ENGINEERING TEAM:

Jose A. Ramirez, PE	Principal-In-Charge
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MECHANICAL/PLUMBING/FIRE PROTECTION TEAM:

Rafael Peña, Jr. PE	Principal-In-Charge
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CIVIL ENGINEERING TEAM:

Sean Compel, PE, LEED AP	Senior Engineer / Construction Administrator
Jeffrey Marcus, PhD	Senior Environmental Scientist

LANDSCAPE ARCHITECTURE TEAM:

Andrew Witkin	Principal-In-Charge
Kelly Hults, LEED AP	Project Manager
Leonardo De Carvalho	Project Manager

HECTOR DE LOS REYES, P.E.
President
De Los Reyes Engineering Inc.

Education:

University of Miami - 1978 Bachelor of Science - Architectural Engineering

Professional Status:

Registered Engineer, Florida; No.33112; 1983
Certified State of Florida Especial Threshold Inspector, No. 554; 1985

Experience:

De Los Reyes Engineering, Inc.
June 1993 to Present

As principal of the company, Mr. De Los Reyes is responsible for the supervision of the entire office staff which includes 2 Registered Engineers, 10 Structural Engineers, 14 CADD Draft Persons, 4 Structural Inspectors, 1 Office Administrator and 1 Receptionist.

Mr. De Los Reyes prides himself in his ability to work closely with building owners, architects, and engineers of all trades to arrive at insightful and creative solutions to difficult problems. He has built his career on his ability to coordinate the most complex projects and overcome the greatest engineering obstacles. Mr. De Los Reyes has earned a reputation as a reliable, trustworthy, and dedicated industry leader. Hector is poised to keep the firm at the top of the industry, furthering its growing in one of the most exciting and challenging markets in the country.

De Los Reyes Engineering, Inc. was created with the purpose of providing sound, professional structural engineering services in a responsible and efficient manner at De Los Reyes Engineering, Inc. structures are designed in accordance with all applicable building codes and building department regulations. The design is performed with the latest structural engineering computer design

programs to ensure a safe, structurally sound, and efficient structure.

De Los Reyes Engineering, Inc.'s list of Clients include: MSA Architects; Arquitectonica; Behar Font & Partners; Nichols Brosh, Wulst Wolfe and Associates; Revuelta Architects International; Frances Toledo Anillo Architects; Robin Bosco Architects; Kobi Karp; Melo Group; Modis Architects; Pascual, Perez, and Associates; Stantec Architects, etc.

Some of the projects done by De Los Reyes Engineering, Inc. are : Neo River Lofts/ Beame Architectural Partners, 20-Story Apartments Building, \$20 MM; 610 Clematis/ Bermello, Ajamil & Partners, 10-Story Condominium Building, \$31MM, West Palm Beach; Coral Way Residences/Kobi Karp Architects, 15-Story Apartment Building, \$12MM, Miami; The Sail, 20-Story, \$40MM, Miami; 7927-29 West Drive Building/Dujovne Architects, 15-Story Condominium Building, \$10MM, North Bay Village; The Yorker, Behar Font & Partners, 10-Story Apartment Building, \$12MM, Miami; Douglas Grand Apartment Building/Bermello, Ajamil & Partners, 8-Story Multi-Use Building, \$22MM, Coral Gables; The Waverly/Mouriz, Salazar & Associates, 13 & 4 Story Apartment Buildings, 12.5MM, Surfside; Somerville/Rodriguez & Quiroga Architects, 8-Story Apartment Building, \$6MM, Miami; Gables View/Behar Font & Partners, 13-Story Condominium Building, \$10MM, Coral Gables; Marriott Hotel, 3-Story, \$3.5MM, Broward County; Bentley Hotel/STA Architectural Group, 6-Story; \$5MM, Miami Beach; The Reserve at Pinecrest/ Sotolongo Architects, 6-Story Apartment Building, \$18MM, Pinecrest; Milport Apartment Building/Salvador Cruxent Architects, 9-Story, \$5.5MM; Milk/Corwil Architects, 5-Story Office Building, \$12MM, Miami; Marriott Hotel at Sawgrass Mills/Mouriz Salazar & Associates, 14-Story, \$18MM, Broward County; Douglas Place/Behar Font & Partners, 9-Story Apartment Building,

\$12MM, Coral Gables; Bayview Condominiums/Salvador Cruxent Architects, 14-Story, \$10MM; Cocowalk Expansion/Portuondo Perotti Architects, 4 Story, \$8 MM, Coconut Grove; Jefferson at Douglas Entrance/Fullerton Diaz Architects, 16-Story, \$18MM, Coral Gables; Neo Vertika/Revuelta, Vega, Leon Architects, 33-Story Condominium Building, \$51MM, Miami; Biscayne Plaza/Ferreira de Melo Architect, 22-Story Condominium Building, \$21MM, Miami, etc.

The Raul Puig Group

(Formerly Cantor, Seinuk, Puig & Associates.)
June 1984 to June 1993

As chief engineer for this firm, Mr. De Los Reyes was responsible for the supervision of all technical employees (23), including design engineers, construction inspectors, and drafting personnel. His involvement in every project would start with the conceptual phase and end when the structure was complete. This firm, Mr. De Los Reyes acquired extensive experience in the analysis and design of reinforced concrete and structural steel structures ranging from low rise institutional buildings to high rise residential and office structures. While at the Raul Puig Group, Mr. De Los Reyes' main projects were: Bristol Tower Condominium, 42-stories, \$30MM, Miami; Miami Federal Justice Building, 12 story office building, \$39.5MM, Miami; Fisher Island, ultra luxurious mid-rise condominium, \$125MM, Miami; Sunset Harbor Condominiums (3 hi-rise towers), \$75MM, Miami Beach; The Pierre, ultra luxurious mid-rise condominium, \$25MM, Long Boat Key, Florida; Disney Dolphin Hotel and Convention Center, 16-story, \$140MM, Orlando, Florida; Biscayne View, 30 story apartment tower, \$28MM, Miami; Roosevelt Island Apartments, \$90MM, 25 stories, New York, NY; Battery Park City, 25 story apartment building; \$98MM, New York, N.Y.

Spillis, Candela and Partners

September 1978 to June 1984

At this firm Mr. De Los Reyes was hired as a structural engineer and as a project manager. At this firm, his major projects were: The James L. Knight Convention Center and Miami Hyatt Complex, \$120MM, Miami; The Douglas Entrance Office Complex, \$100 MM; Coral Gables; Brevard Community College Fine Arts Complex, \$12MM, Brevard County, Florida; Trident II Office Building for the Navy, \$17MM, Cape Canaveral, Florida.

ADRIAN DE LOS REYES, P.E.
Structural Engineer
De Los Reyes Engineering Inc.

Experience:

De Los Reyes Engineering Inc.

Miami, FL

March 2008 to Present

Structural Engineer

- ◆ Performed the design of structural systems for buildings of various sizes and uses
- ◆ Assisted project managers in delivering structural drawings
- ◆ Supervised and advised cad-operators
- ◆ Notable Projects Include:
 - *Panorama*, San Pedro Sula, Honduras – 2 - 22-story condominium towers with a combined area of 723,590sf
 - *Nordica on 8 Apartments*, Miami, FL – 14-story, 549,000sf mixed-use development including residential units, 8-story parking garage, and retail spaces
 - *Gables Gateway*, Coral Gables, FL – 10-story, 747,640sf mixed-use development including residential units, parking, retail, and recreational spaces
 - *Camacol*, Coral Gables, FL – 12-story, 159,725sf mixed-use development including residential units, basement parking, retail, and public spaces
 - *Publix @ Flagler*, Coral Gables, FL – 3-story, 94,000sf supermarket with parking levels
 - *Somerset Academy Charter School at Silver Palms Phase II*, Miami, FL – 2-story, 41,100sf classroom wing
 - *1st Miami Bank*, Miami, FL – 3-story, 15,000sf structure
 - *L & R Office Building*, Miami, FL – 3-story, 48,500sf structure

September 2006 to February 2008

Arup

Boston, MA

Structural Engineer

- ◆ Same responsibilities as March 2008 to Present
- ◆ Notable Projects Include:

- *Gates Center for Computer Science*, Carnegie Mellon University, Pittsburgh, Pennsylvania – 2-structure, 209,000sf Gold LEED Certified facility housing offices, labs, computer rooms, lecture halls, classrooms, and a 250-seat auditorium
- *Shams Central Park*, Al Reem Island, Abu Dhabi, United Arab Emirates – Mixed-use project to be constructed on reclaimed land including a 4,000 space, 1,000,000sf underground parking garage, retail/entertainment structures, and pedestrian bridges
- *Ernie Davis Hall*, Syracuse University, Syracuse, NY – 9-story, 140,000sf dormitory, including dinning hall, recreational spaces, and classrooms
- *Marina Bay Sands Casino and Convention Center*, Singapore – 1,300,000sf expo/convention center and casino

De Los Reyes Engineering Inc .

Miami, FL

June 2000 to August 2005

Structural Engineer/Cad-operator

- ◆ Introduced to the structural design process
- ◆ Executed the structural analysis and preliminary design stages of the structural design process for high-rise, mid-rise and low-rise buildings. Duties included calculating column and beam loads
- ◆ Prepared and organized structural drawings, including framing plans, beam and column schedules, sections, and typical details for multi-million dollar residences and high-rise buildings
- ◆ Notable Projects Include:
 - *The Ponce de Leon*, Coral Gables, FL – 14-story, 188,700sf condominium
 - *Terzetto Condominium*, Aventura, FL – 18-story, 214,000sf structure
 - *Terzetto Lofts*, Aventura, FL – 22-story, 199,330sf structure
 - *Neo River Lofts*, Miami, FL – 33-story, 839,305sf structure
 - *Colonade*, Miami, FL – 2 - 11-story apartment buildings with a combined area of 745,000sf

- *Douglas Grande*, Coral Gables, FL – 9-story mixed-use development including residential units, parking levels, retail, and service areas
- *Douglas Entrance*, Coral Gables, FL – 16-story, 530,000sf apartment building
- *100 Douglas*, Miami, FL – 15-story, 160,521sf condominium
- *Gables View*, Miami, FL – 13-story, 161,390sf apartment building

Education:

Florida State University, Tallahassee, FL
B.S. in Civil Engineering earned 5/05

Massachusetts Institute of Technology,
Boston, MA
Master of Engineering in High Performance
Structures earned 6/06

Computer Skills:

- ◆ Highly trained and proficient in AutoCAD and Mathcad software
- ◆ Skilled in structural engineering software including:
 - ETABS: 3-D structural modeling, analysis, and design
 - SAFE: Slab, footing, and mat analysis/design by the Finite Element Method
 - STAADPro: 3-D structural modeling, analysis, and design
 - PCAslab: design of reinforced concrete beams and slabs
 - PCAcol: design of reinforced concrete columns

Certifications:

Certified State of Florida Professional
Engineer

JOSE A. RAMIREZ, P.E.

Principal

Vital Engineering, Inc.

Education:

Bachelor of Science in Electrical Engineering, and Bachelor of Science in Biomedical Engineering, University of Miami, Coral Gables, Florida 1996.

Professional Experience:

Over 2 years of experience as a test engineer for the research and development department of a pacemaker and defibrillator manufacturing company.

Seventeen years additional experience in private practice in the design of parking garages; educational facilities; airport projects; media centers, water and wastewater plants; pumping stations; restaurants and food service facilities; office buildings; fire rescue stations; auditoriums; hospitals and medical centers; shopping centers; university buildings; hotels; and low and high rise residential projects.

Also experience in the design of telecommunication, security/CCTV, intercom and fire alarm systems.

Involvement in sustainable design for buildings, has resulted in energy efficiency technology being applied to the lighting system design for projects, to obtain certification as a LEED Green Building by the U.S. Green Building Council

Experience in the design of sport fields, street and parking area lighting, including illuminance calculations at finished grade areas and voltage drop calculations.

Experience in Auto-CAD and computer programming.

Registration:

Registered as Professional Engineer in the State of Florida.

Professional Organizations:

American Consulting Engineers Council.
Florida Engineering Society.
Florida Institute of Consulting Engineers.
National Society of Professional Engineers.

Project Responsibility:

Principal in Charge, Project Management and Electrical Engineering.

RAFAEL PENA, JR., P.E.

Principal

RPJ, Inc.

Education

1971 Master of Engineering (Mechanical)
University of Florida

1970 B.S. Mechanical Engineering
University of Florida

Professional Registration

1975 STATE OF FLORIDA
Registration Number 16395

Professional Experience

1983 - Present RPJ, INC. CONSULTING ENGINEERS

Position: President

Duties: Professional consulting engineer in charge of design, managing and overseeing the development of projects from preparation of drawings and specifications through permits and construction.

As President of the firm Mr. Peña oversees all management functions of the company including client meetings, business development, personnel issues, financial decisions and equipment decisions.

1982 - 1985 U.S. MECHANICAL, INC.

Position: Principal and Project Engineer

Duties: Responsible for preparation of mechanical engineering drawing and managing projects from completion through construction administration.

As Principal of the firm Mr. Peña oversees all management functions of the company including client meetings, business development, personnel issues, financial decisions and equipment decisions.

1981 - 1982 DALLA-RIZZA & ASSOCIATES

Position: Project Engineer

Duties: Responsible for preparation of mechanical engineering drawing and managing projects from completion through construction administration.

1980 - 1981 THE BARED & CO., INC.

Position: Project Engineer/Associate

Duties: Responsible for preparation of mechanical engineering drawing and managing projects from completion through construction administration.

1978 - 1980 RAFAEL PENA, JR., P.E.

Position: Project Engineer/Principal

Duties: Performed mechanical engineering services. Prepared plans and specifications and full construction documents. As Principal of the firm Mr. Peña oversees all management functions of the company including client meetings, business development, personnel issues, financial decisions and equipment decisions.

1978 - 1980 DESIGN ENGINEERING CORPORATION

Position: Project Engineer/Partner

Duties: Responsible for preparation of mechanical engineering drawing and managing projects from completion through construction administration.

1973 - 1978 FERENDINO / GRAFTON / SPILLIS / CANDELA

Position: Project Engineer/Associate

Duties: Responsible for preparation of mechanical engineering drawing and managing projects from completion through construction administration.

1972 - 1973 H.J. ROSS & ASSOCIATES, INC.

Position: Project Engineer

Duties: Responsible for preparation of mechanical engineering drawing and managing projects from completion through construction administration.

**1972 - 1972 SANDERS & THOMAS
CONSULTING
ENGINEERS**

Position: Project Engineer

Duties: Responsible for preparation of
mechanical engineering drawing and
managing projects from completion through
construction administration.

HONORS AND AWARDS

Technical paper titled “Effect of Inner Surface Air Velocity and Temperature upon Heat Loss and Gain Through Insulating Glass”, was presented to the American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc. (ASHRAE) in 1973. The paper was awarded the “Best State of the Art Technical Paper” for 1973 and published in ASHRAE Transaction.

Pi Tau Sigma (1969) - Honorary Mechanical Engineering Fraternity

PROFESSIONAL MEMBERSHIP:

American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)

National Fire Protection Association (NFPA)

U.S. Green Building Council (LEED)

Sean Compel, PE, LEED AP
Senior Engineer / Construction
Administrator
STANTEC

Education

Bachelor of Science in Civil Engineering,
University of Miami, Miami, Florida, 2002

Registrations

Professional Engineer#66618, State of Florida

Professional Experience

Mr. Compel has over 15 years of experience in the planning, design, permitting and construction of civil engineering and site development projects. He has served as project construction administrator and project engineer for various roadway, drainage, water, sewer, underground electrical and industrial projects. Clients include municipalities, state agencies, educational facilities, and private businesses.

His experience in construction services has allowed him to effectively deliver projects satisfying all owner requirements. Responsibilities during construction include permitting, review of scheduling, and overall cost analysis.

Select project experience

- Kerdyk Tennis Center Courts and Building (Phases I & II), Coral Gables, Florida – Construction Administrator for this project that involves renovation and improvements to the existing Kerdyk Tennis Center next to the Biltmore Hotel. Stantec completed final construction documents and permitting for the following scope of work: parking lot reconstruction including new curbing, new monument sign, site lighting, irrigation, landscaping, electrical enclosure, decorative concrete walkway, a crosswalk on Anastasia Avenue, new fencing, tennis court resurfacing and restriping including new nets, and new stadium style lighting for the courts. The

second phase of improvements involves the renovation to the existing tennis center building and surrounding areas. Stantec is providing design and construction administration services for the complete renovation of the existing two story building . The design incorporates new program uses, relocation of pro shop at ground floor, and expansion of the second floor viewing areas.

- Surfside Harding Avenue Streetscape Master Plan - Phase II, Coral Gables, Florida – Construction Administrator for this project that involves the beautification of the Towns “Downtown District” that would be the catalyst for its future improvements and business owners encompassing two city blocks from 96th Street to 94th Street. The improvement, consisting of replacing the existing palms with new MedJool Date Palms also included the addition of MedJool Date Palms where no palms existed including up-lighting and seasonal lighting for the new palms, pocket parks (midblock crossing) and at the street corners. Additional seasonal landscaping was added along with street furnishings and wider green areas while maintaining the existing sidewalk clear path areas. Thus providing the pedestrian experience; a casual walk of its new and improved Downtown. We collaborated closely with the Town’s Council and Staff and Boards and Committees throughout the design, successfully implementing their vision for this much anticipated project.

- North Miami Beach Bike Path Phase II, North Miami Beach, Florida - Civil Engineer for the planning and design of 1.5 miles of asphalt bike path along NE 183rd Street from NE 11th Avenue to NE 22nd Avenue. A new 8’ wide asphalt path on the north swale connected to an existing path running along the Snake Creek Canal at NE 11th Avenue and extended to NE 19th Avenue. From NE 19th Avenue to NE 22nd Avenue, the path was constructed on both sides of the street as a 5’ extension of the existing pavement. The path then transitioned to 8’ wide and headed north on NE 22nd Avenue to connect to the existing paths at Greynolds Park. Our scope included

full signage and pavement markings to ensure safety for all bicyclists using the path.

- Key West Bight Floating Docks, Key West, Florida - Project Manager for components related to a new 200' floating dock with 10 new boat slips located at the east end of the Key West Bight Marina. Scope of the design included new utility pedestals with power and water connections for marina patrons, fire protection, new electrical, water and sewer connections, and a vacuum type wastewater pump out station. The utility connections were coordinated with the local wastewater and power authorities to verify capacity and appropriate connection points. The floating dock utilized epoxy coated steel piles and a connecting ADA accessible ramp attached to an existing pier.

- Palm and Hibiscus Islands, Miami Beach, FL - Construction Administrator for this project for which Stantec served as Design Criteria Professional and Resident Project Representative for this design/build project which involves complete infrastructure reconstruction with primary goals including beautification and combatting the effects of sea level rise. Scope of work includes water main and water service replacement, rehabilitation of the existing gravity sanitary sewer line and manholes, complete storm water infrastructure improvements, roadway reconstruction including raising roads where possible and harmonization to properties, concrete work including sidewalks, the undergrounding of overhead utilities for Florida Power & Light (FPL), AT&T, and Atlantic Broadband, and landscaping. The storm water systems include a primary and secondary gravity collection system and large pump stations to discharge into Biscayne Bay. Environmental controls during construction and all maintenance of traffic had to be carefully monitored at all times. Close coordination with City staff and homeowners is most important to ensure impact to residents is minimized.

- Sunset Harbor Improvements, Miami Beach, Florida - Construction Administrator for this project for which Stantec served as construction and engineering inspectors for

this design build project located in the Sunset Harbour neighborhood of Miami Beach. Project limits are from Sunset Harbour Drive (Purdy Avenue) to Alton Road, between Dade Boulevard and 20 Street. This full infrastructure reconstruction project included rehabilitation of the existing sanitary sewer system, extensive upgrades to the storm water system, replacement of water mains and water services, full roadway reconstruction, new street lighting system, sidewalks and ramps to comply with ADA standards, and landscaping. A major focus of the project is to eliminate tidal flooding being experienced as a result of sea level rise. To combat these issues, the roads were raised and new drainage systems were installed. The three existing pump stations were rehabilitated and expanded, and a fourth new station was installed.

- Palmetto Bay Drainage Improvements, Palmetto Bay, FL - Project Engineer and Construction Administrator for the field surveying, design, permitting, bidding, and construction of drainage improvements at various locations throughout the Village. The Village's storm water master plan identified and prioritized areas with flooding problems. Many areas had no existing drainage. Each phase of construction included the installation of drainage structures, exfiltration trenches, connections to the existing system, and associated restoration. All three phases of work were completed on schedule and under budget.

- Indian Creek Village Entrance Improvements, Indian Creek, Florida - Construction Administrator for the implementation of the first phase of the Master Plan. The plan identified critical concerns and built consensus among the Council Members and residents of the Village with respect to project scope and key design elements of proposed improvements and enhancements. These improvements include reconfiguration of the Village the entrance by tightening the corner radii, expanding the landscaped corners on either side, creating an oval landscaped island, and historically restoring of the existing Gate House. The main roadway into the Village will also be reconfigured by

narrowing the travel lanes to 12-feet, introducing of a center landscaped median, and a 5 ft. wide sidewalk for pedestrian and traffic safety.

- Sunset Drive Improvements (West of US 1), South Miami, FL - Construction Administrator for this master planning project involving the development of conceptual streetscape and infrastructure improvements along Sunset Drive from the western city limits to US 1. These include delineating intersections with concrete pavers and crosswalks, redefining roadways sections, and providing new lighting and landscape design to increase public safety and appeal. In addition, a new architectural site plan for City Hall was designed incorporating surrounding public spaces and facilities to create an enhanced civic and community space. The master plan was developed substantially in accordance with the City's Hometown Plan Area 2, and evaluated proposed improvements with respect to their feasibility, cost/benefit, design, and construction. In addition, the firm held three public workshops to collect public opinions and suggestions, and ensured the Master Plan was reflective of, and sensitive to the community.

- Townwide Pavement and Sidewalk Assessment Study and Report, Town of Cutler Bay, FL - Project Manager for the inventory and assessment of the pavement and sidewalk conditions in the public rights-of way within the corporate Town limits. This study provides an inventory of the pavement and categorizes the condition based on cracks, raveling, pot holes, ruts, and patches. The improvements for the damaged pavement will consist of asphalt overlay and will be organized based primarily on the Town's funding. Additional criteria for pavement improvements will also be based on the Safe Route to School (SRTS) that were established by Miami Dade County Public Works (MDCPW) and Miami Dade County Public School (MDCPS) and proposed Town of Cutler Bay storm water management improvements. The sidewalk conditions are categorized by the various damages which include light, heavy, root and tripping hazards.

Jeffrey Marcus, PhD
Senior Environmental Scientist
STANTEC

Education

Ph.D., Aquatic Biology, University of Lancaster, Lancaster, England, 1978

Bachelor of Science in Biological Sciences, University of Colorado, Boulder, Colorado, 1975

Membership

Florida Association of Environmental Professionals (Former President)

Professional Experience

Dr. Marcus has over 32 years of experience in environmental assessment and regulatory compliance. He joined Stantec Consulting Services, Inc. in 2010, formerly C3TS, prior to which he worked at Consulting Engineering & Science, Inc., a Miami-based environmental consulting firm for 20 years. Dr. Marcus has an extensive background in transportation related impact analysis as required by NEPA (Programmatic, Cat-EX Type II, EA/FONSI and EIS's) and FHWA regulations as well as State Environmental Impact Reports (SEIR) for non-federally funded facilities. His areas of expertise include freshwater and marine ecology, wetland restoration and enhancement projects, and the preparation of environmental assessments and impact statements; particularly in subtropical and tropical habitats. Dr. Marcus has managed numerous biological surveys, air and noise investigations, endangered species impact assessments, wetlands delineations, ecological risk assessments, and has prepared a wide variety of permit applications at the Federal, State and local levels. He is former Environmental Administrator in District 6 and has managed Districtwide environmental contracts since 1990.

Select project experience

- Districtwide Environmental Data & Report Contract in FDOT District 6 - Dr. Marcus as Project Manager has managed over 400 task orders for FDOT. The tasks have varied from the development of NEPA documents (AN's CSER's, air & noise studies, wetland reports, re-evaluations), to the development of presentations and videos (Return to Nature), to expert witness, Dr. Marcus has a solid understanding of the PD&E process, ETDM, Class of Action determination and has an excellent relationship with regulators at Miami-Dade County DERM, SFWMD, FDEP, NOAA Fisheries, USFWS, and USACE. Dr. Marcus has proven to be a problem solver for the Department for over 30 years. Client: FDOT D6, Craig James, Project Manager, (305) 470-5221, 2014-Ongoing
- Districtwide Mitigation & Maintenance Services Contract, FDOT District 6, Miami-Dade and Monroe Counties - Project Manager for the design and oversight of numerous mitigation/ restoration projects including Summerland Key and Islamorada scrape-downs to restore mangrove habitat, hydrological improvements to the Boca Chica Lagoon to restore seagrass, removal of the Lake Surprise Causeway to restore seagrass and benthic resources, and backfilling of the historic Houseboat Row to provide seagrass habitat.
- Districtwide Mitigation and Environmental Services Support, FDOT District 4, Broward, Palm Beach, St. Lucie and Indian River Counties - Principal Environmental Specialist responsible for performing environmental services which include: permitting of mitigation sites, planning and construction activities for the purpose of meeting permit requirements or correcting mitigation site deficiencies, exotic species control and removal in the department's right of way, relocation of endangered, threatened, and rare flora and fauna, and monitoring of the department's construction projects to assure compliance with environmental permit conditions and commitments.
- Seagrass Restoration in Boca Chica Lagoon, Naval Air Station, Monroe County - Dr. Marcus designed and permitted the Boca

Chica seagrass restoration site located within the Boca Chica Naval Air Station (NAS) near Key West in Monroe County, Florida. The mitigation project consists of restoration of tidal flow in the Boca Chica lagoon through two remedial actions: the construction of a flushing channel through an existing berm to the Atlantic Ocean, and maintenance of an existing cross lagoon flushing channel. Compensatory mitigation was needed for approximately 7.3 acres of seagrass impacted by the US-1 South Two-Lane Safety project. This site has the potential to create approximately 100 acres of seagrass credits that not only fulfill US-1 South/18-Mile Stretch seagrass mitigation requirements, but also provide additional seagrass credits for future FDOT projects. Dr. Jeffry Marcus successfully permitted the use of the Boca Chica site to mitigate for seagrass impacts resulting from other FDOT projects.

- US-1 Two-Lane Safety Project, FDOT District 6, Miami-Dade and Monroe Counties - Dr. Marcus developed the Boca Chica Seagrass Mitigation Plan, provided expert witness testimony in the State & Federal trials, oversaw monitoring and maintenance of the US-1 upfront mitigation sites including C-109, the Harrison Tract, C-111, and the roadside spoil restoration. He directed the video Return to Nature, oversaw many aspects of construction compliance including removal of the Lake Surprise Causeway and sediment reuse at Keystone Pit and Port Bougainville. Dr. Marcus was responsible for numerous professional presentations, and served as a major representative for all aspects of permitting.

- Houseboat Row Seagrass Restoration Project, FDOT District 6, Monroe County - Dr. Marcus oversaw the selection of a contractor to restore 2.61 acres of seagrass habitat at the historic Houseboat Row site located just east of South Roosevelt Boulevard (SR-A1A). He also directed a multi-disciplinary team of technical professionals assisting with the design, MOT development, and environmental and construction oversight. The Houseboat Row site is a historic seagrass flat that was dredged for the mooring of

houseboats. The project includes backfilling the area to re-establish the historic elevation for successful seagrass colonization. The proposed project has been authorized and permitted by the U.S. Army Corps of Engineers (USACE) and the South Florida Water Management District (SFWMD) as mitigation for impacts associated with the reconstruction and roadway improvements of North Roosevelt Boulevard (SR 5/US 1).

- Krome Avenue North Environmental Assessment, Miami-Dade County, Florida, FDOT District 6 - Dr. Marcus oversaw the environmental analysis of the expansion of the 12-mile north-south corridor along the eastern edge of the Urban Development Boundary line in western Miami-Dade County including the preparation of the Environmental Assessment (EA)/Finding of No Significant Impact (FONSI) and supporting environmental documents (WER, ESBA, CSER, NSR, AQR) for the project. This study included a complex alternatives analysis to avoid and minimize wetland impacts as well as extensive agency coordination with USACE, SFWMD, and USFWS for wetland and wildlife impacts.

- Card Sound Road Intersection Environmental Assessment, Monroe County - Dr. Marcus was responsible for issues relating to wetlands, essential fish habitat, and threatened/endangered species. Even though the project was never funded, the WER, ESBA, and EFH reports were completed. This was a unique project that required complex coordination with the Crocodile Lake National Wildlife Refuge, South Florida Water Management District (wetlands), and the U.S. Fish & Wildlife Service (Key Largo cotton mouse and woodrat). Dr. Marcus represented the Department at many public and agency presentations. He prepared a White Paper that was widely distributed for this 0.5-mile corridor project.

- Miami-Dade County Water and Sewer Department (WASD) Water & Force Main Replacement Project, Miami-Dade County - Senior Environmental Permits Coordinator responsible for oversight of obtaining the environmental permits from Federal, State and local agencies for the project. This project also

include benthic surveys of the 1,200 linear feet force main and 850 linear feet water main corridors to characterize benthic habitats and resources. Dr. Marcus assisted the U.S. Army Corps of Engineers with Section 7 and Essential Fish Habitat consultations with the National Marine Fisheries Service to streamline the permitting and mitigation process.

- Miami Beach Pump Station and Outfall Permitting, Miami Beach, Florida - Stantec is providing to the City of Miami Beach environmental services, agency coordination, and other miscellaneous tasks associated with the pursuit and acquisition of all required environmental permits / authorizations (new permits or permit modifications) required for the construction of municipal drainage structures, including pump stations. The scope of services for this project includes biological surveys to characterize benthic habitats at proposed outfalls, assistance with obtaining environmental permits, and coordination with all relevant agencies. Dr. Marcus is the Stantec Project Manager for this contract.

- Programmatic Categorical Exclusion and Programmatic Agreement Preparation, National Park Service – Everglades National Park and Dry Tortugas National Park - Environmental Program Manager for the development of Programmatic Categorical Exclusions and agency consultation documentation in accordance with the National Environmental Policy Act and Director's Order Number 12 for Everglades National Park and Dry Tortugas National Park.

- Project Development & Environment (PD&E) Study for Homestead Extension of Florida's Turnpike (HEFT) from SR 836 to NW 57th Avenue, Miami-Dade and Broward County, Florida, Florida's Turnpike Enterprise - Dr. Marcus worked as the Environmental Project Manager responsible for the development of the supporting environmental documents, and the corresponding SEIR for this PD&E Study of a 19-mile section of the HEFT for expansion to eight lanes north of I-75 and ten lanes south of I-75.

ANDREW M. WITKIN
President & Founder
Witkin Hults Design Group, Inc

EDUCATIONAL BACKGROUND

Bachelor of Landscape Architecture – The Pennsylvania State University, 1979

Bachelor of Science in Landscape Architecture – The Pennsylvania State University, 1978

REGISTRATION

Registered Professional Landscape Architect; State of Florida, 1982. Lic. #LA0000889

PROFESSIONAL AFFILIATIONS

Member of the American Society of Landscape Architects

Full Member of the Urban Land Institute

Life Director of the Builders Association of South Florida

Member of the Builders Association of South Florida Hall of Fame

Past Chairman of the Miami Dade County Shoreline Development Review Committee

Member of the College of Arts and Architecture at the Pennsylvania State University Campaign Committee

FIELDS OF EXPERTISE

Landscape Architectural Design

Landscape Lighting Design

Large Scale Residential & Commercial Development

Caribbean Hospitality Design

Project Management & Contract Administration

Coastal Environmental Planting Design

Municipal Approval Process

SPEAKING ENGAGEMENTS

2006 - International Builders Show - Landscape Architecture as a Marketing Tool

2007 - International Builders Show - Hurricane Restoration and TND Design

2007 - Southeastern Builders Conference - TND Design

2007 – Urban Land Institute - The Changing Role of Design in Today's Urban Market

2008 - International Builders Show - Landscape Architecture & First Impressions

2008 – National Association of Home Building – Universal Design for 50+ Housing

KELLY ANN HULTS, LEED AP
Principal
Witkin Hults Design Group, Inc

EDUCATIONAL BACKGROUND

Master of Landscape Architecture – Florida International University, 1998

Bachelor of Arts degree in Interior Design
Florida International University, 1995

PROFESSIONAL AFFILIATIONS

Associate member of the American Society of
Landscape Architects since 1998

Member of the US Green Building Council

Allied member of AIA, Broward Chapter

FIELDS OF EXPERTISE

Landscape Architectural design

Landscape, Hardscape, and Lighting design

Site planning for large residential and
hospitality developments

Project Management & Presentation

Computer aided drafting and design using
Autodesk, Corel & Adobe

Production of large volume publications with
graphics using Microsoft, Adobe & Quark

LENGTH OF TENURE

With Witkin Design Group since 1998

SPEAKING ENGAGEMENTS

2007—Homestead Plant Exhibition and
Conference. Seminar: Landscape Design: The
good, the bad & the ugly

LEONARDO DE CARVALHO
Project Manager
Witkin Hults Design Group, Inc

EDUCATIONAL BACKGROUND

Bachelor of Landscape Architecture – Florida International University, 2009

Certificate in the History & Theory of
Architecture – Florida International
University, 2009

Certificate in 3D Designing with SketchUp –
AEC Daily, 2012

FIELDS OF EXPERTISE

Landscape, Hardscape, and Lighting design

Project Management & Presentation

Site planning for large residential and
hospitality developments

Computer aided drafting and design using
Autodesk

Production of graphic presentations using full
Adobe Suite

3D Rendering & Animation

Fluent in Portuguese and English, with
knowledge in Spanish, Italian, and French
languages

LENGTH OF TENURE

With Witkin Hults Design Group since 2012

BEHAR FONT

Project Name:

Aventura Optima Plaza

Location:

240 S.W. 9th Street
Miami, Florida

Owner:

Optima International, LLC.
Ariel Bromberg
21500 Biscayne Boulevard, Suite 301
Aventura, Florida 33180
E: abromberg@brom.com.mx
P: 305.466.0115

Contractor:

Maor Consulting, LLC. - Scott Hurwitz
21400 West Dixie Highway
North Miami Beach, Florida 33180
P: 305.792.7333

Construction Cost:

\$10,000,000

Completion Date:

2013

Project Description:

The first LEED Platinum Certified high-rise in the city and the second in the state, the 114,000 square foot commercial complex blends elegant finishes with ecological sensibility; cultivating a vibrant, striking, yet intimate workspace. Aventura Optima encompasses a nine-story office tower and four-story medical building connected by a sprawling rooftop terrace with an eight story parking garage to accommodate approximately 427 parking spaces. The 20,000 square foot rooftop facility showcases an outdoor jogging trail and sophisticated indoor exercise room amongst intimate green spaces and scenic views.

Key Personnel:

Javier Font & Ricardo Padin

Services:

Complete architectural and engineering services including programming, master planning, architectural services, contract documents, construction administration and securing local permits and approvals.



BEHAR FONT

Project Name:

Brickell View Terrace

Location:

940 S.W. 1st Avenue
Miami, Florida

Owner:

Brickell View Terrace Apartments, Ltd.
Mitch Friedman
9400 S. Dadeland Blvd., Suite 100
Miami, Florida 33146
E: mfriedman@pinnaclehousing.com
P: 305.854.7100

Contractor:

PHG Builders, LLC. - Felix Braverman
9400 S. Dadeland Blvd., Suite 100
Miami, Florida 33146
E: fbraverman@pinnaclehousing.com
P: 305.854.7100

Construction Cost:

\$50,000,000

Completion Date:

2016

Project Description:

The project consists of a twenty three (23) story rental apartment building consisting of 100 affordable housing units, retail areas at the ground floor and an amenity level, 72 market rate units and rooftop amenities, a free standing nine (9) story parking garage with 352 parking spaces, 1,460 square feet of retail/office at the ground level and rooftop amenities. Brickell View Terrace is LEED Silver Certified

Key Personnel:

Javier Font & Ricardo Padin

Services:

Complete architectural and engineering services including programming, master planning, architectural services, contract documents, construction administration and securing local permits and approvals.



BEHAR FONT

Project Name:

Lotus Village

Location:

1540 N.W. 2nd Avenue
Miami, Florida

Owner:

Lotus Village Development, LLC.
Constance Collins
3921 Alton Road, Suite 468
Miami Beach, Florida 33140
E: president@lotushouse.org
P: 305-613-1573

Contractor:

Civic Construction - William Real
4691 S.W. 71st Avenue
Miami, Florida 33155
E: creal@civicconstruction.com
P: 305.661.4859

Construction Cost:

\$18,000,000

Expected Completion Date:

2017

Project Description:

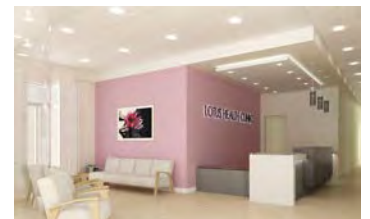
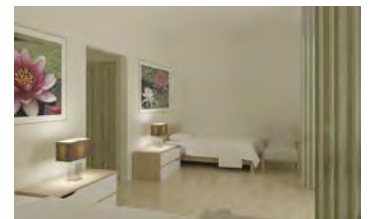
Lotus Village is envisioned as a mixed use “village” with combined state of the art shelter facilities and supportive services serving homeless individuals and families, as well as the Overtown neighborhood. Lotus Village offers an in-take sanctuary, holistic health and wellness center, children’s wellness center and daycare, working class room kitchen, pavilion, arts & activities lab, computer library, healing hands salon, and gardens

Key Personnel:

Robert Behar & Alejandro Fernandez

Services:

Complete architectural and engineering services including programming, master planning, architectural services, contract documents, construction administration and securing local permits and approvals.



BEHAR FONT

Project Name:

Kerdyk Tennis Center

Location:

1150 Anastasia Avenue
Coral Gables, Florida

Owner:

City of Coral Gables
Ernesto R. Pino
2800 S.W. 72nd Avenue
Miami, Florida 33155
E: epino@coralgables.com
P: 305.460.5004

Construction Cost:

\$1,500,000

Expected Completion Date:

2018

Project Description:

Existing building renovations and off-site improvement, full renovation of an existing two story building. The design incorporates new program uses, relocation of pro-shop at ground floor and expansion of second floor viewing areas.

Key Personnel:

Robert Behar & Eddie Lamas

Services:

Complete architectural and engineering services including programming, master planning, architectural services, contract documents, construction administration and securing local permits and approvals.



BEHAR FONT

Project Name:

Amistad

Location:

571 S.W. 9th Street
Miami, Florida

Owner:

Amistad Apartments, Ltd.
Mitch Friedman
9400 S. Dadeland Blvd., Suite 100
Miami, Florida 33146
E: mfriedman@pinnaclehousing.com
P: 305.854.7100

Contractor:

PHG Builders, LLC. - Felix Braverman
9400 S. Dadeland Blvd., Suite 100
Miami, Florida 33146
E: fbraverman@pinnaclehousing.com
P: 305.854.7100

Construction Cost:

\$15,000,000

Completion Date:

2013

Project Description:

The project consists of 89 apartments with 45 units designated for formerly homeless families, and 44 affordable units for low-income residents earning at or below 60% of the area's median income. With units ranging from 1 to 3 bedroom apartments, amenities include a fitness center, library, multi-purpose community center, barbeque recreation area, children's playground, and entertainment area. Amistad is Gold LEED Certified.

Key Personnel:

Javier Font & Rick Padin

Services:

Complete architectural and engineering services including programming, master planning, architectural services, contract documents, construction administration and securing local permits and approvals.



BEHAR FONT

Project Name:

Gibson Plaza

Location:

3629 Grand Avenue
Miami, Florida

Owner:

Gibson Center, Ltd.
Mitch Friedman
9400 S. Dadeland Blvd., Suite 100
Miami, Florida 33146
E: mfriedman@pinnaclehousing.com
P: 305.854.7100

Contractor:

PHG Builders, LLC. - Felix Braverman
9400 S. Dadeland Blvd., Suite 100
Miami, Florida 33146
E: fbraverman@pinnaclehousing.com
P: 305.854.7100

Construction Cost:

\$10,000,000

Completion Date:

2015

Project Description:

The project consists of a new mixed-use development including an education center of approximately 3,800 sq.ft. and 56 elderly housing units with recreational amenity areas. SGBC Silver Certified.

Key Personnel:

Javier Font, Ricardo Padin & Alberto Gonzalez

Services:

Complete architectural and engineering services including programming, master planning, architectural services, contract documents, construction administration and securing local permits and approvals.



BEHAR FONT

Project Name:

King's Terrace

Location:

12501 N.W. 27th Avenue
Miami, Florida

Owner:

King's Terrace, Ltd.
Mitch Friedman
9400 S. Dadeland Blvd., Suite 100
Miami, Florida 33146
E: mfriedman@pinnaclehousing.com
P: 305.854.7100

Contractor:

PHG Builders, LLC. - Felix Braverman
9400 S. Dadeland Blvd., Suite 100
Miami, Florida 33146
E: fbraverman@pinnaclehousing.com
P: 305.854.7100

Construction Cost:

\$50,000,000

Completion Date:

2012

Project Description:

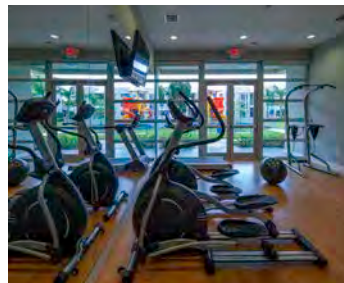
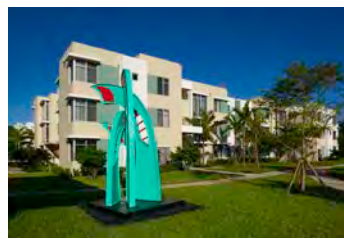
The project consists of thirteen (13) new affordable, multi-family residential buildings with approximately 300 units, a clubhouse of approximately 3,000 sq.ft., various amenities and approximately 320 parking spaces.

Key Personnel:

Javier Font & Ricardo Padin

Services:

Complete architectural and engineering services including programming, master planning, architectural services, contract documents, construction administration and securing local permits and approvals.



BEHAR FONT

Project Name:

Verde Gardens

Location:

12490 S.W. 283rd Terrace
Homestead, Florida

Owner:

Miami Dade County
The Homeless Trust
Stephanie Berman

Contractor:

Jaxi Builders, Inc.
Abel Ramirez
1569 N.W. 82nd Avenue
Miami, Florida 33126
E: abel@jaxi.com
P: 305.599.0700

Construction Cost:

\$16,000,000.00

Completion Date:

2011

Project Description:

Verde Gardens is a project on 52 acres of property at the former Homestead Air Force Base. Consisting of 145 units of permanent supportive housing. Residents will enjoy amenities that will provide a true sense of community, including open public plaza areas, basketball court, community center and children's play area, jointly the "central public plaza", and a soccer field to the north of the central plaza area. This unique green development also will feature an organic farm and farmer's market and the entire development is Gold LEED certified.

Key Personnel:

Robert Behar & Ricardo Padin

Services:

Complete architectural and engineering services including programming, master planning, architectural services, contract documents, construction administration and securing local permits and approvals.



BEHAR FONT

Project Name:

Miami Green

Location:

3150 S.W. 38th Ave
Miami, Florida

Owner:

William Holly
Miami Green Tower 1, LLC.
370 Minorca Avenue
Coral Gables, Florida 33134
305.777.0300

General Contractor:

Arellano Construction
7051 S.W. 12th Street
Miami, Florida 33144
305.994.9901

Construction Cost:

\$20,500,000

Completion Date:

2008

Project Description:

This project is the LEED certified project in Florida consisting of a thirteen (13) story office building with a thirteen-level parking garage consisting of 276 spaces.

Key Personnel:

Robert Behar, Javier Font & Ricardo Padin

Services:

Complete architectural and engineering services including programming, master planning, architectural services, contract documents, construction administration and securing of variances, local permits and approvals.



BEHAR FONT

Project Name:

Orchid Grove

Location:

725 N.W. 9th Street
Florida City, Florida

Owner:

Orchid Grove, Ltd.
Mitch Friedman
9400 S. Dadeland Blvd., Suite 100
Miami, Florida 33146
E: mfriedman@pinnaclehousing.com
P: 305.854.7100

Contractor:

PHG Builders, LLC. - Felix Braverman
9400 S. Dadeland Blvd., Suite 100
Miami, Florida 33146
E: fbraverman@pinnaclehousing.com
P: 305.854.7100

Construction Cost:

\$10,000,000.00

Completion Date:

2011

Project Description:

The project consists of four (4) new affordable, multi-family residential buildings with approximately 80 units, a club house of approximately 3,000 sq.ft. and parking for approximately 147 parking spaces.

Key Personnel:

Javier Font & Ricardo Padin

Services:

Complete architectural and engineering services including programming, master planning, architectural services, contract documents, construction administration and securing of variances, local permits and approvals.



BEHAR FONT

Project Name:

Police and Firemen Benevolent Association

Location:

1895 S.W. 3rd Ave
Miami, Florida

Owner:

Robert Nagle
City of Miami Board of Trust.
Firefighters & Police Ret. Fund
1895 S.W. 3rd Ave
Miami, Florida

General Contractor:

Johnathan Andrew Construction
7124 S.W. 47th Street
Miami, Florida 33155

Construction Cost:

\$1,456,000.

Completion Date:

2004

Project Description:

A new 2 story single tenant office building with 7,500 square feet of office space on the 2nd floor and 20 parking spaces on ground Floor.

Key Personnel:

Robert Behar

Services:

Complete architectural and engineering services including programming, master planning, architectural services, contract documents, construction administration and securing local permits and approvals.



Relevant Experience



Kerdyk Tennis Center

Coral Gables, FL Eddie Lamas - Project Manager & Design

This project involves renovation and improvements to the existing Kerdyk Tennis Center next to the Biltmore Hotel. Stantec completed final construction documents and permitting for the following scope of work: parking lot reconstruction including new curbing, new monument sign, site lighting, irrigation, landscaping, electrical enclosure, decorative concrete walkway, a crosswalk on Anastasia Avenue, new fencing, tennis court resurfacing and re-stripping including new nets, and new stadium style lighting for the courts. This first phase of work is scheduled for completion in January 2016. A second phase of improvements is in the planning stages and will involve a new or renovation building to serve the facility.

Client Name | City of Coral Gables
Contact Person | Ernesto Pino, AR, Assistant Public Works Director
Telephone | 305.460.5004

Total Value | \$ 1,600,000
Contract Duration | 2013- 2016
Consultant Role | Prime Consultant

Relevant Experience



Town of Surfside Harding Avenue Streetscape Master Plan

Surfside, FL Eddie Lamas - Project Manager & Design

The project scope was for the beautification of the Towns “Downtown District” that would be the catalyst for its future improvements and business owners encompassing two city blocks from 96th Street to 94th Street.

The improvement, consisting of replacing the existing palms with new MedJool Date Palms also included the addition of MedJool Date Palms where no palms existed including up-lighting and seasonal lighting for the new palms, pocket parks (mid-block crossing) and at the street corners.

Additional seasonal landscaping was added along with street furnishings and wider green areas while maintaining the existing sidewalk clear path areas. Thus providing the pedestrian experience; a casual walk of its new and improved Downtown. We collaborated closely with the Town’s Council and Staff and Boards and Committees throughout the design, successfully implementing their vision for this much anticipated project.

Client Name | Town of Surfside
Contact Person | Duncan Tavares, Tourism, Economic Development & Community Services Director
Telephone | 305.864.0722

Total Value | \$
Contract Duration | 2012 - 2014
Consultant Role | Prime Consultant

Relevant Experience



Marina Place at Riviera Beach

Riviera Beach, FL | Eddie Lamas - Project Manager & Design

In early 2011 the City and Community Redevelopment Agency of Riviera Beach jointly announced a design competition to select a full-service firm that could redevelop and revitalize a 27-acre waterfront area. Our company was subsequently selected to undertake this complex, ambitious, high-profile project that was decades in the making. The project involves the creation of a new master plan for the entire area, which is envisioned both as serving local residents and attracting regional visitors and cruise tourists from the nearby port.

The project includes conceptualization and design of several new buildings: a multi-level “crown jewel” community center that includes office space along with small meeting areas as well as a ballroom for formal events; a restaurant; a year-round, open-air farmers’ market building; and a multi-level parking structure for several hundred cars that is lined with retail and restaurant spaces. The project also includes a large public park with playground equipment, decorative pergolas, splash areas, and picnic gazebos; a concert amphitheater for city festivals; an expansive plaza area for outdoor public gatherings; redesign of a beach access area; sustainable landscaping and uniquely-designed, pervious walking surfaces; and a reinvigorated US-1 corridor adjacent to the site, as well as creation of new local roads to make this “superblock” site more human-scale and appealing, and a branding/entry sign campaign to mark arrival at this distinctive locale.

Client Name | City of Riviera Beach
Contact Person | Tony T. Brown, Executive Director
Telephone | 561.844.3408

Total Value | \$22,000,000
Contract Duration | 2011 - 2014
Consultant Role | Prime Consultant

Relevant Experience



Gables Bike and Pedestrian Study

Coral Gables, FL Eddie Lamas - Project Manager & Design

Helping Coral Gables design and ensure funding for a Pedestrian and Bicycle Master Plan throughout the City.

The City of Coral Gables selected our company to assist them with the development of a Pedestrian and Bicycle Master plan as part of a grant for the development of same prior to implementation of funding for implementation of any citywide improvement projects. Stantec was instrumental in submitting and securing the grant application which yielded both the initial study funding and that of the first \$400,000.00 implementation budget. Project scope included research into City documents for predecessor plans, preparation of a "handle bar survey", coordinating with local community groups, development of the initial improvement master plan and public presentation of same. Final presentation to the city commission for ratification prior to incorporating the plan into the city capital improvements program.

Client Name | City of Coral Gables
Contact Person | Glenn Kephart, PE, Public Work Director
Telephone | 305.460.5001

Total Value | \$85,000
Contract Duration | 2012
Consultant Role | Prime Consultant

Relevant Experience



University of Miami Bike and Pedestrian Study

Coral Gables, FL Eddie Lamas - Project Manager & Design

This study was compiled in an effort to provide the University with a comprehensive plan for pedestrian and bicycle safety that addresses both immediate needs and future growth. The report enumerates and describes a series of recommendations formulated to address existing problem areas, while also going beyond the bare minimum to advance pedestrian and bicycle mobility on and around the Coral Gables campus.

Client Name | University of Miami
Contact Person | Janet Gavarrete, Vice President-Campus Planning and Development
Telephone | 305.284.3051

Total Value | \$300,000
Contract Duration | 2013
Consultant Role | Prime Consultant

Relevant Experience



Morgan Levy

Doral, FL Eddie Lamas - Project Manager & Design

This 15-acre complex includes two synthetic turf FIFA soccer fields, tennis courts, basketball courts, bocce and other lawn sports venues, tournament sand volleyball courts, a community center, picnic pavilions, ADA playgrounds, paths with fitness stations, lighting, asphalt parking areas, and a covered drop off for students accessing the adjacent school property.

Our company had to develop a program to facilitate the removal of trash and debris from the site which had been established as a class III landfill prior to development as a park. The covered student drop off was provided by tensile fabric structures designed to meet current South Florida wind loading criteria. The synthetic turf soccer fields involved the installation of geogrid tensile fabric as well as an underdrain system that would allow the fields to be played on in less than an hour after a major rain event. Also included were bleachers established on both sides of each field for tournament play. The project also included construction of a 143-space parking lot to serve the new soccer, tennis and basketball complex.

Client Name | City of Doral

Construction Amount | \$13,700,000

Completion Date | 2007

Relevant Experience



Palmetto Bay Park

Pinecrest, FL Eddie Lamas - Project Manager & Design

The Village of Palmetto Bay renovated and expanded an existing park facility to add six baseball fields, a two-story concession/restroom facility, lighting, paths with fitness stations, new asphalt parking areas, landscaping and irrigation, and a special feature playground area. The playground, a “boundless” series of structures specifically designed for ADA accessibility park included an existing building structure that needed to be upgraded and a new system of utilities was incorporated into the park including a sanitary lift station and a new water main to service the park and surrounding community.

Client Name | Village of Palmetto Bay

Construction Amount | \$8,100,000

Completion Date | 2008

PROPOSED APPROACH AND METHODOLOGY

Our Project Management Plan (PMP) clearly identifies all of the project requirements, goals, constraints, timelines, and budget at the beginning of the project and identifies all the major stakeholders and agencies having jurisdiction, and when necessary, holding initial and progress meetings with all at the table.

We focus on the users' needs and develop a construction budget that clearly outlines their needs with specific line items for deductive alternatives thus safeguarding the base bid at all times.

COST CONTROL

At Behar Font & Partners, we pride ourselves in delivering projects on-budget and on-time. Cost estimating remains a critical part of our design process and cost control methodology. Our team includes Civic Construction that will develop costs within the defined goals using constructability analysis, value engineering, budget constraints, and scheduling to achieve those goals. Cost control will be achieved by Civic Construction who has years of experience working with our firm and building projects state wide for various clients over the past 20 years. Civic Construction will produce these cost estimates during all phases of the project, our team will review construction cost estimates and refine the design to maintain the project on-budget and on-time.

Our team has extensive experience with helping municipalities achieve positive bottom-line results by improving existing processes, identifying new ones, and pinpointing areas for cost savings. A good design is not a costly design, but an efficient layout of the

concept at its initial phase. We have the management perspective and specialized knowledge needed in order to deliver major cost reductions with improved efficiencies to our clients. We gained this experience by working on numerous successful projects as part of a design team or with a "Construction Manager at Risk" and "Design Build" methodology. These experiences in the Method of Deliverables for a variety of projects have further strengthened our knowledge of constructability and costs. Our effective management team:

- Reviews the anticipated costs and builds in deductive alternates to safeguard the base bid;
- Researches alternative savings methods on a continual basis;
- Monitors progress and quality to mitigate the project cost;
- Minimizes change orders throughout the construction process; and
- Eliminates any possible coordination conflicts during construction.

SCHEDULE CONTROL

We understand how critical schedules are. Maintaining a project on-schedule begins with understanding the key issues that drive it, and developing contingency plans and deductive alternates to control it. The primary purpose of the project schedule is to provide a full accounting of all relevant activities and phases, as well as the proper sequencing of project-related events, such that the project is delivered on-time.

We feel confident that we can meet the City's project schedules because of our varied background of this kind. Following are some of the ways we propose to control the project schedule:

- Coordination with sub-consultants (long-standing relationships enable us to understand their process)
- Maintain continuity of team personnel to ensure accountability and contact
- Accelerate non-critical path activities to compensate for unseen delays later on

- Meet with City's staff, public officials, and key community members ahead of time for consensus on key project issues
- Proactive PMP
- Clear understanding of Scope of Services ensures schedule is created correctly from the beginning
- Allow for proper Quality Assurance/Quality Control (QA/QC) time and City reviews

QUALITY CONTROL

We use the most current technology, which allows for optimum and accurate design. We use an in-house peer review QA/QC program to complete our assignments within schedule, at budgeted cost, and with high quality and reliability. We also have access to independent reviews by Civic Construction and subcontractors to provide guidance at each phase of the project in order to ensure cost effectiveness. We do the value engineering at the initial phase of the project. All work is executed in compliance with applicable codes and standards. The work of any sub-consultants we use is subjected to the same review as our own work.

We at BF are proud to be able to say that our firm-wide errors and omissions resulting in claims is less than one-half of one percent of construction budgets. This is due to the following:

- Principal involvement during all stages of design and construction
- Proper matching of tasks to individuals
- Complete team formation from the start
- Clear assignment of responsibilities
- Established and adhered-to QA/QC Program

- Independent peer review prior to major deliverables

We believe that the BF Team possesses the experience and knowledge in planning and designing public and private projects that no other firm can match. We are confident that we can successfully fulfill and execute the requirements of this contract and provide the City with an outstanding project.

PUBLIC PRESENTATIONS & PUBLIC HEARINGS

It is not uncommon to be asked to make a public presentation before the City Commission, before other regulatory bodies, or to the public. BF has vast experience in making such presentations, preparing exhibits and handouts, and in responding to questions in non-technical language that is understandable to lay persons. We have made presentations to elected bodies, as well as the public, at public hearings and at informal neighborhood gatherings and we have conducted charrettes with brainstorming sessions, some with the public present and others with stakeholders. When conducting charrettes and brainstorming sessions, we have established guidelines for the facilitator and the group to follow.

COST ESTIMATING AND SCHEDULE CONTROL

BF is experienced in permit and plan production scheduling for certain types of projects. Permitting can affect the cost estimate from the standpoint that last minute changes can sometimes blow cost estimates out of the water and cancel projects altogether. We shall determine all possible impacts early on so that the preliminary cost estimates remain relatively constant as the plans are finalized. A schedule shall be submitted at the Notice to Proceed (NTP) so the City can track production as well as permitting all the way through bid and security of contractor. Construction material costs have varied greatly over the last few years, causing a lot of problems with cost estimates. BF has general contractors on call, as well as experienced construction administrators on staff, to ensure that cost estimates are current and realistic.

BF's planning, programming, and design processes are structured with particular attention to cost, time management, and budget control to guarantee the budget and time allocation for each project. This process begins with a thorough and well-structured PMP that clearly identifies all of the project requirements, goals, constraints, and timelines at the beginning of the project and identifies all the major stakeholders and agencies having jurisdiction and holding initial and progress meetings with all at the table.



GREEN BUILDING CERTIFICATION INSTITUTE

HEREBY CERTIFIES THAT

Robert Behar

HAS ACHIEVED THE DESIGNATION OF

LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE
REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY
AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™



Jim R. [Signature]

Chairman

June 25, 2009

Date Issued

Peter Templeton

Peter Templeton, President

Printed on 50% bamboo fibers / 50% post-consumer fibers with vegetable based ink.



GREEN BUILDING CERTIFICATION INSTITUTE

HEREBY CERTIFIES THAT

Javier Font

HAS ACHIEVED THE DESIGNATION OF

LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE
REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY
AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™



Jim R. [Signature]

Chairman

March 10, 2009

Date Issued

Peter Templeton

Peter Templeton, President

Printed on 50% bamboo fibers / 50% post-consumer fibers with vegetable based ink.

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

LICENSE NUMBER

AR0014339

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

BEHAR, ROBERTO
4533 PONCE DE LEON BLVD.
CORAL GABLES FL 33146



ISSUED: 12/27/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1612270000769

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

LICENSE NUMBER

AR0012547

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

FONT, JAVIER
4533 PONCE DE LEON BLVD
CORAL GABLES FL 33146



ISSUED: 12/27/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1612270000807

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

LICENSE NUMBER

AA0002451

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

BEHAR FONT & PARTNERS, P.A.
4533 PONCE DE LEON BLVD.
CORAL GABLES FL 33146



ISSUED: 12/27/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1612270000902

State of Florida

Department of State

I certify from the records of this office that BEHAR, FONT & PARTNERS, P.A. is a corporation organized under the laws of the State of Florida, filed on November 16, 1992.

The document number of this corporation is P92000004667.

I further certify that said corporation has paid all fees due this office through December 31, 2017, that its most recent annual report/uniform business report was filed on January 24, 2017, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-sixth day of January,
2017*



Ken Ditzner
Secretary of State

Tracking Number: CU1025094124


To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

ANTI-KICKBACK AFFIDAVIT


STATE OF FLORIDA)
 : SS
COUNTY OF MONROE)

I, the undersigned hereby duly sworn, depose and say that no portion of the sum herein bid will be paid to any employees 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.

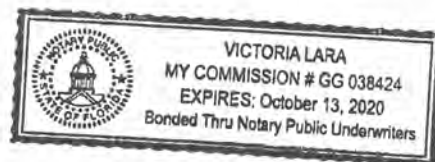
By: 

Sworn and subscribed before me this

10 day of April, 2017.


NOTARY PUBLIC, State of Florida at Large

My Commission Expires: October 13, 2020



**SWORN STATEMENT UNDER SECTION 287.133(3)(a)
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

**THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICE
AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted with Bid, Bid or Contract No. 17-001 for
Architectural Services
2. This sworn statement is submitted by Behar Font & Partners, P.A.
(Name of entity submitting sworn statement)
whose business address is 4533 Ponce de Leon Boulevard, Coral Gables, Florida 33146
and (if applicable) its Federal
Employer Identification Number (FEIN) is 650369320 (If the entity has no FEIN,
include the Social Security Number of the individual signing this sworn statement.)
3. My name is Robert Behar and my relationship to
(Please print name of individual signing)
the entity named above is President
4. 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 with 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, material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), 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 information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means
 1. A predecessor or successor of a person convicted of a public entity crime; or
 2. 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 agents who are active in the management of an affiliate. The ownership by one person of shares constituting controlling interest in another person, or a pooling of equipment or 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.
7. I understand that a "person" as defined in Paragraph 287.133(1)(8), Florida Statutes, 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.

8. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

☒ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)

☐ There has been a proceeding concerning the conviction before a hearing of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

☐ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

☐ The person or affiliate has not been put on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)

(Signature)

April 10, 2017

(Date)

STATE OF Florida

COUNTY OF Miami-Dade

PERSONALLY APPEARED BEFORE ME, the undersigned authority,

Robert Behar

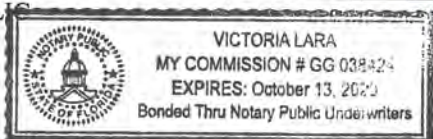
(Name of individual signing)

who, after first being sworn by me, affixed his/her signature in the

space provided above on this 10 day of April, 2017.

My commission expires: October 13, 2020

NOTARY PUBLIC



INDEMNIFICATION


To the fullest extent permitted by law, the CONSULTANT expressly agrees to indemnify and hold harmless the City of Key West, their officers, directors, agents, and employees (herein called the "indemnitees") from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this Paragraph, to persons or property, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the CONSULTANT, its Sub-consultants or persons employed or utilized by them in the performance of the Contract. Claims by indemnitees for indemnification shall be limited to the amount of CONSULTANT's insurance or \$1 million per occurrence, whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to the Contract and it is part of the project specifications or the bid documents, if any.

The indemnification obligations under the Contract shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the CONSULTANT under workers' compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the CONSULTANT or of any third party to whom CONSULTANT may subcontract a part or all of the Work. This indemnification shall continue beyond the date of completion of the work.

CONTRACTOR: Behar Font & Partners, P.A.

SEAL:

4533 Ponce de Leon Boulevard
Address Coral Gables, Florida 33146


Signature

Robert Behar
Print Name

President
Title

April 10, 2017
Date

EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF Florida)
: SS
COUNTY OF Miami-Dade)

I, the undersigned hereby duly sworn, depose and say that the firm of
Behar Font & Partners, P.A. provides benefits to domestic partners of its employees on the same
basis as it provides benefits to employees' spouses per City of Key West Ordinance Sec. 2-799.

By: _____

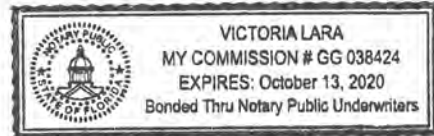


Sworn and subscribed before me this

10 day of April, 2017.

Victoria Lara
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: October 13, 2020



City Ordinance Sec. 2-799

Requirements for City Contractors to Provide Equal Benefits for Domestic Partners

(a) Definitions. For purposes of this section only, the following definitions shall apply:

- (1) **Benefits** means the following plan, program or policy provided or offered by a contractor to its employees as part of the employer's total compensation package: sick leave, bereavement leave, family medical leave, and health benefits.
- (2) **Bid** shall mean a competitive bid procedure established by the city through the issuance of an invitation to bid, request for proposals, request for qualifications, or request for letters of interest.
- (3) **Cash equivalent** means the amount of money paid to an employee with a domestic partner in lieu of providing benefits to the employee's domestic partner. The cash equivalent is equal to the employer's direct expense of providing benefits to an employee for his or her spouse.

The cash equivalents of the following benefits apply:

- a. For bereavement leave, cash payment for the number of days that would be allowed as paid time off for the death of a spouse. Cash payment would be in the form of the wages of the domestic partner employee for the number of days allowed.
 - b. For health benefits, the cost to the contractor of the contractor's share of the single monthly premiums that are being paid for the domestic partner employee, to be paid on a regular basis while the domestic partner employee maintains such insurance in force for himself or herself.
 - c. For family medical leave, cash payment for the number of days that would be allowed as time off for an employee to care for a spouse who has a serious health condition. Cash payment would be in the form of the wages of the domestic partner employee for the number of days allowed.
- (4) **Contract** means any written agreement, purchase order, standing order or similar instrument entered into pursuant to the award of a bid whereby the city is committed to expend or does expend funds in return for work, labor, professional services, consulting services, supplies, equipment, materials, construction, construction related services or any combination of the foregoing.
 - (5) **Contractor** means any person or persons, sole proprietorship, partnership, joint venture, corporation, or other form of doing business, that is awarded a bid and enters into a covered contract with the city, and which maintains five (5) or more full-time employees.
 - (6) **Covered contract** means a contract between the city and a contractor awarded subsequent to the date when this section becomes effective valued at over twenty thousand dollars (\$20,000).

- (7) ***Domestic partner*** shall mean any two adults of the same or different sex, who have registered as domestic partners with a governmental body pursuant to state or local law authorizing such registration, or with an internal registry maintained by the employer of at least one of the domestic partners. A contractor may institute an internal registry to allow for the provision of equal benefits to employees with domestic partner who do not register their partnerships pursuant to a governmental body authorizing such registration, or who are located in a jurisdiction where no such governmental domestic partnership registry exists. A contractor that institutes such registry shall not impose criteria for registration that are more stringent than those required for domestic partnership registration by the City of Key West pursuant to Chapter 38, Article V of the Key West Code of Ordinances.
- (8) ***Equal benefits*** mean the equality of benefits between employees with spouses and employees with domestic partners, and/or between spouses of employees and domestic partners of employees.

(b) Equal benefits requirements.

- (1) Except where otherwise exempt or prohibited by law, a Contractor awarded a covered contract pursuant to a bid process shall provide benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses.
- (2) All bid requests for covered contracts which are issued on or after the effective date of this section shall include the requirement to provide equal benefits in the procurement specifications in accordance with this section.
- (3) The city shall not enter into any covered contract unless the contractor certifies that such contractor does not discriminate in the provision of benefits between employees with domestic partners and employees with spouses and/or between the domestic partners and spouses of such employees.
- (4) Such certification shall be in writing and shall be signed by an authorized officer of the contractor and delivered, along with a description of the contractor's employee benefits plan, to the city's procurement director prior to entering into such covered contract.
- (5) The city manager or his/her designee shall reject a contractor's certification of compliance if he/she determines that such contractor discriminates in the provision of benefits or if the city manager or designee determines that the certification was created, or is being used for the purpose of evading the requirements of this section.
- (6) The contractor shall provide the city manager or his/her designee, access to its records for the purpose of audits and/or investigations to ascertain compliance with the provisions of this section, and upon request shall provide evidence that the contractor is in compliance with the provisions of this section upon each new bid, contract renewal, or when the city manager has received a complaint or has reason to believe the contractor may not be in compliance with the provisions of this section. This shall include but not be limited to providing the city manager or

- his/her designee with certified copies of all of the contractor's records pertaining to its benefits policies and its employment policies and practices.
- (7) The contractor may not set up or use its contracting entity for the purpose of evading the requirements imposed by this section.
- (c) Mandatory contract provisions pertaining to equal benefits. Unless otherwise exempt, every covered contract shall contain language that obligates the contractor to comply with the applicable provisions of this section. The language shall include provisions for the following:
- (1) During the performance of the covered contract, the contractor certifies and represents that it will comply with this section.
 - (2) The failure of the contractor to comply with this section will be deemed to be a material breach of the covered contract.
 - (3) If the contractor fails to comply with this section, the city may terminate the covered contract and all monies due or to become due under the covered contract may be retained by the city. The city may also pursue any and all other remedies at law or in equity for any breach.
 - (4) If the city manager or his designee determines that a contractor has set up or used its contracting entity for the purpose of evading the requirements of this section, the city may terminate the covered contract.
- (d) Enforcement. If the contractor fails to comply with the provisions of this section:
- (1) The failure to comply may be deemed to be a material breach of the covered contract; or
 - (2) The city may terminate the covered contract; or
 - (3) Monies due or to become due under the covered contract may be retained by the city until compliance is achieved; or
 - (4) The city may also pursue any and all other remedies at law or in equity for any breach;
 - (5) Failure to comply with this section may also subject contractor to the procedures set forth in Division 5 of this article, entitled "Debarment of contractors from city work."
- (e) Exceptions and waivers.

The provisions of this section shall not apply where:


- (1) The contractor does not provide benefits to employees' spouses.
- (2) The contractor is a religious organization, association, society or any non-profit charitable or educational institution or organization operated, supervised or controlled by or in conjunction with a religious organization, association or society.
- (3) The contractor is a governmental entity.

- (4) The sale or lease of city property.
- (5) The provision of this section would violate grant requirement, the laws, rules or regulations of federal or state law (for example, The acquisition services procured pursuant to Chapter 287.055, Florida Statutes known as the "Consultants' Competitive Negotiation Act").
- (6) Provided that the contractor does not discriminate in the provision of benefits, a contractor may also comply with this section by providing an employee with the cash equivalent of such benefits, if the city manager or his/her designee determines that either:
 - a. The contractor has made a reasonable yet unsuccessful effort to provide equal benefits. The contractor shall provide the city manager or his/her designee with sufficient proof of such inability to provide such benefit or benefits which shall include the measures taken to provide such benefits or benefits and the cash equivalent proposed, along with its certificate of compliance, as is required under this section.
- (7) The city commission waives compliance of this section in the best interest of the city, including but not limited to the following circumstances:
 - a. The covered contract is necessary to respond to an emergency.
 - b. Where only one bid response is received.
 - c. Where more than one bid response is received, but the bids demonstrate that none of the bidders can comply with the requirements of this section.
- (f) City's authority to cancel contract. Nothing in this section shall be construed to limit the city's authority to cancel or terminate a contract, deny or withdraw approval to perform a subcontract or provide supplies, issue a non-responsibility finding, issue a non-responsiveness finding, deny a person or entity prequalification, or otherwise deny a person or entity city business.
- (g) Timing of application. This section shall be applicable only to covered contracts awarded pursuant to bids which are after the date when this section becomes effective.

CONE OF SILENCE AFFIDAVIT

STATE OF Florida)
: SS
COUNTY OF Miami-Dade)

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




(signature)
April 10, 2017

(date)

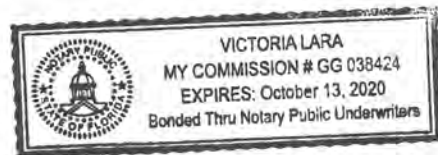
Sworn and subscribed before me this

10 Day of April, 2017.



NOTARY PUBLIC, State of Florida at Large

My Commission Expires: October 13, 2020



City Ordinance 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 publically 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)



THE CITY OF KEY WEST

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

ADDENDUM NO. 1

ARCHITECTURAL SERVICES / RFQ # 17-001

March 20, 2017

This addendum is issued as supplemental information to the RFQ package for clarification of certain matters of both a general and a technical nature. The referenced Request for Qualifications (RFQ) package is hereby amended in accordance with the following items:

On Page 2 of 48 Please make the following change:

For information concerning this Request for Qualifications please contact **Janet Muccino, Project Manager**, Engineering Services Department only in writing and requests for information must be received at least ten (10) days prior to the date fixed for opening of responses to RFQ. The contact email address is jmuccino@cityofkeywest-fl.gov. The City's "Cone of Silence" Ordinance Section 2-773 does not allow verbal communication.

On Page 11 of 48 Please make the following change:

Contacts:

All requests for information should be only in writing and emailed to **Janet Muccino, Project Manager** at jmuccino@cityofkeywest-fl.gov and requests for information must be received at least ten (10) days prior to the date fixed for the opening of responses to the RFQ. Any and all such interpretations and any supplemental instructions will be in the form of written addendum to the RFQ. If City issues an addendum, the Respondent has sole responsibility to receive any such addendum or any interpretations shall not relieve such Respondent from any obligation under his response as submitted. All addenda so issued shall become a part of the Contract document.

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

A handwritten signature in black ink, appearing to be "J. Muccino", is written over a horizontal line.

Signature

Behar Font & Partners, P.A.

Name of Business



THE CITY OF KEY WEST

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

ADDENDUM NO. 2

ARCHITECTURAL SERVICES / RFQ # 17-001

April 5, 2017

This addendum is issued as supplemental information to the RFQ package for clarification of certain matters of both a general and a technical nature. The referenced Request for Qualifications (RFQ) package is hereby amended in accordance with the following items:

QUESTIONS 1- 5

- 1.) Q1: The RFQ invitation states that requests for information must be received at least ten (10) days prior to the date fixed for opening of responses to RFQ, which is scheduled for April 12, 2017. Is that ten (10) calendar days or ten (10) business days?

RESPONSE: *The GENERAL CONDITIONS, PAGE 39, Item 7 DAYS states:*

Unless otherwise specifically stated, the term "days" will be understood to mean calendar days.

- 2.) Q2: Is there a minimum / maximum budget for professional fees per project?

RESPONSE: *No*

- 3.) On page 7 of the above referenced RFQ (at the bottom of the page under SUBMISSIONS DETAILS) it is stated: Anti-Kickback Affidavit and Public Entity Crimes Certification for **all participating members of any team and Sub-consultant(s) participating team members.**

Question:

Does the Anti-Kickback Affidavit Form on page 13 need to be **signed by all FIRMS (Prime and Subs) – or - does it need to be signed By all INDIVIDUALS (of the Prime and Sub Firms)?**

RESPONSE: *Prime only.*

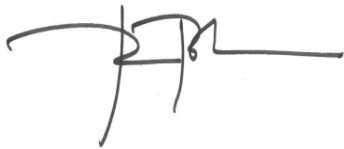
4.) Please let us know if the 100 double sided maximum page count includes the Cover, Title Sheet, Table of Contents, and Tabs.

RESPONSE: Yes

5.) We will be submitting for the general engineering services. Will that preclude us from being a sub consultant on the architectural RFQ?

RESPONSE: No

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



Signature

Behar Font & Partners, P.A.

Name of Business