

An aerial photograph of the Fort Lauderdale skyline, featuring numerous high-rise buildings and a mix of urban development. A semi-transparent blue overlay covers the lower half of the image, providing a background for the text.

# Owner's Representative for City Hall

Submitted to

**City of Fort Lauderdale**

January 15, 2025

**Jacobs**

Challenging today.  
Reinventing tomorrow.





City of Fort Lauderdale, Procurement Services Division  
Attn: Michelle Lemire – Procurement Administrator  
101 NE 3rd Avenue, Suite 1650  
Fort Lauderdale, FL 33301

January 15, 2025

**RE: RFQ Event #398: Owner's Representative for City Hall**

Dear Selection Committee,

Congratulations on moving forward with Fort Lauderdale's new City Hall! With this RFQ for Owner's Representative services, you're laying the groundwork for success. The City Hall will be a highly visible project in the community, and you'll need a reputable partner and team of experts experienced in managing multiple stakeholder groups efficiently and effectively. A partner with proven success keeping scope in line with schedule and budget on complex projects in south Florida, and a background providing innovative solutions. Our Jacobs team is that partner. We're excited to offer you:

**Success delivering high-profile civic and government projects in the region.** We have served as Owner's Representative for several similar projects in the area, including the Benjamin P. Grogan and Jerry L. Dove Federal Building in Miramar. This 380,000 SF facility is home to the FBI's local field office and a 750-car parking garage. The project has won six awards including: CMAA Project of the Year 2015, ENR "Best of the Best" Award for Government/Public Buildings, GSA Project Achievement Award, DBIA 2015 Excellence in Design (Architecture), and DBIA 2015 National Award of Excellence. In fall 2023, we wrapped up Phase 1 of the Broward County Convention Center and Hotel expansion, a \$1 billion program with complex site constraints adjacent to the Intracoastal Waterway and multiple stakeholder groups including Broward County, private business tenants, the Department of Homeland Security, and Port Everglades. We have also provided Owner's Representative services for the new US Courthouse in Fort Pierce and the Broward County Performing Arts center. The City of Fort Lauderdale can trust our team to deliver the results you require.

**Clear understanding of the Owner's Representative role.** Our #1 priority will be making sure the new City Hall is built to stakeholder expectations. While the ultimate responsibility for project delivery is in the hands of the design and construction teams, we will be there every step of the way to fiercely advocate for you, our client. We'll confirm that the proposed scope, schedule, and budget are practical and realistic and meet your goals for the project. We'll identify value engineering opportunities and support a smooth and competitive procurement process. During construction, we'll work proactively to identify potential issues early and offer solutions to keep the project on track. From start to finish, we'll foster a high-performing team culture based on transparency and accountability.

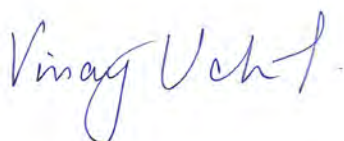
**Proven ability to manage multiple stakeholders to minimize scope changes and keep all aligned:** As the City Hall includes multiple end users such as municipal departments, elected officials, and the public, all parties must be aligned from the start on priorities, objectives, and goals. At the Broward County Convention Center and Hotel, we worked closely with the Convention Center and Visitor's Bureau, the operator and County staff to develop a Design Criteria Package that addressed all the stakeholders' critical requirements such as square footage, functionality, maintainability, and natural lighting, which resulted in a facility that was functional, aesthetically pleasing, and economical.

**Local experts in Florida public projects to drive efficiency and capture value for the City:** We're excited to partner with local experts and firms who bring expertise in public project delivery here in south Florida. These include **Alan Cohen (Sage Consulting, LLC)** and **David Rosenof (1814 Group)** for public project delivery expertise, **Garth Solutions Inc. (GSI)** for communications and public outreach, and **CES Consulting, Hill International**, and **Program Controls Inc. (PCI)** for construction support. **Harmonic Engineering Solutions FL LLC (Harmonic)** will oversee the environmental tasks related to the site analysis. These firms have delivered dozens of public projects in south Florida and understand the technical challenges as well as the stakeholders here.



The new City Hall will provide essential services to residents and businesses of Fort Lauderdale. This makes the role of an Owner's Representative critical to its successful delivery, and we believe we are the right team to do that with the City. We'll collaborate seamlessly with you and all your key stakeholders to facilitate the success of the new City Hall, incorporating our tested methodologies to maintain the team's focus, and create value at every turn. Our proposed core team, based in our Fort Lauderdale office, will be dedicated to your program for its entire duration. We would like to re-emphasize our commitment to the success of this project and are looking forward to the next steps in the selection process. Should you have any questions, please contact us at the information provided below.

Sincerely,



**Vinay Uchil, PE, PMP, CCM**  
Vice President and Executive Sponsor  
vinay.uchil@jacobs.com | (404) 978-7477



**Jonathan Jordan, CCM**  
Project Executive, PMCM Business Leader, Florida  
jonathan.jordan@jacobs.com | (954) 668-8840

*Vinay Uchil is the person authorized to negotiate and sign all agreements on behalf of Jacobs Project Management Co. (Jacobs).*

*We acknowledge receipt of Addendum 1 and Addendum 2.*

*Jacobs Project Management Co (JPMCo) has reviewed the terms and conditions of the sample contract and finds them generally acceptable; however, JPMCo is submitting this proposal with the understanding and expectation that the City of Fort Lauderdale and JPMCo will have the opportunity to work together to create a mutually acceptable agreement, supplementing and modifying the terms and conditions included with the RFQ, as appropriate for the services to be rendered. And, if selected, JPMCo respectfully requests the ability to clarify, at a minimum, indemnity obligations, limit of liability, services during construction and certain insurance coverage requirements.*





## SECRETARY CERTIFICATE

I, Justin Johnson, Secretary of Jacobs Project Management Co. (the "Company"), hereby certify that:

Vinay Uchil is Director of Operations of the Company and has been granted authority, by the board of directors to execute documents on behalf of the Company.

Dated this 8th day of January 2025.

A handwritten signature in black ink, appearing to read "Justin Johnson", with a long horizontal flourish extending to the right.

---

Justin Johnson, Secretary





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An aerial photograph of a city skyline, featuring numerous high-rise buildings and a mix of urban development. A large, semi-transparent blue graphic, resembling a stylized letter 'A' or a large arrow, is overlaid on the right side of the image. The sky is filled with soft, white clouds. The text 'Executive Summary' is positioned in the lower right area, overlaid on the blue graphic.

# Executive Summary



**BUSINESS ENTITY:** Jacobs Project Management Co. (Jacobs)

**FIRM BACKGROUND:** At Jacobs, our foundation guides us to create a more connected and sustainable world. We are challenging today to reinvent tomorrow—delivering outcomes and solutions for the world's most complex challenges. With a team of approximately 45,000, we provide end-to-end services in cities and places, transportation, water, energy, environmental, life sciences, and advanced manufacturing. From advisory and consulting, feasibility, planning, design, program and lifecycle management, we are creating a more connected and sustainable world.

**MAIN OFFICE:** 1999 Bryan St # 3500, Dallas, TX 75201

**OFFICE LOCATION SERVING THIS CONTRACT:** 550 W Cypress Creek Rd # 400, Fort Lauderdale, FL 33309

**KEY STAFF FOR THIS CONTRACT:**

Below please find our key staff for the City Hall project, as indicated by a  on the Organizational Chart in Section 3.

Name	Role	Firm	Office Location
Jonathan Jordan	Project Executive	Jacobs	Fort Lauderdale, FL
David Veit	Senior Project Manager	Jacobs	Fort Lauderdale, FL
Alan Cohen	Executive Advisor	Sage Consult, LLC	Fort Lauderdale, FL
David Rosenof	Executive Advisor	1814 Group	Parkland, FL
Kevin Regalado	Design Phase Manager	Jacobs	Miami, FL
Michael Fenceroy	Construction Manager	Jacobs	Fort Lauderdale, FL
Al Peynado	Assistant Project Manager	Jacobs	Fort Lauderdale, FL
April Hiller	Value Engineering Specialist	Jacobs	Los Angeles, CA
Yvonne Garth	Communications/Public Outreach	Garth Solutions, Inc.	Davie, FL
Ruben Gil	BIM Specialist	CES Consultants, Inc.	Fort Lauderdale, FL
Julio Lostao	Cost Estimator	Program Controls Inc.	Miami, FL
Julian Ortega	Scheduler	Program Controls Inc.	Miami, FL

The new City Hall building will not only house the elected government but also serve as a central hub for Fort Lauderdale's municipal operations and administrative functions. It's also essential that the building offers amenities such as welcoming indoor and outdoor public spaces, meeting and conference areas, self-service technology like bill payment kiosks, and ample parking. The structure must be resilient to future storms and remain operational during emergencies. With multiple stakeholders, including the City's elected leadership, municipal departments, and the public, it is crucial to align the scope, budget, and schedule from start to finish. To address these challenges, we have an Owner's Representative team with local expertise in managing projects of similar size and scope, ready to support you.

- This high-profile project requires a reputable local partner and a team of experts who can efficiently and effectively manage multiple stakeholder groups. The right Owner's Representative team must also have the skills to develop a comprehensive communication plan that keeps everyone informed throughout the process, while making sure the project stays on schedule and within budget.
- Whether to move forward with a new City Hall on the existing site or procuring a new parcel will be a key consideration in the programming and design, as well as the construction schedule and budget. Depending on which alternative is selected, site-specific logistics and phasing will be critical to success and our team is ready to work with the selected CM to sequence the work to your best advantage.
- With the essential services that the City Hall provides, resiliency must be front and center throughout the design process. Hands-on coordination with utilities, planning for regulatory reviews of the structural design, and procuring materials and equipment with long lead times are needed to mitigate potential schedule delays.



Our team has the experience and technical knowledge to serve as your Owner's Representative and make sure this project is built to meet your goals and objectives. We offer:

## A LOCAL PARTNER WITH SUCCESS MANAGING HIGH-PROFILE PROJECTS

### JACOBS IN FORT LAUDERDALE

- » Provided planning, engineering, and construction services to the City for 30+ years.
- » Served as Owner's Representative for key building projects in Fort Lauderdale including the Broward County Convention Center and Hotel Expansion, and the Broward Center for the Performing Arts.
- » Oversaw multiple engineering projects at the GTL WWTP, including the first re-rating from 38 to 43 mgd, and Peele Dixie WTP.
- » Obtained permits from FDEP, FDOT, SFMWD, and multiple Broward County agencies.
- » Provided utility evaluations for major development projects.
- » Crafted Bond Feasibility reports to the full satisfaction of bond underwriters.



Las Olas Blvd. Since 2020, we've served as Fort Lauderdale's asset management consultant, mapping over 700 miles of streets and assessing their condition.

We've been in Florida since 1951; providing the engineering services needed to support new infrastructure in our growing and dynamic state. Since then, we've expanded our staff and capabilities to meet the needs of our clients, now delivering the full range of professional consulting including program management and construction management (PMCM), architecture, planning, and environmental consulting.

In Fort Lauderdale, we've collaborated with you for over 30 years on project management, master planning, public outreach, and design services for your water and wastewater infrastructure. This includes process, conveyance, civil, geotechnical, electrical, SCADA/I&C,

and structural engineering; environmental/permitting; water resources; GIS; hydraulic modeling; hydrogeological; DIW mechanical integrity investigations and other hydrogeological services; cost estimating; financial analysis and assistance; grant writing support; funding assistance; economics; cost and schedule control; inspection management; and construction management and administration.

Since 2020, we've served as the City's asset management consultant, developing an asset registry and conducting

criticality rankings using the Jacobs-developed Solomon Oldach Asset Prioritization (SOAP) process. We also utilized Lidar technology to map over 700 miles of streets and assess their condition. This extensive work in Fort Lauderdale has given us valuable knowledge of the city's infrastructure, which we'll apply to the City Hall project to maximize efficiency.

Our PMCM group has managed several high-profile building projects here in Broward County, including the **Broward County Convention Center and Hotel expansion**, **Benjamin P. Grogan and Jerry L. Dove Federal Building (FBI building)**, the **Broward Center for the Performing Arts** renovation and expansion. These projects are similar in size and complexity to the City Hall project and demonstrate our experience managing these projects through the design and construction phases as well as collaborating with multiple stakeholders and delivering major projects on time and on budget in south Florida. Through our combined efforts, we identified substantial savings for our clients in cost and time and we'll deliver the same value to the City of Fort Lauderdale on its future City Hall.

### A TRUSTED AND RELIABLE PARTNER TO BROWARD COUNTY'S MAJOR STAKEHOLDERS

Our PMCM team, led by proposed Project Executive Jonathan Jordan, has achieved value for many projects in Broward County:

- » At the Convention Center and Hotel Expansion (Phase 1), we successfully managed the demolition of two buildings and the construction of a new facility on a highly constrained site. This was achieved without disrupting the operations of the existing convention center and while strictly adhering to safety and security protocols required for construction near a commercial port under Department of Homeland Security jurisdiction.
- » For the Broward Center for the Performing Arts, we collaborated with the owner, architect, and contractor to assess alternative building systems that would deliver the desired outcome at the lowest life cycle cost. This value engineering effort resulted in an 11% savings compared to the initial Contractor bids.
- » At the FBI building in Miramar, the early engagement of our team set the project up for success with Jacobs managing many pre-design tasks such as writing a thorough design-build solicitation. The resulting project was delivered under budget.

### A HIGHLY EXPERIENCED SENIOR PROJECT MANAGER, COMMITTED AND READY

With Jacobs, you get the #1 Program Management firm in the industry as ranked by Engineering News Record, coupled with local south Florida experience. We are excited to propose **David Veit, CCM, CGC**, as Senior Project Manager. With over 30 years of experience, including his role as Project Director for the Broward County Convention Center and Hotel project, David is well-equipped for this position. As Phase 2 of that project wraps up this year, he can seamlessly transition to the City Hall project.





David Veit, our proposed Senior Project Manager, has successfully led the Broward County Convention Center and Hotel project, with Phase 2 wrapping up this year. He'll be ready to transition to the City Hall project, bringing 30+ years of experience successfully managing high-profile, complex construction projects in Florida.

He'll leverage his relevant experience and technical knowledge to confirm the proposed design is buildable within the established budget and schedule. He'll be proactive throughout the design, bidding, construction, and closeout phases, identifying opportunities to enhance quality and keep the project on track.

For example, early involvement of the CM often brings valuable input on constructability, scheduling, and cost estimation. The contractor's involvement in preconstruction also helps identify potential cost savings and mitigates risks early. The use of "open book" accounting fosters trust between the owner, designer, and contractor and often leads to more reliable pricing. There are also opportunities to improve design solutions and overall quality with this method. We are ready to support you with any delivery method you chose and we look forward to discussing all options with you.

The new City Hall will provide essential services for the people of Fort Lauderdale; this makes the role of a strong Owner's Representative critical to its successful delivery. We'll collaborate seamlessly with you and all your key stakeholders to facilitate the project from start to finish, incorporating our fundamental, tried and true methodologies to maintain the team's focus and create value at every turn. Our proposed core team, based in Fort Lauderdale, will be dedicated to your program for its entire duration.

### Why David?

Through his work for the convention center, the performing arts center, as well as five high rises in Fort Lauderdale, David understands the construction market here in Broward County, the process for approvals, and the challenges we are likely to encounter. Having previously provided CM-at-Risk (CMAR) services, he understands how to review and analyze guaranteed maximum price proposals (GMPs) and will assist the City in a thorough analysis that confirms the submission is realistic, comprehensive, and aligned with your goals. David has also demonstrated his ability to work side-by-side with multiple stakeholder groups, using a combination of technical, analytical, and interpersonal skills to bring everyone together for a "one team" culture.

David will be supported by a team of experts specializing in site analysis, design and constructability reviews, estimating, scheduling, BIM, value engineering, construction management, and community outreach and communication. In addition to our core project team, we have several in-house "reach back" resources in areas such as move management, flood modeling, energy modeling, parking, claims analysis, sustainability, and resiliency. This team organization provides you with a flexible, scalable pool of resources available to you as needed.

### AN ALTERNATIVE DELIVERY APPROACH TO UNLOCK VALUE

We have experience in all the delivery methods you're considering for the City Hall, including traditional design-bid-build as well as alternative delivery methods like design-build, Public-Private-Partnership (P3), and CMAR. For this proposal, we've chosen to demonstrate a CMAR approach, showing how this delivery can benefit you and your stakeholders.



*The level of your team's technical knowledge in all the disciplines is very high and has exceeded my expectations. I wanted to make sure GSA delivered an award winning "Design Excellence" facility that met or exceeded the expectations of the GSA and the FBI. This was accomplished and Jacobs helped facilitate this goal. The team worked exceedingly well together and fostered a "can do" relationship with all parties involved in this project. The team went the extra effort on GSA's behalf.*

Steven C. Smith, CCM, AIA  
Project Executive  
United States General Services Administration



An aerial photograph of a city skyline, likely Miami, featuring numerous high-rise buildings and a river with boats. A semi-transparent blue circle is overlaid on the right side of the image, containing the text.

# Firm Qualifications and Experience

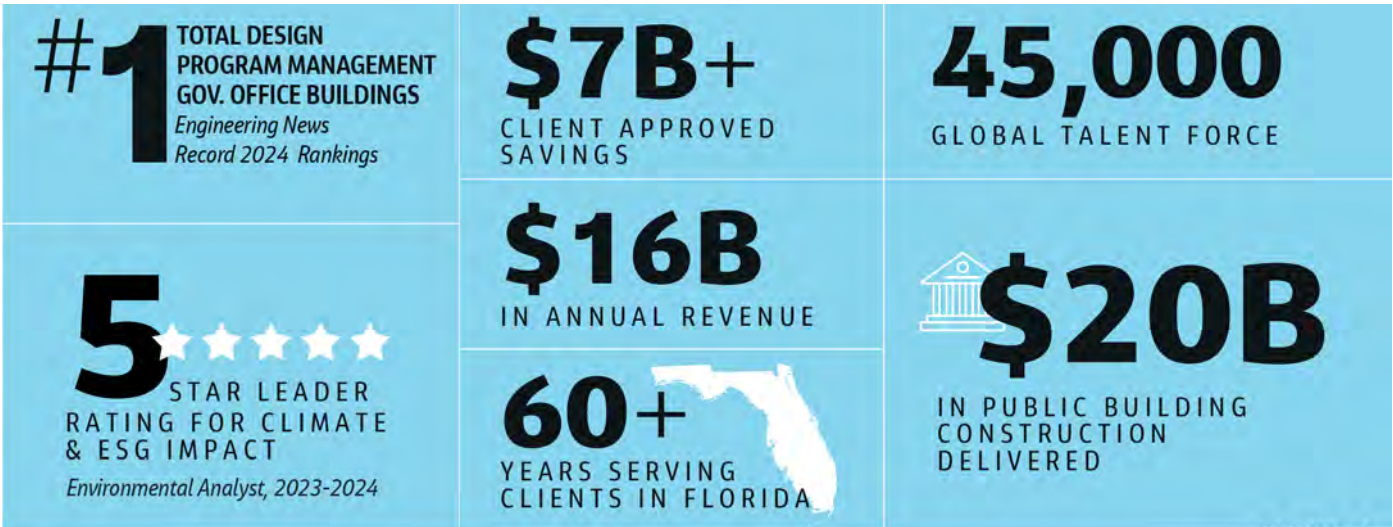


FIRM PROFILE

Challenging Today. Reinventing Tomorrow.

Since 1947, we've helped our clients deliver on their promises to the community. This includes the planning, design, and construction of new public buildings and infrastructure as well as rehabilitation and improvements that respond to our changing world. We are focused on solutions for cities and places, transportation, water, environmental, energy, life sciences, and advanced manufacturing. No matter where we're working, our approach never changes – we combine our extensive track record with the industry's best talent and proven technology.

With full-service capabilities in-house, we execute one of the largest owner's representative, program management, and project management/construction management (PMCM) workloads in the industry and offer design, consultancy, and specialty services to support all project needs. We're proud that more than 90 percent of our work is repeat business from loyal customers, demonstrating the long-term relationships we build with our clients. *Through our best practices gleaned from 70+ years of vertical structure management, our team brings strategies that mitigate your risk, maximize cost savings, and streamline operational processes. We integrate and become a natural extension of your staff, supporting project delivery activities from pre-planning to post-closeout using our established and time-tested internal approach.*



**FIRM NAME:** Jacobs Project Management Co. (JPMCo) is a wholly-owned subsidiary of Jacobs Engineering Group Inc. and its ultimate parent company, Jacobs Solutions Inc. (Jacobs), which is a publicly traded corporation. (NYSE: J)

**YEARS OF EXPERIENCE IN RELATED WORK:** 77

**BUSINESS STRUCTURE:** JPMCo. is a corporation, registered as a legal entity in Florida.

**FLORIDA REGISTRATION AND LICENSES:** See below.

**LOCAL COMPANY ADDRESS:** 550 W. Cypress Creek Road, Suite 400, Fort Lauderdale, FL 33309

**PHONE/FAX:** Ph: (954) 351-9256 | Fax: N/A

**EMAIL:** Jonathan.Jordan@Jacobs.com

**WEBSITE:** Jacobs.com

**CONTACT PERSON:** Jonathan Jordan | Jonathan.Jordan@Jacobs.com | Mobile: (954) 668-8840

**SIZE OF THE FIRM:** Jacobs is a global professional consulting firm with over \$12 billion in annual revenue. Our core skills revolve around consulting, planning, architecture, design, engineering, infrastructure delivery services including project, program and construction management and long-term operation of facilities. Solutions are delivered as standalone professional service engagements, comprehensive program management partnerships, and selective progressive design-build and construction management at-risk delivery services. Increasingly, we use data science and technology-enabled expertise to deliver positive and enduring outcomes for our clients and communities. Our clients include national, state and local governments in the US, Europe, UK, Middle East, and Asia Pacific, and multinational and local private sector clients throughout the world.

**NUMBER OF STAFF:** Global: 45,000 | Florida: 1,658 | Fort Lauderdale: 90

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State of Florida  
Department of State

I certify from the records of this office that JACOBS PROJECT MANAGEMENT CO. is a Delaware corporation authorized to transact business in the State of Florida, qualified on January 24, 2008.

The document number of this corporation is F08000000344.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on April 9, 2024, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.


Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Fourteenth day of November,  
2024



  
Secretary of State

Tracking Number: 0120357962CU  
To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.  
<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



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Licensee

Name:	JACOBS PROJECT MANAGEMENT CO	License Number:	35591
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	11/15/2021

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
60187	Current, Active	MISTERLY, GRANT ALAN	Registry		Professional Engineer	02/28/2025

Printer Friendly

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## MEETING AND EXCEEDING YOUR REQUIREMENTS

Below we have outlined how our Jacobs team meets the minimum requirements of the RFQ.

### Relevant Experience of a Similar Size and Scope

*Below we have included three example projects of a similar size and scope; you can read more details about our work in Section 5: Project Experience.*

## 1. Broward County Convention Center and Hotel Expansion

### Fort Lauderdale, FL

☒ Owner's Representative Services
 ☒ Large Public Building
 ☒ 350,000+ SF
 ☒ Completed within the last 10 years (Phase 1)
 ☒ Pre-Construction, Construction, & Close Out
 ☒ Sustainable and Resilient Design
 ☒ On-time, on-budget (Phase 1)

As a key member of the Owner's Representative team, Jacobs is providing contract review, design review, and PMCM services for the \$1B expansion of the convention center and a new hotel. The project is being delivered as a P3. The 17-acre site is extremely tight and requires the demolition of two existing buildings to make room for new construction. Of key importance is the maintenance of the ongoing operations



of both the existing convention center and the cruise ship terminal for the Port. Additionally, since the Port property falls within the security requirements of the Department of Homeland Security, maintaining strict security during the construction phase is a critical element that must be carefully coordinated and monitored. Phase 1 was completed in 2023. Phase 2 is slated for 2025 completion.

## 2. Benjamin P. Grogan and Jerry L. Dove Federal Building

### Miramar, FL

☒ Owner's Representative Services
 ☒ Large Public Building
 ☒ 350,000+ SF
 ☒ Completed within the last 10 years
 ☒ Pre-Construction, Construction, & Close Out
 ☒ Sustainable and Resilient Design
 ☒ On-time, under budget

Jacobs provided Owner's Representative Services on this 478,000 SF, high performance LEED Platinum-certified building and 750-car parking garage, which houses the FBI field office in south Florida. Jacobs was engaged early on the project and assisted in procurement for design and build services. During the design phase, Jacobs provided design reviews, value engineering, life cycle cost analysis, scheduling, and cost management. For the construction phase, Jacobs reviewed shop drawings, invoices, schedule updates, and change requests. The project was delivered on time and under budget.







### 3. WMATA Office Consolidation Program

Washington, DC; Alexandria, VA; and New Carrollton, MD

☒ Program Management Services
 ☒ Large Public Building
 ☒ 350,000+ SF
 ☒ Completed within the last 10 years
 ☒ Pre-Construction, Construction, & Close Out
 ☒ Sustainable and Resilient Design
 ☒ On-time, on-budget

Jacobs provided Program Management services for the Washington Area Metro Transportation Authority (WMATA). The \$500M program included three buildings, each ranging from 290,000 to 425,000 SF, totaling just over 1.1M SF, with heights of 11, 13, and 15 stories. It also featured a 7-story, 780,000 SF parking garage with 1,886 spaces. The program encompassed a renovation and expansion project in DC and two new facilities in Alexandria, VA, and New Carrollton, MD. This consolidation reduced the number of Metro office buildings from ten to four, saving the client an estimated \$130M over 20 years. Timely delivery of the new facilities was crucial, as Metro's headquarters, the Jackson Graham Building, had to be vacated, decommissioned, and turned over, along with other facilities with expiring leases. Our team provided an aggressive risk mitigation strategy to proactively determine the needs for success and put resources in place in a timely fashion. A risk register, detailed master schedule, and comprehensive budget were immediately implemented at the program level and managed at the project level to keep this

complex initiative on track. These tools helped us to identify risk, schedule, or budget issues over time, regardless of the size or impact. Metro's program lead and Jacobs' program manager worked together to identify critical activities, engage the right set of resources, develop solutions, and make the decisions necessary to keep this program on track. This project's success was due in part to Jacobs' ability to bring the right experts to the program team to quickly respond and address the needs.

*For the DC location, we worked closely with DC Public Space, DC Office of Zoning, and the US Commission of Fine Arts to resolve the challenge of reusing the existing building structure sustainably. The building's design serves the mission and the urban community, incorporating ground-level spaces for public hearings and the Transit Accessibility Center — a hub dedicated to addressing accessible transportation needs. The office space prioritizes wellness with fitness facilities, healthy food options, pedestrian-friendly layouts, retail space, and an outdoor area.*

#### Experience of the Project Manager

Our proposed Senior Project Manager, David Veit, has 32 years of experience. He holds a Bachelor of Science in Architectural Engineering from the University of Miami and is a Certified Construction Manager (CCM) and Certified General Contractor (CGC). David is currently serving as the Project Director for the Broward County Convention Center and Hotel expansion project and was previously the Project Manager for the Broward Center for the Performing Arts. He is skilled in Procore, Prolog, Expedition, MS Project, Bluebeam, AutoCAD, Sketch Up, Primavera, and BIM 360.

#### Familiarity with Preconstruction, Construction, through to Close Out

We regularly partner with our clients to deliver excellence throughout all phases of a project. In addition to the projects above, we have provided the full range of services from pre-construction through construction and final close out on:

#### City of Sunnyvale New City Hall and Civic Complex, Sunnyvale, CA

For a new \$173M LEED Platinum, Net Zero, 119,000-SF, four-story City Hall, Jacobs provided CM consultant services. The project included space for nine departments with 300 public employees, a One-Stop Permit Center, and underground parking. Additionally, a new LEED Gold, 12,000-SF, two-story emergency operations center was constructed next to the City Hall. *During preconstruction*, our team provided design, biddability, and constructability review of the 75% and 100% CD packages to make sure project plans and specifications were to the City's satisfaction. Through our reach back services,





we brought in our design and architecture specialists to review all civil, structural, mechanical, electrical, and plumbing to confirm the systems were compatible and constructible as designed. We provided strategies and suggestions to the city to minimize construction costs and risk, and reviewed the schedule of quantities to confirm that all costs were covered in the plans and specifications. We also verified that all testing and inspection requirements were included and clearly presented in the specifications and material testing requirements were clearly included in the QA/QC roles. On the client's behalf, we managed the contractor outreach program, assisted with preparation of GC bid documents, and reviewed and responded to GC questions during the bid process with accurate documentation to start construction right from the start. **During construction**, we coordinated QA/QC testing with the contractor to make sure test results were submitted properly and managed 30+ special inspection contractors to make sure the project was constructed in accordance with the plans. **During close out**, we oversaw the move in and activation of the new City Hall, and managed punch-lists, warranties, final inspections, and O&M manuals.

#### US Food and Drug Administration Headquarter Consolidation, White Oak, MD

We provided **full preconstruction, construction, and close out services** (including programming, planning, design, and construction oversight) on the new 710-acre, 3.8M-SF, \$1.3B secure headquarters campus with interconnected buildings, surrounding courtyards, roads, utilities and infrastructure, and a central campus common. It's comprised of 13 buildings, delivered over eight project phases to support the FDA's workforce of nearly 9,000 personnel

and included a complex laboratory facility, office buildings, parking structures, a 900-person conference center, site infrastructure and more with 1.8M SF of LEED-certified space. This project demanded an incredibly high level of flexibility and collaboration within the project team. We worked with many stakeholders to establish consensus, including GSA peer reviewers; GSA Art in architecture; multiple general contractors; FDA facilities and user groups; IT, security, and move management contractors; FDA security and the Federal Protective Service; key local community groups; National Capitol Planning Commission; Maryland Department of the Environment; and over 10 design subconsultants. Our scope also included administering all close-out activities and coordination of punch-list during move-in and occupancy.

#### Fred D. Thompson U.S. Courthouse and Federal Building, Nashville, TN

We assisted GSA in preparing the solicitation for bridging design-build services as part of our procurement support process, and served as GSA's Technical Advisor to the Source Selection Evaluation Board. **During preconstruction**, Jacobs provided peer reviews for constructability, discipline coordination, and code compliance, including support of early works design packages for the site work, foundation, and structural packages. We verified that the design was responsive to GSA's program goals, objectives, and priorities, and provided for a facility that could be operated and maintained efficiently. **During construction**, we provided quality assurance; coordinated the work of GSA's subject matter experts, the design-builder, stakeholders, and the end users; cost control, schedule monitoring, scope validation, safety oversight, document control, project controls, submittal and RFI review, change order management and negotiations, risk analysis, quality assurance, field documentation, utility relocations, and work-in-place review. Finally, we provided **close out services**, including commissioning and building envelope commissioning, coordination of as-built drawings and oversaw warranties. Jacobs was proactive in reviewing and negotiating change orders on GSA's behalf, resulting in savings to the government of over \$4.3M.

#### Ability to Meet Time and Budget Requirements

Creating a "One Project" team culture is one way we set projects up for success in meeting cost and schedule requirements. From the initial mobilization of the team through site selection, design, construction, and close out, we are laser focused on guiding decisions that are in the best interest of the project, the operation of the new City Hall, and the Fort Lauderdale community.

Our team draws on extensive experience, advanced project management tools, and skilled professionals to deliver projects on time and within budget constraints. For example, we:



- Employ rigorous planning and scheduling techniques, including critical path method (CPM) scheduling and earned value management (EVM), to support timely project completion.
- Take a proactive approach to risk management to identify and mitigate potential delays or cost overruns early in the project lifecycle.
- Draw on a combination of global resources and local expertise for efficient resource allocation and cost-effective solutions tailored to each project's unique requirements.
- Focus on continuous improvement and adoption of innovative technologies to optimize project timelines and budgets.



### SAVING THE CLIENT \$14M IN UNNECESSARY SCOPE

*When Jacobs' detailed estimate revealed the cost of the project exceeded the Owner's budget, we completed a detailed value engineering study along with life cycle cost analyses to determine the cause. We realized that additional square footage to accommodate a tenant request was impacting the overall budget. In the end, GSA agreed that the reduction in square footage was a necessary remedy. We also conducted detailed life-cycle cost analyses for building system alternatives, reviewed contractor exclusions, and provided constructability reviews of the DDs and CDs against scope and quality standards. Through this work, we were able to provide GSA with several bidding alternatives aligned with their budget and achieve \$14M in savings.*



### Sustainable Business Practices

PlanBeyond 2.0 is Jacobs' sustainable business strategy. Aligned with our purpose to create a more connected, sustainable world, it is being fully integrated into our business model and company strategy. We know we will be more successful if we make decisions guided by both profitable growth and positive impact.

As part of PlanBeyond 2.0, we have developed six Sustainable Business Objectives to sit at the heart of company strategy. Aligned with the United Nations Sustainable Development Goals (SDGs) most relevant to our business, these define our aspirations for how we as an organization and we as individuals can each play a part in creating a sustainable future for all.

We implement environmental sensitivity by implementing an Environmental Management System (EMS). Employees across the company evaluate our annual performance against measurable goals and targets, promote continual improvement, and leverage our firm-wide purchasing power. Our key areas for measurement and improvement reflect the primary environmental aspects of our service-oriented businesses and include services and materials purchasing, use, and recycling; facilities selection and management; energy use, business travel, and greenhouse gas emissions; water use; and green buildings.

### Subconsultant Partners

In addition to our in-house reach back resources, Jacobs is excited to partner with subconsultants we've selected for their experience in municipal operations, stakeholder outreach, public communications, and construction management. In Section 7, we have provided more detail on our team, and below is a list our subconsultant partners with anticipated contribution to the City Hall project:



Firm Name	Role	Experience & Qualifications	Size	Office Location(s)	Anticipated % of Work*
<b>Sage Consult, LLC/ Alan Cohen</b>	Executive Advisor	Alan has over 30 years of experience in municipal operations and managing major construction projects from the Owner's side, having served City Manager for Sunrise and Sunny Isle Beach and as the Assistant Commissioner for Broward County from 2015-2022. In that most recent role, Alan was the pre-construction project manager and county representative for the convention center expansion, led sustainability initiatives to convert the County to 100% solar power, and supported economic development and community initiatives for an organization with 6,000+ employees and a \$6.3 billion budget.	1	2805 E Oakland Park Blvd, Suite 348, Fort Lauderdale, FL	1%
<b>1814 Group/David Rosenof</b>	Executive Advisor	For more than three decades, David Rosenof has been involved in over \$1 billion of construction. As a certified general contractor, David has led high profile projects including the Broward County Civic Arena. David will leverage his deep knowledge of the construction process, his experience in Broward County, and his strong relationships within the local contracting industry will support an efficient project delivery.	1	6308 NW 65th Terrace Parkland, FL	1%
<b>Harmonic Engineering Solutions FL, LLC</b>	Site Analysis	Harmonic is a leading provider of engineering services in Florida, specializing in site analysis and infrastructure improvement for both public and private sectors. Under the leadership of CEO Marice Leo and US Army Veteran David J.K. Baker PE, the company is recognized as a Certified County Business Enterprise in Broward and a nationally Certified Woman Owned Small Business Enterprise (WBENC). Their expertise is highlighted through their role as Owner's Representative for the City of Tallahassee on multiple high-profile projects, including the Tallahassee Police Department Headquarters Campus and the Sustainable Southside Transit Center. With a team of Professional Engineers and Field Experts, Harmonic Engineering excels in site analysis, spatial needs assessment, and comprehensive project management, ensuring successful outcomes for projects exceeding \$250 million in cumulative budget.	10	3600 Gailt Ocean Drive, Fort Lauderdale, FL	1%
<b>Program Controls, Inc.</b>	Estimating, Scheduling	Program Controls Inc. (PCI) is a minority-owned professional engineering firm that has been providing Project Controls and Program Management services to public sector agencies since 2002. PCI has contributed to numerous large capital and infrastructure projects in south Florida, including the Miami-Dade courthouse, Miami public schools, West Palm Beach public schools, various residential high rises, and the City of Ft Lauderdale's I/I Reduction Program, Prospect Lake Water Treatment Plant, and Broward County's Transit Program. Specific to estimating and scheduling, they've provided these services for the \$2 billion Broward Transit program, the \$25 million Broward Cultural Center program, and the \$1.2 billion Broward Schools SMART Program.	42	3150 SW 38th Ave, Suite #1304, Miami, FL	7%
<b>Garth Solutions, Inc.</b>	Communications, Outreach	Garth Solutions, Inc. (GSI) is a communications and management consulting firm with over 20 years of experience delivering targeted business solutions to public and private sector clients across the USA and the Caribbean. With a team of 60 professionals, including public outreach coordinators, web and graphic designers, and copywriters, GSI customizes scalable solutions to support large-scale initiatives like Broward County Public Schools' \$1.4 billion capital improvement project and the Las Olas Boulevard corridor upgrades. As a lead public outreach consultant in Broward and Miami-Dade Counties, GSI engages diverse stakeholders—communities, HOAs, businesses, and governmental agencies—leveraging strong regional relationships and a deep understanding of South Florida's municipal and community dynamics to support project success.	60	5595 Orange Dr STE 202, Davie, FL	3%
<b>Hill International, Inc.</b>	MEP Inspection	Hill International is a leading provider of construction management services, with over 90,000 projects delivered across the globe totaling more than \$1 trillion. Florida experience are several high-profile projects in the Miami metropolitan area including the Miami Beach Convention Center and the Patricia and Philip Frost Museum of Science; a decades-long relationship with the Florida Department of Transportation (FDOT) across multiple districts; and hospitality and resort clients across the state.	3,800	2598 E. Sunrise Blvd. Suite 2104 Fort Lauderdale, FL	5%
<b>CES Consultants, Inc.</b>	Document Controls, BIM	CES is a professional services firm providing engineering, owner's representation, program management, construction engineering and inspection, design-build, disaster recovery, and digital technology integration services to governmental entities across Florida and beyond. Their clients include the Fort Lauderdale International Airport, Seminole Tribe of Florida, and the City of Fort Lauderdale. They are a certified Disadvantaged Business Enterprise (DBE) and Minority Business Enterprise (MBE) in Florida.	140	880 SW 145th Ave, Suite 106 Pembroke Pines	9%

\* The percentages noted above are projections and will depend upon the final scope of work, the task orders approved, and the actual duration of services.



Proficiency with Advanced Construction Tools

We're skilled in advanced construction tools including BIM, Primavera 6, Primavera Claim Digger and Risk Analyzer, and Microsoft Project.



Columbia University

We're providing BIM implementation services for the planning, design, and construction of the multi-phase expansion program for Columbia University's Manhattanville Campus on a 17-acre site that will be developed into 6.8M SF of space for teaching, research, underground parking, and support services. We're developing BIM to Facilities Management Implementation Plan, managing the as-built Revit model process and defining the BIM data requirements to support FM integration. We're also responsible for creating 4D simulations, lab animation visualizations, and BIM 360 field implementation for the program.



Fulton County Public Schools

Jacobs' relationship with Fulton County Schools in Georgia dates to 2012 when we were selected to provide Program Management services for the district's five-year, \$605M Special Purpose Local Option Sales Tax (SPLOST) IV Capital Improvement Program. Between 2012 and 2017, we delivered 79 new school, addition, and renovation projects. All projects were delivered on time and on or under budget. Through a competitive procurement in 2017, Jacobs was again selected to serve as program manager for the district's \$518M SPLOST V Capital Improvement Program. The scope of the current program includes 56 new construction, addition, and renovation projects. One way we added value was deploying a Project Management Controls System (PMCS) as a hosted solution integrated with the District's SAP ERP for managing the project controls, Primavera 6 for schedule management, and Bluebeam for design reviews. We use digital workflows to expedite invoice and change proposal execution.

Summary

Funding

Schedules

MWSBE Goals

Project Map

Accessibility

Number

Type

Delivery Type

Phase

Project Health

▼

▼

▼

▼

▼

All

All


All

All

All

↶

Reset

Fallon  
County Schools  
Where Students Come First

Halt Penny Funds Received  
October 2021

\$87.40M

Sales Tax Revenue Projection  
District's Share  
December 2021

\$79.22M

Update

K-5 at Rutledge Pearson Elementary School replacement project design reached Phase III and the Construction Manager has provided a Guaranteed Maximum Price for the construction. Project is scheduled to open August 2023.

New 6-8 at Chaffee Trail Architect and Construction Manager contracts were approved at the January School Board Meeting. The new school will be opened in August 2024.

Our 42 safety and security projects (grouped into 7 projects) have reached Phase III construction documents and the Construction Managers are beginning to pre-qualify vendors and bid out the work. The next 48 construction documents will be released and will include the projects.

District's Share

Charter Schools' Share

\$75.67M

\$11.73M

Program Metrics

Projects in Procurement

Projects in Design

Projects in Construction

Projects Complete

Allocated Project Budget

Current Encumbrances

Expended Cost

2

2

2

2

3.5M

2.1M

2.1M

Financial Summary

Budget

Contracts

Expenditures

Name

Budget Approved

Budget Adjustment

Budget Change

Current Budget

Contract Approved

Change Order

Current Encumbrances

Payables Remaining

☐ Maintenance - North Maintenance Facility Pave Parking Lot

2,296,625.61


2,296,625.61

101,000.00

101,000.00

101,000.00



An aerial photograph of a city, likely Miami, showing a mix of urban development and greenery. A large, semi-transparent blue number '2' is overlaid on the right side of the image. The text 'Qualifications of the Project Team' is written in white, bold, sans-serif font across the bottom right of the number '2'.

# Qualifications of the Project Team



## QUALIFICATIONS OF THE PROJECT TEAM

Our qualified project team were selected based on their technical expertise, prior working relationships with each other, and previously demonstrated ability to be responsive and reliable to municipal sector clients. Our carefully selected team members have worked together on many similar projects including municipal and administrative building projects and have established a collaborative and supportive working relationship. We offer the City of Fort Lauderdale a well rounded, qualified team and will leverage our institutional knowledge to efficiently serve the project.

### List of Project Team Members

As shown in our organizational chart on the following page, our Florida based team brings the expertise and best practices from delivering similar projects nationwide. We're managed and fully based out of our Fort Lauderdale office to best serve this project. Below is a full list of our team members that will be engaged for the project.

NAME	ROLE	FIRM
Jonathan Jordan	Project Executive	Jacobs
David Veit	Senior Project Manager	Jacobs
Alan Cohen	Executive Advisor	Sage Consult
David Rosenhof	Executive Advisor	1814 Group
John Powell	Site Analysis Lead	Harmonic Engineering Solutions
Kevin Regalado	Manager of Pre-Design Phase Services, Design Phase Manager	Jacobs
Maureen Kussler	Design Review Team Architecture	Jacobs
Doug Brown	Interior Design	Jacobs
Dennis Stevenson	Site/Civil	Jacobs
Grant Mistry	Site/Civil	Jacobs
Swamy Pati	Stormwater and Flood Modeling	Jacobs
Brett Rowan	Structural	Jacobs
David Herrick	Mechanical	Jacobs
Bemen Makaryous	Electrical	Jacobs
Kelvin Chang	Plumbing	Jacobs
Michael Owens	Fire Protection	Jacobs
Michael Fenceroy	Construction Manager	Jacobs
Al Peynado	Assistant Project Manager	Jacobs
Javier Carera Marini	Document Controls Manager	CES
Eddie Irrizary	QA/QC Inspectors, Architectural/Structural	Jacobs
Jose Rivas Diaz	MEP Inspector	Hill International
Yvonne Garth	Communications/Public Outreach, Stakeholder Engagement Lead	Garth Communications
April Hiller	Value Engineering Specialist	Jacobs
Ruben Gil	BIM Specialist	CES
Julio Lostao	Cost Estimating Manager	Program Controls Inc.
Julian Ortega	Scheduling Manager	Program Controls Inc.



RELEVANT EXPERIENCE OF THE PROJECT TEAM	D. Veit	A. Cohen	D. Rosenhof	J. Jordan	K. Regalado	J. Powell	S. Eccles	M. Fenceroy	A. Peynado	J. Marini	Y. Garth	A. Hiller	R. Gill	J. Lostao	J. Ortega	Hill- MEP Inspector	E. Irrizary	P. Fernandes
Owners Rep Services	X	X	X	X	X		X	X	X	X				X	X	X	X	X
Projects of 350,000 GSF and larger	X	X	X	X	X			X		X	X	X		X	X	X	X	X
Public Procurement Experience	X	X	X	X	X		X				X							
Public Outreach/Communications Experience	X	X		X	X		X				X							
CMAR Delivery	X	X	X	X	X		X	X	X		X			X	X	X	X	X
Budget Development	X	X	X	X	X		X					X		X				
GMP Analysis	X	X	X	X	X									X				
Site Analysis		X	X		X	X						X		X				
Municipal project Experience	X	X	X	X	X	X		X		X	X	X	X	X	X	X	X	X
Experience on downtown- urban core projects	X	X	X	X	X	X					X	X	X	X	X	X	X	X
Experience on Fort Lauderdale projects	X	X	X	X	X	X		X		X	X		X	X	X	X	X	X
Fast track construction	X	X	X	X	X			X		X		X		X	X	X	X	
Sales Tax Savings Programs	X		X	X			X							X				
Design Review experience	X	X	X	X	X	X						X	X	X	X			
Quality Assurance/Quality Control	X		X	X	X			X	X							X	X	
Closeout Experience	X		X	X	X		X			X								
Health, Safety, Environmental (HSE) experience	X		X	X				X	X	X			X			X	X	X
Stakeholder Coordination experience	X	X	X	X	X						X							
Value Engineering	X	X	X	X	X							X		X				
BIM Experience	X				X				X				X	X				
Estimating Experience	X		X	X					X					X				
Scheduling Experience	X		X	X					X						X			

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The table above shows the depth of experience in projects of a similar nature to the City Hall project.

## PROJECT MANAGER EXPERIENCE AND QUALIFICATIONS

Serving as Senior Project Manager of the project will be David Veit based in Fort Lauderdale, Florida. David Veit has 32 years of experience managing mid-sized to large construction projects to successful completion. He is a Licensed General Contractor and Certified Construction Manager with experience directing public and private work. David oversees complex, multi-phase and high-profile construction projects. David utilizes experience and creativity to achieve successful projects on time and budget. He excels in collaborating with clients, contractors, subcontractors, and government agencies to meet or exceed project goals.

He brings relevant experience working on similar projects as Owner's Representative serving as the team's Project Manager. Including his role as Sr. Project Manager for the Broward County Convention Center and Hotel Expansion, David has directly relevant experience managing the construction of multiple

high-rise buildings in Fort Lauderdale as well as the renovations and additions to the Broward Center for the Performing Arts. Having previously provided CMAR services, he understands how to review and analyze GMP's and will provide the City with unique insight during future negotiations with Contractors.

David will bring his expertise in management, construction skills and software tools to lead the team towards successful completion through every stage of the project. He possesses a well-rounded set of skills including:

**Management Skills:** Excellent interpersonal skills, goal oriented, ability to lead others, team builder, creative, experienced in training and teaching

**Construction Skills:** Project scheduling, plan review, shop drawing coordination, permitting, estimating, contract review, quality management, change order management, management of contractor-controlled insurance plan, pay application process, public work purchase order process

**Software Tools:** Procore, Prolog, Expedition, MS Project, Bluebeam, AutoCAD, Sketch Up, Primavera, MS Word, MS Excel, MS PowerPoint, BIM 360.



## Roles and Responsibilities Matrix

The table below shows how each team member will contribute to the project, and level of involvement.

RESPONSIBILITY AND ACCOUNTABILITY MATRIX	L=Lead, S=Support													
	Sr. Project Manager	Site Analysis Team	Design Manager	Design Review Team	Executive Advisors - Cohen/Rosenof	Construction Manager	Ass't Project Manager	Project Controls	Scheduler	Estimator	Document Controls Mgr.	QA/QC Inspectors	Communications/Public Outreach	HSE Manager
<b>Pre-Design Phase</b>														
Project Vision and Objectives	L		S	S	S								S	
Budget Development	L		S		S			S		S				
Site Analysis, Selection and Stakeholder input	S	L			S			S		S			S	
Stakeholder Analysis	L		S		S								S	
Preliminary Design Oversight	S		L	S	S									
Consultant Selection	L		S		S									
Public Meetings	S	S	S		S								L	
<b>Design Phase</b>														
Design Coordination and Review	S		L	S										S
Value Engineering	L		S		S					S				S
Stakeholder Engagement	S		S		S								L	
Compliance w/Local and State Regulations	S		L	S										
<b>Pre-Construction Phase</b>														
Construction Manager Selection	L				S	S							S	
Risk Management and Permitting	L		S			S		S					S	
Schedule and Budget Management	L				S			S	S	S			S	
<b>Construction Phase</b>														
Construction Oversight and Coordination	L					S	S	S			S	S	S	S
Change Order Management	L					S	S	S	S	S				
Quality Assurance and Safety	S					L	S	S			S	S	L	S
Project Documentation and Reporting	S					L	S	S						S
Conduct Project Meetings	L				S	S	S	S				S	S	
Coordinate Sequence of Construction	S					L	S		S					
Quality Assurance for Testing and Inspections	S					S	S				S	L		
Budget Oversight	L					S	S	S						
Cash Flow Reporting	S					S	S	L						
Progress Payment Accounting	S					S	S	L			S			
Request for Information Processing	S					S	S				L	S		
Change Management	L					S	S	S	S	S	S			
Claims Management	L				S	S			S	S				
Project Submittal Management	S					S	S				L	S		
Project Reporting	L					S	S					S	S	
Document Control	S					S	S				L	S		
Manage Owner Furnished Material Deliveries and Storage	S					L	S	S				S		
Substantial Completion Issuance	S					L	S				S	S		
Public Communication	S				S	S							L	
<b>Post-Construction Phase</b>														
Final Inspection and Punch List	S					L	S					S		
Commissioning and Occupancy	S					L	S					S		
Project Closeout and Documentation	S					L	S	S			S			
Warranty and Post-Occupancy Support	S				S	L	S							
One Year Facility Operation and Performance Review	S					L	S							

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# City of Fort Lauderdale

LEGEND

- Key Personnel (resumes provided)

Jacobs Engineering Group Inc. J

SUBCONSULTANTS

David Rosenof (1814 Group)

(H) Harmonic Engineering Solutions FL

(PCI) Program Controls Inc.

(SG) Alan Cohen (Sage Consult, LLC)

(GSI) Garth Solutions, Inc.

(HI) Hill International

(CES) Consulting Engineering Services



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“\*Professional engineer who qualifies JPMCo. as a professional engineering firm in the State of Florida.”  
Grant Misterly





#### **FIRM, LOCATION**

Jacobs, Fort Lauderdale  
Construction, University of Florida

#### **REGISTRATION /CERTIFICATION**

Certified Construction  
Manager (CCM)

#### **EXPERIENCE FOR PROJECT**

- » Extensive experience managing design and construction phases of complex Government projects
- » Local experience managing large civic projects in Florida, completed on schedule and on budget

## **Jonathan Jordan, CCM / Project Executive**

*With over 40 years of experience, Jonathan has held a variety of leadership roles for Jacobs and other firms including project manager, senior project manager, division manager, operations manager, manager of special projects division, and project executive/business development manager and business leader. In these roles, he has consistently demonstrated superior senior management skills. His initiative, coupled with his organizational and communication skills, has enabled his success throughout the years.*

*As a Project Executive for PMCM in Jacobs' Fort Lauderdale office in Florida, Jonathan is responsible for leading new business pursuits as well as ensuring delivery of services on large multi-project programs and individual delivery order project assignments within the municipal and federal market sectors. He provides guidance to clients in developing design, construction, procurement, and claim resolution strategies. In this capacity, he is responsible for developing project management and execution plans and monitoring their implementation. Jonathan has full responsibility for the financial performance of projects, timely project delivery, and assuring client satisfaction on behalf of Jacobs.*

#### **KEY RELEVANT EXPERIENCE**

##### **Broward County Convention Center and Hotel, Broward County, FL**

Jacobs was part of a team providing Owner's Representation Services on the expansion of the Broward County Convention Center and the addition of an 800-room hotel. The facility consists of exhibit halls, ballrooms and meeting rooms. Completed in 2023, this \$940 million expansion was delivered via a public/private/partnership between the County and a developer. Jonathan led the effort for Jacobs as Project Executive overseeing design through construction.

##### **Benjamin P. Grogan and Jerry L. Dove Federal Building, Miramar, FL**

This \$157 million field office for the Federal Bureau of Investigation is located in west Broward County, Florida and was completed in 2014. Jacobs provided CM agency services. Jonathan led the project team during the design and construction phases and provided advice to GSA's representatives assigned to the project.

##### **Broward Center for the Performing Arts Fort Lauderdale, FL**

Jacobs was Owner Representative providing Project Management and Construction Management for the Performing Arts Center. This \$52 million project included renovations to the existing theaters and administrative spaces and the addition of a new Pavilion and Education Wing. As Project Executive, Jonathan played a key role in identifying this new business opportunity, and also led the sales effort from the operations side.

##### **Fred D. Thompson Federal Building and US Courthouse, Nashville, TN**

Jacobs provided CM Agency services on this \$170 million Federal Courthouse project which was delivered through the Bridging Design/Build process. As the CM, Jacobs supported the General Services Administration with procurement of the Design/Build contractor and provided oversight and management of the design and construction phases of the project. Jonathan led the effort for Jacobs as Project Executive overseeing design through construction completed in 2022.

##### **U.S. General Services Administration (GSA), Region 5, Fort Pierce, FL**

The \$56.3 million, 123,400 SF new U.S. courthouse for the GSA Region 4 was completed in 2012. The courthouse includes District and Magistrate courtrooms and offices within 123,400 square feet of space. The courthouse achieved Leadership in Energy and Environmental Design (LEED) Gold certification in 2012 and earned the Construction Management Association of America's Award. As Manager of Projects, Jonathan provided construction management services for both design and construction phases.

##### **Duval County Public Schools' Master Facility Program, Jacksonville, FL**

Jacobs is providing Construction Management and Owner's Representative services for this \$ 1.9 billion program to renovate and/or replace a major portion of the District's existing schools. As Jacobs' senior manager for Program and Construction Management services in Florida, Jonathan has direct operational and financial responsibility for this program.





## FIRM, LOCATION

Jacobs, Fort Lauderdale, FL

## YEARS OF EXPERIENCE

32 years

## EDUCATION

Bachelor of Science, Architectural Engineer, University of Miami

## REGISTRATION /CERTIFICATION

Certified Construction Manager (CCM)  
State Certified General Contractor Florida Professional Engineer Intern

## EXPERIENCE FOR PROJECT

- » Management Skills: Excellent interpersonal skills, goal oriented, ability to lead others, team builder, creative, experienced in training and teaching
- » Construction Skills: Project scheduling, plan review, shop drawing coordination, permitting, estimating, contract review, quality management, change order management, management of contractor-controlled insurance plan, pay application process, public work purchase order process
- » Software Tools: Procore, Prolog, Expedition, MS Project, Bluebeam, AutoCAD, Sketch Up, Primavera, MS Word, MS Excel, MS PowerPoint, BIM 360

## David Veit, CCM, CGC / Sr. Project Manager

*David Veit has over 30 years of experience managing midsized to large construction projects to successful completion. He is a Licensed General Contractor and Certified Construction Manager with experience directing public and private work. Based in Florida, he oversees complex, multi-phase and high-profile construction projects. David utilizes experience and creativity to achieve successful projects on time and budget. He excels in collaborating with clients, contractors, subcontractors, and government agencies to meet or exceed project goals.*

*As Project Director, David will bring his expertise in management, construction skills and software tools to lead the team towards successful completion through every stage of the project.*

## KEY RELEVANT EXPERIENCE

### Broward County Convention Center and Hotel, Broward County, FL

Jacobs was part of a team providing Owner's Representation Services on the expansion of the Broward County Convention Center and the addition of an 800-room hotel. The facility consists of exhibit halls, ballrooms and meeting rooms. Completed in 2023, this \$940 million expansion was delivered via a public/private/partnership between the County and a developer through a design/build delivery model. Working with Jonathan, David oversaw the project as Senior Project Manager from design through construction.

### Broward Center for the Performing Arts, Fort Lauderdale, FL

Jacobs was Owner Representative providing Project Management and Construction Management for the Performing Arts Center. This \$52 million project included renovations to the existing theaters and administrative spaces and the addition of a new Pavilion and Education Wing. As Project Manager, David oversaw the project from design through construction.

### MSC Cruise Terminal, Port Miami, Miami, FL

As Senior Project Manager, David performed design review of the four-story 500,000 square foot passenger terminal and the 6-story 1.1 million square foot parking garage.

### The Main Las Olas, Fort Lauderdale, FL

\$200 million, mixed-use project with two towers totaling 1.4 million SF including office, retail, parking and residential including retail and residential. Role: Senior Project Manager.

### Celebration Place Building 220, Celebration, FL

Construction of new 200,000 sf office for Disney Marketing Department. Role: MEP Superintendent / T.I. Project Manager

### Maitland Green, Southpoint and New Broad Street Office Buildings, Maitland, FL

Provided Owners Representative Services for several concurrent tenant improvement and capital improvement projects up to \$3 million in value. Larger tenant projects included USDA, Xerox, University of Phoenix. Role: Program Manager

### Greenville Federal Correction Center, Greenville, SC

\$85 million, 400 acre medium security prison and minimum-security camp. Role: MEP Inspector

### Miami Detention Center, Miami, FL

\$70 million, 22 Story Federal detention center. Role: Project Engineer

### Pinellas County Schools Classroom Size Reduction, Pinellas County, FL

\$4 million renovations at multiple schools. Role: Project Manager

### Seminole State College Automotive Training Facility, Sanford, FL

\$9 million new classroom and lab. Role: Project Manager





## FIRM, LOCATION

Jacobs, Miami, FL

## YEARS OF EXPERIENCE

24 years

## EDUCATION

Bachelor of Arts, Architecture,  
University of Kansas  
Associate of Arts, Architecture,  
Miami-Dade Community College

## REGISTRATION/ CERTIFICATION

RA: FL (#AR0016483)

# Kevin Regalado, AIA, ARA, NCARB, LEED AP | Design Phase Manager

*Kevin has more than 24 years of experience in architecture design, master planning, preparation of construction documents, project management and construction administration. His experience includes the design of mixed-use projects, industrial facilities, transportation facilities, educational facilities, office buildings, and aviation facilities, commercial and large-scale multi-family projects for both public and private clients. As Design Manager, his role and expertise involves overseeing scheduling, staffing, mentorship and quality review for the office's architectural services.*

## KEY RELEVANT EXPERIENCE

### Port Miami Cruise Terminal Projects; Design Criteria Professional, New Cruise Terminals Design Criteria, Miami, FL

Jacobs worked with Port Miami on an architectural services master service agreement (MSA) from 2014-2020. The \$150 million project scope included: Professional architectural, engineering, and construction administration services for new construction, modifications and improvements to optimize existing cruise terminals B, C, D, E, H, and J. Existing or new operational and maintenance support facilities for the existing cruise terminal. Design criteria professional services for a new Cruise Terminal B. Planning/programming services for a new Cruise Terminal A. As Project Architect, Kevin assisted in the efforts to develop design criteria for new cruise terminals A and B.

### State Road 400 (I-4); Florida Department of Transportation; Electronic Tolling Facilities and Aesthetic Improvement, Orange County, FL

Kevin was Project Architect for the design new electronic toll plazas and aesthetic improvements corridor-wide. The toll equipment facilities were designed with pre-engineered concrete buildings and included an emergency generator. The aesthetic improvements included the vertical elements and planters at intersection locations throughout the corridor. The \$2.2 Billion project was delivered as a Public Private Partnership (PPP) completed in 2019. Kevin's responsibilities involved managing a team of architects, structural and MEP engineers as well as client coordination. He also provided quality control review of the drawings and specifications.

### Port Miami Tunnel, FDOT, Miami, FL

Jacobs' role in the Miami Access Tunnel (MAT) concession team includes highway, bridge, and tunnel design, along with associated services such as lighting design, utility relocation, support buildings and maintenance of traffic. The central feature of this three-mile project is a highway tunnel that will connect the Port of Miami (Dodge Island) to the mainland (MacArthur Causeway on Watson Island). Size: 19,500 SF (buildings); Cost: \$1.2B; Professional Services Completed (of project): 2014; Construction Completed (of project): On-going; Kevin's responsibilities as Architecture Project Manager: Overseeing all architectural and landscape architecture design and production of construction documents. The new twin-bore tunnel will connect Watson Island to Dodge Island (Port of Miami). Support facilities include Administration Building, Maintenance Building, Portal Gate Structures, and tunnel cross passage design.

### Service Plaza Renovations, Service Plaza Strategic Plan; Various Locations; State of Florida Department of Transportation; Florida's Turnpike Enterprise

Combined with the desire for LEED buildings and inspiration from Florida's cultural and environmental history, the resulting architecture is one that celebrates water, sun, flora, and the conservation of Florida's natural resources. The project contains three main prototypes offering food and retail options with seating and resting areas: a large convenient store, a new restaurant building, and a renovation. While each site incorporates all elements necessary for a responsible design solution (i.e. PV power, appropriate landscaping, contextual materials, etc.), each building showcases a particular sustainable strategy. Size: 196,500 SF; Cost: \$142M; Professional Services Completed (of project): Ongoing; Construction Completed (of project): Ongoing; Kevin's responsibilities as Project Manager: Provided architectural interiors and MEP engineering contract documents for seven plaza buildings. Also provide civil, site utility engineering, landscape architecture and intelligent transportation system contract documents and professional surveying for six of the plazas. The project also includes design elements which will target LEED certification of the new facilities for LEED NC "Silver" award level.

### Study for a Proposed Auto Parking Facility/Office Building; FEC Miami Automotive Facility, Miami, FL

Kevin was Project architect for a comprehensive study to consider an airport support parking facility. The preferred design consists of a 5,600 space six-level garage. A 300,000 square foot five-level office building and two-level 1,300 space parking structure were also considered in the study.





## April Hiller, MSc, CVS | Value Engineering Specialist

*April is a Certified Value Specialist® (CVS) with 20 years' experience practicing value engineering/value analysis, risk analysis, engineering/construction design workshops, business process improvement, and focused ideation at more than 150 workshops around the world. Clients served include 25+ districts of the U.S. Army Corps of Engineers (USACE), Naval Facilities Engineering Systems Command (NAVFAC), EPA, CDC, and USDA on projects of all types, including vertical construction for all applications, civil works, coastal/environmental restoration and remediation, navigation, and waterfront facilities.*

*April has improved value to over \$14 billion in capital costs studied by facilitating teams of experts in identifying and analyzing project functions that lead to fresh thinking to solve real-world challenges. This provides decision-makers with the information needed to move onto the next phases of design. April's unique approach to the VA/VE process guides teams toward improved overall project value with not just time and money savings, but also functional improvements to delivering complex projects.*

### FIRM, LOCATION

Jacobs, Los Angeles, California

### YEARS OF EXPERIENCE

20 years

### EDUCATION

Master of Science, Mass  
Communication, Virginia  
Commonwealth University  
Bachelor of Arts,

### CERTIFICATION

Certified Value Specialist No.  
201001021, SAVE International

### KEY RELEVANT EXPERIENCE

#### Confidential Office Building, US Army Corps of Engineers, MD

April facilitated a multi-disciplinary team to propose over \$150M in cost avoidance for the project by generating risk mitigation measures to maximize clear interpretation of the specs by the contractor to ensure that the client received the facility and its functionality that they not only required but also desired. Responsibilities: Planning, Coordinating, Preparing, Facilitating, and Reporting VE Study Activities. Size: 952,066 GSF. Project Cost: \$775,000,000. Scope of the VE study was a D-B performance-based RFP for new [confidential] office building.

#### Building 28 High Containment Continuity Laboratory (HCL), Centers for Disease Control and Prevention, Atlanta, GA

This project would build 95,118 gross square feet (GSF) total area within a six-story facility dedicated to high-containment laboratories and associated support functions, including gamma cell and incinerator. During the PDS, the three primary scientific user groups for the B28 HCL were identified as being the Viral Special Pathogens Branch (VSPB), Poxvirus and Rabies Branch (PRB), and the Influenza Division (ID). Goals of the project included: providing high-containment continuity that allows for B18 future renovations and for required maintainability, reliability, redundancy and spare capacity in all engineering and lab support systems, designing B28 to accommodate compartmentalized decontamination, maintenance, and future renovation per suite without affecting safe operation. Project costs were estimated at over \$100 million. April successfully facilitated CDC's first virtual VE study with an exceptionally large VE team of more than 50 people from multiple disciplines to propose 55 VE recommendations for a total cost reduction of over \$7.5 million. Of these, 12 were accepted for implementation and 6 would be accepted pending further study.

#### Aerospace Facility Site Expansion, Confidential Client, Confidential Location

The Site Expansion project mission is to accommodate advanced assembly facilities and associated post-assembly operations center for future generations of high-tech aircraft. The campus expansion includes three sites, 13 primary facilities, and an estimated total size of 2.6 million GSF. April's facilitation of the VE ideation effort led to the genesis of 230 ideas to maximize project quality and delivery in terms of both individual facility improvements but also the integration of campus-wide enhancements to interface between these facilities, as well as optimizing constructability.





*Michael is currently serving as the Quality Assurance Manager for the Broward County Convention Center project.*

#### **FIRM, LOCATION**

Jacobs, Fort Lauderdale, FL

#### **YEARS OF EXPERIENCE**

19 years

#### **EDUCATION**

Bachelor of Science, Civil Engineering  
Associate in Science, Construction Technology

#### **REGISTRATION/ CERTIFICATION**

USACE Project Management and Construction Management Certification

## **Michael Fenceroy, CCM | Construction Manager**

*Michael has 19 years of experience in the construction industry, performing in the roles of construction manager, construction coordinator, and senior construction inspector for government and private sector clients. Through the delivery of complex design/build construction programs, he is experienced with supervising inspectors, performing detailed inspections, providing recommendations, performing construction administration in a construction management role, and coordinating inspection activities for new facilities, renovations, and maintenance projects. Michael is also capable of performing quality assurance and writing plans, specifications, building codes, and related laws and regulations, including safety for compliance.*

### **KEY RELEVANT EXPERIENCE**

#### **Construction Manager/Lead Quality Control Manager, Seminole Tribe of Florida, Capital Improvement Program, Seminole Tribes Public Works Department, Seminole, FL**

As the lead construction manager, Michael was responsible for delivery of multiple individual construction projects for new construction and rehabilitation projects under the Seminole program. His day-to-day responsibilities included scheduling and facilitating all internal and client-facing meetings and meeting project QC requirements on all deliverables for City of Hollywood and Seminole Tribes Public Works Department. He conducted all coordination and mutual understanding meetings for the Owner, architect, and general contractor; performed the three phases of control; conducted submittal reviews; processed pay applications and change orders; ensured that testing was performed; and provided certifications and documentation required by contracts with support from third-party inspectors.

#### **Site Superintendent, Master Plan for Expansion, Tampa International Airport/Hillsborough County Aviation Authority, Tampa, FL**

Michael was responsible for the implementation and management of the construction for new tram system totaling 1.4 miles with four stations (at economy parking garages and at new maintenance and storage facility). He was responsible for scheduling and control of all meetings in the field with trades and ensure that all deliverables and in place work meets the QC requirements for Hillsborough County. His prior experience in the physical inspection of concrete, buildings, electrical, HVAC, and insulation provided an upper hand while training HCAA staff on work performed in certain areas. He attended all coordination and mutual understanding meetings, conducted on-site trades and inspection meetings, performed submittal reviews, and approve, ensured that testing was performed, and provided certifications and documentation required by contracts.

#### **Construction Manager, Longleaf Community Rehabilitation, Ballantrae Community Development District, Land 'O Lakes, FL**

Michael assisted the design/build senior project manager with organization of the project. He reviewed the RFP documentation and required construction documents for submittal. As a joint venture participant on a water resources team, he worked to develop the modeling and site field investigation. He monitored the performance improvements of the contract; identified, evaluated, and implemented new ideas, technologies, or process improvements to increase organizational efficiencies and cost savings; and supervised day-to-day work activities by delegating authority, assigning and prioritizing activities, and monitoring operating standards.

#### **Construction Quality Control Manager, MATOC Clinic Renovation, USACE, Goodfellow Air Force Base, TX**

Michael was responsible for implementing and managing the construction QC program on this design/build project, including scheduling and control of meetings, and ensuring all deliverables met the QC requirements of USACE. His prior military communication skills supported effective collaboration with team members and audiences that included management, coworkers, clients, vendors, contractors, and visitors. He attended all coordination and mutual understanding meetings, conducted QC meetings, performed the three phases of control, and provided submittal review and approval.





#### **FIRM, LOCATION**

Jacobs, Fort Lauderdale, FL

#### **YEARS OF EXPERIENCE**

2 years

#### **EDUCATION**

Bachelor of Science,  
Civil Engineering, Texas  
A&M University

## **Alvaro Peynando** / Assistant Project Manager

*Alvaro assists our proposed project executive, senior project manager, and project manager with PM for institutional projects in Florida. His skills in document control, cash flow management, estimating, and schedule control, as well as in managing purchase orders and similar items are critical to offering cost effective PM services for the Fort Lauderdale City Hall project.*

### **KEY RELEVANT EXPERIENCE**

#### **Assistant Project Manager; Orlando Health Inc., Bayfront Hospital Medical Pavilion and Women's Pavilion at Institute Square, St. Petersburg, FL**

Alvaro is assisting Jacobs' PM team for two projects on the Bayfront Hospital campus: a new outpatient Medical Pavilion and new women's pavilion. The 123,000 SF Medical Pavilion will include Orlando Health departments and external partners offering radiation oncology, medical oncology, oncology research, orthopedic clinics, imaging center, laboratory, and other specialty clinics. The 63,000 SF Women's Pavilion will serve as a hub for advanced women's health services, housing both internal and external partners. The facility is designed to accommodate multiple tenants, facilitate collaboration, and enhance access to comprehensive care for women in the local community.

Alvaro assisted with stakeholder coordination to foster collaboration throughout the project lifecycle. He contributed to project scope development, assisted with risk management, and helped promote environmentally responsible practices. He's supported permitting, financing, cash flow management, budgeting, cost estimating, contracting, schedule control, contract administration, document control, and activation. He set up initial budget requests for projects by preparing ROM estimates and drafting corporate project request forms. He leverages PMIS systems eBuilder, Strata, Yoga, and Lawson. He updates the project schedule in eBuilder, enters requisitions for owner direct purchase orders, terms and conditions purchase orders, AIA contracts, pay applications, and other items. He participated in creation of the project management plan, including communications plan, stakeholder plan, and responsibility matrix.

#### **Project Engineering Intern; Reeves County Hospital, Pecos, TX**

This \$115 million replacement community hospital will include 25 all-private inpatient beds, a level four emergency department with 11 exam rooms and three trauma rooms, a delivery suite, a nursery, women's imaging department, a physical therapy gym, a 15-bay dialysis unit, surgical suite, home health services, an inpatient/outpatient lab, a cardiovascular rehabilitation program, and support service spaces. The current design is 140,000 SF with the goal of LEED Certified under LEED for Healthcare's v4 rating system.

Alvaro managed punch list activities, overseeing both in-wall and overhead inspections to ensure quality and compliance. He assisted with robotic total station layout and anchor bolt projections and contributed to precise construction implementation. He supported fire damper log maintenance and checks, ensuring adherence to safety standards. He field verified wall protection dimensions to guarantee accurate construction specifications and analyzed construction documents to strategize and manage construction processes effectively. He helped streamline and optimize construction management processes.

#### **Construction Manager, Longleaf Community Rehabilitation, Ballantrae Community Development District, Land 'O Lakes, FL**

Michael assisted the design/build senior project manager with organization of the project. He reviewed the RFP documentation and required construction documents for submittal. As a joint venture participant on a water resources team, he worked to develop the modeling and site field investigation. He monitored the performance improvements of the contract; identified, evaluated, and implemented new ideas, technologies, or process improvements to increase organizational efficiencies and cost savings; and supervised day-to-day work activities by delegating authority, assigning and prioritizing activities, and monitoring operating standards.

#### **Project Engineering Intern; UTSW Medical Center Building Interior Renovation**

Alvaro incorporated laboratory and X-ray services into a \$30M renovation of the James W. Aston Ambulatory Care Center, a nine-story outpatient facility that is home to a number of medical clinics as well as the campus pharmacy. He conducted quantity take-offs, confirmed cost estimates, compiled and distributed weekly OAC agendas and meeting minutes, tracked progress, and implemented punch list procedures, including overhead pre-punch and pre-punch activities, to ensure timely completion of project milestones. He maintained a material status log to track inventory and procurement timelines, optimizing project scheduling and resource allocation. He developed a detailed schedule to incorporate the pharmacy into the project and coordinated timelines and resources to meet project deadlines effectively.





## Alan Cohen / Executive Advisor

*Energetic, inclusive, entrepreneurial and resourceful executive with 30+ years of public and private sector management experience. Strengths include strategy, economic/community (re) development, complex project management, communications/outreach, DEI, community relations, operations analysis, relationship management, change management, union/labor relations, negotiations, budgeting, and emergency management. Has led or been integrally involved in \$6+ billion of development projects.*

### KEY RELEVANT EXPERIENCE

#### **Managing Partner, Sage Consult LLC (2022-Present)**

A boutique management and strategy consultancy working with private and public sector clients, helping them with navigating the other, improving their organizations & business processes, and special projects. Commercial Investor - Consulting on the development of a multi-family rental building project, including securing regulatory approvals. Physical Security - Assisted with managing/improving operations of a Protective Services firm.

#### **Assistant County Administrator, Broward County, Fort Lauderdale, FL (2015-2022)**

Provided strategic and operation Served as pre-construction project manager (PM) and design/construction Client Representative for the \$1.3 billion Convention Center Expansion and Headquarters Hotel project. Served as pre-construction PM for Joint Government Center project with City of Fort Lauderdale. Served as point person on sustainability/resiliency. Worked with CRO to convert County to 100% solar power purchases, increase solar footprint, reduce carbon footprint, and partner with private sector, 31 cities and 3 counties on resiliency communications/education and lobbying. Worked on variety of ED/CD initiatives in partnership with business organizations and staff. al support to the County Administrator, for an organization with 6000+ FTE, ~2,000,000 residents and a \$6.3 billion budget (\$1.6 billion GF).

#### **City Manager, City of Sunrise, FL (2012-2015)**

Directed and managed the daily operations, programs and activities of this City government with 1100+ FTE, ~90,000 residents, 18 direct reports, and a \$435 million budget. Successfully brokered multiple projects, including (recruitment) American Express SE US Regional HQ, (retention) Centene FL HQ, and (multi-use development) Metropica. Created a unique public-private partnership (P3) to alleviate local parking issues. Initiated/managed planning for a new City Hall. Initiated development of City's first Sustainability Action Plan.

#### **City Manager, City of Sunny Isles Beach, FL (2011-2012)**

Directed and managed the daily operations, programs and activities of this City government with 250+ FTE, ~21,000 residents, 8 direct reports, and a \$41 million budget. Oversaw several new development projects.

### **FIRM, LOCATION**

Sage Consult, Fort Lauderdale, FL

### **YEARS OF EXPERIENCE**

30+ years

### **EDUCATION**

Master of Business  
Administration, HEC Paris  
Business School  
Bachelor of Science, Business  
Management, Cornell University





#### **FIRM, LOCATION**

1814 Group, Parkland, FL

#### **YEARS OF EXPERIENCE**

30+ years

## **David Rosenof, CGC, LEED AP, PMP** / *Executive Advisor*

*State of Florida licensed General Contractor (CGC 1520372). Seasoned Design and Construction Professional with over 30 years of industry experience. Strategic team leader enabling small and large groups to reach their goals through utilizing "management by objective" and "management by exception" techniques. Exceptional communication skills enable teams to stay focused on objectives without losing sight of long and short term goals. Able to keep these objectives in focus without compromising personal and organizational unyielding principles.*

### **KEY RELEVANT EXPERIENCE**

#### **President, Big Dog Construction Services, Inc. (1814), Parkland, FL (2013-Present)**

Started this company in March of 2013 and grew the entity into a multi-million dollar enterprise completing over 100 projects from large private residences, owner's representative services, high end office projects including the Dock master's Office for Williams Island Marina to small residential remodels. Twice named Top 25 Fastest Growing Companies in South Florida; Three times to the list of 100 Largest Private Companies and Three times to the list of Top 25 Women Owned Companies by the South Florida Business Journal. Three Excellence in Construction Awards as granted by the Associated Builders and Contractors Florida East Cost Chapter. Entrepreneur Leadership Award from the Greater Fort Lauderdale Alliance.

#### **Construction Manager, Siemens Industry, Inc., Building Technologies, Miramar, FL (2011-2013)**

Energy and Environmental Solutions: Develop project and program plans for performance contracts. Guides scheduling, budget, risk, change, opportunity and resource management activities. Projects Include: City of Pompano Beach – New central energy plant, various facility improvement measures throughout the city including lighting retrofits, water plant upgrades and energy management systems; Florida Memorial University – New chilled water plant and water loop; Lynn University – Various energy and environmental solutions including lighting, central energy plant and natural gas conversions.

#### **Vice President, Hunter Construction, Deerfield Beach, FL (2008-2011)**

Primarily responsible for day-to-day operations of this General Contractor specializing in disaster response and repairs, new construction and concrete shell. Heavily involved along with others in management team in Risk Management, Human Resources and Business Development. Sought out and committed two large untapped market segments for Company's disaster response and recovery business (multi-family and local governments) resulting in tripling of Company's client base. Further expanded Company's religious client base, more than doubling the number of clients under contract. Successful, on-time and under budget completion of over \$30M in new construction projects while managing staff of Senior Project Managers, Project Managers, Project Accountants, Superintendents and various support staff.





## Yvonne Garth / Communications Lead

*Yvonne, President & CEO of Garth Solutions, Inc. (GSI), offers over 31 years of relevant experience leading strategic public relations, marketing, and communications programs for some of the most marquis clients and brands. Yvonne has led the GSI team in support of visible and provocative projects by implementing public relations and grassroots communication campaigns that promote awareness and stakeholder buy-in. From brand development, targeted messaging, media relations, community meetings, to directing dynamic multimedia creation, Yvonne and GSI are the trusted partners of notable public and private clients in Florida and beyond.*

*Prior to launching GSI in 2003, Yvonne spent 15 years as an Advertising and Public Relations Executive at a top Agency where she led campaigns for global brands like Mobil, McDonalds, Domino's Pizza and more. Yvonne is renowned among public sector clients for her ability to leverage her deep community relationships to facilitate effective communication solutions that deliver measurable results consistently.*

### FIRM, LOCATION

Garth Solutions, Davie, FL

### YEARS OF EXPERIENCE

31 years

### SKILLS & SPECIALTIES

Public Outreach Management  
Campaign Execution  
Brand Management  
Marketing Communications  
Stakeholder Communications  
Strategic Planning

### KEY RELEVANT PROJECTS

- » Naples Airport Authority, Marketing & Public Relations | Naples, FL
- » Naples Part 150 Noise Compatibility Planning Study | Naples, FL
- » Engineering Services for Distribution & Collection System | Broward County, FL
- » FLL Airport Expansion New Runway and T4 Expansion | Ft. Lauderdale, FL
- » FLL Part 150 Noise Compatibility Planning Study | Ft. Lauderdale, FL
- » FLL Airport Planning Consultant Services | Fort Lauderdale, FL
- » FLL Master Plan: North Perry Airport – Phase I & II | Ft. Lauderdale, FL
- » Las Olas Beach Park Project | Fort Lauderdale, FL
- » City of Hollywood New Police Headquarters | Hollywood, FL
- » Peter Bluesten Community Center, YMCA, and Park | Hallandale Beach, FL

### WHY YVONNE?

- » Extensive experience coordinating public outreach on various projects over the past 20 years.
- » Trusted Public Relations & Marketing expert with over 30 years of developing successful strategies for high profile clients.
- » Planned and implemented successful events of different scopes to connect clients with the intended parties.
- » Provides her clients with outstanding service by consistently thinking outside the box to deliver innovative solutions.



## Ruben Gil / BIM Manager

*Ruben Gil has over 20 years of experience providing innovative solutions to the A/E/C industry. He has proven success leveraging technology to implement collaborative work flow and increasing efficiency throughout project life-cycles. Most Recently, has provided BIM services at Miami International Airport.*

### KEY RELEVANT EXPERIENCE

#### BIM Manager, Checked Baggage Inspection System, Baggage Handling System

- » BIM - Standards creation / implementation - scope of work review
- » Execution Plan Development
  - Sub-contractor execution Plans and LOD Standards
  - Rule based model checking for successful FM / Owner turnover
- » Laser Scanning / as-built site documentation / processing / hosting
- » Advanced transportation logistic methods and delivery implementations
  - Baggage Handling System equipment coordination/ TSA compliance
  - Equipment service / clearance compliance for all BHS conveyors and TSA maintenance protocols
- » Enhanced 4D equipment review for installation and constructability.
  - Site staging and clearance logistics for oversized equipment.
- » Modeling to Fabrication workflows and field installation strategies
- » Field robotics implementation
  - Advanced point layout / concrete layout preparation
- » Workflow Applications for MEPF
  - Clash Detection
  - Contract Drawing Management
- » Secure cloud based platform implementation - user management and document control and accessibility
- » Senior VDC Manager / Advanced Project Controls & Innovative Solutions
- » Assisted procurement team with BIM/VDC scope during bid packaging.
- » Created development standards / guidelines implementation / sub scope of work
- » Projected risk assessments regarding modeling LOD / integration workflow / deliverables
- » Conducted BIM based site logistics / site staging / crane analysis and safety simulations
- » Modeling takeoff implementation for estimating – QC on modeling standards.
- » Project laser scanning including point cloud processing, hosting, as-built documentation and cloud optimization
- » Developed MEP coordination / conflict resolution development/ Building Code awareness and system design

### FIRM, LOCATION

CES, Pembroke Pines, FL

### YEARS OF EXPERIENCE

20+ years

### EDUCATION

Bachelors in Design, Architecture,  
University of Florida  
Associates in Arts,  
Miami Dade College





#### **FIRM, LOCATION**

PCI, Davie, FL

#### **YEARS OF EXPERIENCE**

24 years

#### **EDUCATION**

Master of Business  
Administration, Florida  
International University  
Bachelor of Science, Construction  
Management, Western  
Michigan University

#### **LICENSES/CERTIFICATION**

Planning & Scheduling  
Professional (PSP)  
Certified Cost Consultant (CCC)  
Certified Earned Value  
Professional (EVP)  
LEED Accredited Professional,  
US Green Building Council  
SAFETY-OSHA 30 Hour Certified

## **Julian Ortega, PSP, LEED AP** / *Scheduling Manager*

*Julian has a wide spectrum of experience in the engineering and construction industry for over 24 years specializing in project controls and project management including an extensive knowledge of critical path method (CPM) scheduling on very large and complex programs. He has led key roles on many multi-billion-dollar programs in airports, ports, water and wastewater, power plants, manufacturing facilities, and commercial and residential construction. He also has experience in several project delivery methods ranging from Program Management to Design-Build, including CM at Risk and for fee. Some of his specific skill sets include overall project planning, construction phasing, program and construction scheduling, contracts management, change management, claims/dispute resolution, risk management, and quality assurance/quality control. He has developed construction procedures, processes, systems and has also been involved with several claims analysis, value engineering and constructability studies.*

#### **KEY RELEVANT EXPERIENCE**

##### **Scheduling Manager, City of Ft Lauderdale, Prospect Lake Clean Water Center (Fiveash Water Treatment Plant Replacement), Fort Lauderdale, FL**

Responsible for overall development of the project baseline schedule; including all updating, monitoring, tracking and reporting. The new water treatment plant is envisioned to produce up to 54 MGD as maximum daily demand utilizing a water treatment process consisting of a combination of nanofiltration and ion exchange to produce potable water meeting the finished water quality goals.

##### **Scheduling Manager, City-Wide Inflow and Infiltration Reduction Program, City of Fort Lauderdale, Florida**

Plan, develop, implement and manage a city-wide sanitary sewer inflow and infiltration reduction program. Responsible for overall development of the project baseline schedule; including all updating, monitoring, tracking and reporting.

##### **Scheduling/QC Manager, Terminal 5, Ft Lauderdale Hollywood International Airport, Broward County, Florida**

The new \$400 Million Terminal 5 project includes 180,000 SF of new terminal space with passenger processing, hold rooms and concessions, 5 domestic gates, connector to Terminal 4 and Concourse G with associated landside, apron, and aircraft parking work. Responsibilities includes developing and managing planning, design and construction schedule, provide monthly tracking and reporting, review of contractor baselines and monthly updates, claims review and support and propose recovery plans, monitor and report cash flows, variances and forecasts.

##### **Scheduling Manager, Civil and Probate Courthouse, Miami-Dade County, Miami, Florida**

The new \$270 Million 23-story Civil and Probate Courthouse for Miami-Dade County will replace the 1928-era courthouse at 73 West Flagler Street through a Public-Private-Partnership (P3). The new building will have 46 courtrooms, space to accommodate future growth and 59 parking spaces. Responsibilities includes the review of developer (design-builder) schedule, provide monthly tracking and reporting, review of contractor baselines and monthly updates, claims review and support and propose recovery plans, monitor and report cash flows, variances and forecasts.

##### **Scheduling Manager, Capital Improvement Program, Cruise Terminal International, Miami, Florida**

Improvement of multiple cruise terminals which involves new terminals, berths, resorts. Responsibilities includes developing and managing planning, design and construction schedule, provide monthly tracking and reporting, review of contractor baselines and monthly updates, claims review and support and propose recovery plans, monitor and report cash flows, variances and forecasts.

##### **Scheduling Manager, Miami-Dade College Capital Program, Miami-Dade, Florida**

MDC's Capital Improvement Program (CIP) is a multi-year plan for new construction, remodeling and renovation projects and related land/facilities acquisition at each of the College's eight campuses and one permanent center. The CIP contains approximate 66 projects worth over \$700 million of work around the eight campuses. Responsibilities includes developing and managing planning, design and construction schedule, provide monthly tracking and reporting, review of contractor baselines and monthly updates, claims review and support and propose recovery plans, monitor and report cash flows, variances and forecasts.





## Julio Lostao, PE, CEP / Estimating Manager

*Julio is registered Professional Engineer with over 30 years of experience in program controls, budget, cost, estimating, bidding, value engineering, and construction management in the U.S. and overseas. He has worked on several multi-billion-dollar programs in aviation, ports, water & wastewater, environmental restoration, transportation, and infrastructure reconstruction to commercial developments in US, Latin America, Europe, Iraq, Abu Dhabi and South Korea. Julio has led the controls teams on many large projects and programs to establish budget, prepare estimates at various project stages i.e. planning, design, bid, and construction including escalation based on schedules, performing bid analysis, and participating in cost negotiations. As a head of estimating, he has also developed Estimating Handbooks/Manuals, created cost models and systems and has conducted training seminars for estimators and project managers.*

### FIRM, LOCATION

PCI, Davie, FL

### YEARS OF EXPERIENCE

30+ years

### EDUCATION

Master of Science, Construction Management, Florida International University  
Bachelor of Science, Civil Engineering, University of California

### LICENSES/CERTIFICATION

Professional Engineer, Florida #52699 Certified Estimating Professional (CEP), AACE International #00416

### KEY RELEVANT EXPERIENCE

#### **Scheduling Manager, City-Wide Inflow and Infiltration Reduction Program, City of Fort Lauderdale, Florida**

Plan, develop, implement and manage a city-wide sanitary sewer inflow and infiltration reduction program. Responsibilities included Preparation of Conceptual, Schematic and Design Estimates, Review of Change Proposals and negotiations.

#### **Estimating Manager, Terminal 5, Ft Lauderdale Hollywood International Airport, Broward County, Florida**

The new \$250 Million Terminal 5 project includes 180,000 SF of new terminal space with passenger processing, hold rooms and concessions, 5 domestic gates, connector to Terminal 4 and Concourse G with associated landside, apron, and aircraft parking work. Responsibilities included Preparation of Conceptual, Schematic and Design Estimates, Review of Change Proposals and negotiations.

#### **Estimating Manager, Civil and Probate Courthouse, Miami-Dade County, Miami, Florida**

The new \$270 Million 23-story Civil and Probate Courthouse for Miami-Dade County. The new building will have 46 courtrooms, space to accommodate future growth and 59 parking spaces. Responsibilities include estimating cost for new and change order work, quantifying direct and indirect costs, and providing value analysis, track, monitor and report on project budget and project costs, track change logs, review of cost and time impacts.

#### **Estimating Manager, DTPW Railway Facility Building, Miami-Dade County, Miami, Florida**

The Miami-Dade County Department of Transportation and Public Works (DTPW) looks to build a new 14,190 square foot office building to accommodate 130 management and union personnel. The new office building with spacing for 130 management and union personnel (25 offices), GIS facilities, male and female locker rooms with showers, training room, an open lounge with a kitchenette facility, and an inner patio. Additionally, the part of the site will be developed to include 91 parking spaces and landscape. Responsible for providing a Preliminary Probable Construction Cost (OPCC) estimate.


#### **Estimating Manager, Miami-Dade College Capital, Miami, Florida**

MDC's Capital Improvement Program (CIP) is a multi-year plan for new construction, remodeling and renovation projects and related land/facilities acquisition. The CIP contains approximate 66 projects worth over \$700 million of work around the eight campuses including remodeling of School of Justice Tactical Training Facility, New School of Justice Tactical Training Facility, Artificial Intelligence Center, renovation of Dyer Courthouse Building, construction of New Student Success Center, Parking Building Renovations, Gym Facilities, and labs rooms. Responsible for evaluating Contractor Bid Proposal and analysis for award recommendation and review of change proposals and negotiations.

#### **Estimating Manager, Capital Improvement Program, 41st Street Corridor Revitalization, City of Miami Beach, Florida**

Revitalize the 41st Street Corridor with neighborhood landscaping and infrastructure improvements such as new high-tech street lighting, an expanded shaded tree canopy and new streetscape designs for better public transportation, pedestrian and driving mobility. The project involves parking garage facilities (620 spaces), surface parking lots (457 spaces), side street On-Street parking (148 spaces) and 41st Street On-Street parking (58 spaces). Responsible for providing cost estimate 30%, 60%, 100% CD and bid analysis.



An aerial photograph of a city skyline, featuring numerous high-rise buildings and a prominent construction site with a crane. The image is partially covered by a large, semi-transparent blue geometric shape that resembles a stylized 'A' or a series of overlapping triangles. The text is overlaid on the bottom right of this blue shape.

# Approach to Scope of Work and Project Methodology



## Introduction

The City of Fort Lauderdale is replacing its flood-damaged City Hall, built in 1968, with a modern facility that meets current operational needs, is a welcoming and inclusive space for the community, has flexibility to meet a variety of stakeholder requirements, and accounts for future growth.

**As your Owner's Representative, our #1 priority will be making sure the decisions of the design and construction teams are in the best interest of the City of Fort Lauderdale and its taxpayers.**

Additionally, with Fort Lauderdale's location in a flood zone and the increasing intensity of storms, a lifecycle approach is needed—where resiliency is prioritized in the design and construction, so your investment is protected for years to come.

As your Owner's Representative, our #1 priority will be making sure the decisions of the design and construction teams are in the best interest of the City and residents. Along with our subconsultants, Sage Consultants (Alan Cohen), 1814 Group (David Rosenof), Harmonic Engineering, Garth Solutions Inc., CES Consultants, Program Controls, Inc., and Hill International, we'll work alongside you to build a high-performing project team culture based on transparency and accountability that drives real results. We bring our national expertise managing design for resiliency and sustainability along with our successful track record of managing the construction of complex public facilities, here in South Florida and across the US. We coordinate with stakeholders, manage project risks, and monitor compliance with regulations and quality standards throughout the project lifecycle.

### WHAT'S AT STAKE?

The new City Hall will be a highly visible, publicly funded project with many stakeholders including residents and local businesses, elected officials, and municipal departments. As with any project with multiple stakeholders, there are risks. Scope creep, cost overruns, schedule delays, subpar construction quality, and negative public perception are potential challenges that must be mitigated.

**We understand that community support for this project is critical to its success.** If the project encounters delays and cost overruns, public trust will erode, and the resulting building may not meet the goals and objectives you set out to achieve. For these reasons, an experienced Owner's Representative, who understands the complexities of not only construction, but coordinating public input, communicating the project goals and requirements across diverse stakeholder groups, and striking a balance between the ideal and what can be achieved with the resources available is crucial.

## Proposed Vision, Ideas, and Methodology

### LEADERSHIP, ORGANIZATION, AND COLLABORATION FROM BEGINNING TO END

Our overall approach to the Owner's Representative role is to provide leadership, organization, and a sense of urgency, all in a collaborative environment from beginning to end. To deliver a new City Hall that meets your goals and objectives, we draw directly from our relevant Owner's Rep experience in the region, such as the **Broward County Convention Center and Hotel Expansion**, the **Broward Center for the Performing Arts**, and the **Benjamin P. Grogan and Jerry L. Dove Federal Building (FBI Building)** in Miramar. We combine our experience with 'Lessons Learned' and 'Best Practices' along with the latest tools and technology. We have a clear vision and strategy to meet your requirements for your new City Hall.

For example, we:

- Begin with our "Sprint Start" process, which galvanizes the project team, documents a shared project vision, and establishes clear roles and responsibilities for everyone. This sets the project up for success from Day One.
- Clearly communicate your expectations and key performance indicators (KPIs), so they are understood and interpreted the same way by all members of the project team and stakeholder groups.
- Maintain clarity on roles, responsibilities, and decision-makers through a RACI matrix (which indicates who is Responsible, who is Accountable, who needs to be Consulted, and who must be kept Informed)
- Identify scope gaps early and recommend how to best fill them.
- Stay laser focused on budget and schedule—developing baselines to quickly understand how proposed alternatives and changes will impact the project.
- Call out potential quality issues early in the project, allowing for proactive solutions that prevent costly rework and delays.
- *Receive stakeholder sign-off for document approval to avoid re-design and facilitate mutual accountability and a sense of ownership for all*
- Establish BIM consensus with the design team early on, to implement principles that align with your project requirements and expectations during the design phase, using that information in the planning, review, and cost management of the project.
- Develop and implement a detailed Project Management Plan that identifies how the pre-design, design and construction phases will be executed.





### EXPERIENCE MANAGING COMPLEX PROJECTS WITH SITE CONSTRAINTS RIGHT HERE IN FORT LAUDERDALE

Under the leadership of Jonathan Jordan and David Veit, Jacobs has been providing design planning, procurement support, design review, and Owner's Representative Services for the \$900M expansion of the existing convention center and addition of a headquarters hotel. Phase 1 of the project, the convention center 'Exhibit Hall' expansion, was completed in 2023. The final phases of the expansion will add 525,000 SF of exhibit halls, ballrooms and meeting rooms to the existing facility and will connect to an adjacent 800-room, 4 Diamond-rated headquarters hotel overlooking the intra-coastal waterway. The 17-acre site is extremely tight and requires the demolition of two existing buildings to make room for new construction. Of key importance was the maintenance of the ongoing operations of both the existing convention center and the cruise ship terminal for Port Everglades. Additionally, since the Port property falls under the Department of Homeland Security, maintaining strict security during the construction phase was a critical element that required careful coordination and monitoring.

### ALTERNATIVE PROJECT DELIVERY TO CREATE AND CAPTURE VALUE

The RFQ's scope of work describes assisting the City in selecting a qualified Construction Manager or General Contractor. We have extensive experience with Design-Bid-Build (DBB),

Construction Management at Risk (CMAR) and Design-Build (DB) delivery methods and we will review the 'pros and cons' of each with the City.

To fulfill the tasks identified in this RFQ, we've centered on the following approach based on a CMAR delivery, which we feel is a strong option with many advantages aligned to your goals for the new City Hall. For example, early engagement of a construction manager (CM) can provide valuable input on constructability, scheduling, and cost. This method also allows for early bid packages for site work and utilities to accelerate the schedule.

### ADVANTAGES OF CONSTRUCTION MANAGER AT RISK (CMAR) PROJECT DELIVERY

**Early collaboration:** CMAR brings the contractor into the project during the design phase, allowing for valuable input on constructability, scheduling, and cost estimation.

**Cost control:** The contractor's involvement in preconstruction helps identify potential cost savings and mitigates risks early.

**Transparency:** Open-book accounting and shared contingencies foster trust between the owner, designer, and contractor.

**Flexibility:** CMAR allows for fast-tracking of construction while design is still ongoing, potentially reducing overall project duration.

**Quality focus:** The contractor's early involvement can lead to improved design solutions and better overall project quality.



There are several project delivery options available for the new City Hall. Below we have outlined some of the pros and cons of traditional (design-bid-build) vs. CM-at-Risk and Design-Build.

	Design-Bid-Build (D-B-B)	Construction Manager at Risk (CM@R)	Design Build
DEFINITION	The owner selects an architect/engineer (A/E) to design and develop construction documents from which the owner solicits lump sum bids. Design-bid-build phases are generally sequential, and typically result in the longest time duration of all the methods. The A/E and contractor(s) have separate contracts with the owner. The owner's internal staff and/or a contracted project manager (PM) assists the owner in managing the A/E and contractor(s).	The owner selects an A/E. Early in the design process the owner selects a CM@R contractor based upon qualifications, experience, fees and general conditions, rather than a quoted construction cost. CM@R typically agrees to a construction price before design is complete.	Design Build combines the design and CM@R contracts into a single agreement and the CM@R provides design-phase evaluations of constructability, costs, schedule, alternative designs, systems and materials during and after design. They competitively bid from the trades and subs. The owner can accelerate construction by starting elements of construction prior to design completion using individual design packages for elements like site work, and foundations, a process known as 'fast-track'.
PROS	<ul style="list-style-type: none"> <li>» Easy to understand and manage.</li> <li>» Defined project scope prior to construction.</li> <li>» Single point of responsibility for construction.</li> <li>» Open, aggressive bidding (favorable in a soft construction market).</li> <li>» Owner has a check and balance between the A/E and contractor(s), assisted by the PM.</li> <li>» Roles of A/E and contractor(s) are clearly defined.</li> </ul>	<ul style="list-style-type: none"> <li>» Early construction firm involvement enables confirmation of budgets and schedule, avoids revisions and lost time. Also improves, sequencing, phasing, evaluating alternative designs, systems and materials.</li> <li>» Single point responsibility for construction.</li> <li>» Working team relationship of A/E and CM@R during design phase.</li> <li>» Reduced project schedule.</li> </ul>	<ul style="list-style-type: none"> <li>» Single point of responsibility for design and construction</li> <li>» Improved coordination of design for constructability</li> <li>» Reduced project schedule</li> <li>» Integrated relationship of CM and A/E</li> </ul>
CONS	<ul style="list-style-type: none"> <li>» No design phase assistance to A/E from contractor(s).</li> <li>» Longest schedule duration (though some design-bid-build project phasing can overlap – 'fast track').</li> <li>» Price not confirmed until bids are received.</li> <li>» Lack of flexibility for change.</li> <li>» Potential adversarial relationships among A/E and contractor(s).</li> <li>» Sequential and late competitive bidding process may not be suited for overheated construction market.</li> </ul>	<ul style="list-style-type: none"> <li>» GMP can be established earlier; albeit the earlier typically also carries greater CM@R cost contingencies.</li> <li>» Enables owner to get contractor committed resources earlier than normal to help mitigate against overheated construction market.</li> <li>» Once GMP is established, potential for CM@R firm to concentrate only on getting work done under GMP value.</li> <li>» Difficult for owner to evaluate validity of GMP if established too early.</li> </ul>	<ul style="list-style-type: none"> <li>» In addition to the cons with the CM@R approach, the Owner's direct access to the designer is limited.</li> <li>» Less insight into interaction between the builder and designer.</li> <li>» Potential reduction in ability to control scope.</li> <li>» Difficult for the Owner to evaluate benefits of the cost versus design.</li> </ul>
BEST SUITED	New projects not schedule sensitive, nor subject to potential changes. Competitive construction market environment.	Where owner require an early price and construction completion. Larger projects that are schedule-sensitive, difficult to define, or subject to change. For design-build clearly defined.	Large schedule sensitive project that are less complicated and don't require large amounts of interface with users to put design in place.
LEAST SUITED	Complex projects which are sequence- or schedule- sensitive. Projects subject to potential change. Noncompetitive construction market environment.	Smaller projects	Smaller well defined projects. Projects that require extensive owner input and overview

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## RESILIENT DESIGN TO PROTECT YOUR INVESTMENT FOR YEARS TO COME

As your Owner's Representative, we'll advocate for a sustainable and resilient design that protects the new City Hall from the ravages of future storms. This work begins with the initial site analysis—comparing the options for rebuilding on the current City Hall site versus acquiring a new site. Once a designer is selected by the City, we'll work closely with that firm to incorporate the following:

- Elevating the building above the base flood elevation (BFE) as determined by local flood maps and regulations.
- Designing deep foundations to withstand hydrostatic pressure and potential erosion.
- Requiring the structural design to resist lateral forces from floodwaters and potential debris impact.
- Choosing water-resistant materials for lower levels and critical components to minimize damage and facilitate easier cleanup.
- Elevating critical systems (electrical, HVAC, plumbing) above the BFE and/or use waterproof enclosures.
- Incorporating flood walls, gates, or other temporary barriers to protect openings and vulnerable areas.
- Designing efficient drainage systems to quickly remove water from the site and building surroundings.
- Including safe evacuation routes and incorporate areas for potential vertical evacuation within the building.
- Reviewing the flood insurance requirements to potentially reduce premiums.

## HOLLYWOOD FIRE RESCUE & BEACH SAFETY COMPLEX | HOLLYWOOD, FL

- » Provided A/E through CM services for a new two-story, 41,689 SF LEED Silver complex
- » Built to withstand hurricane-force winds and serve as a disaster preparation and recovery coordination center
- » Includes roof-top solar PV panels, reflective roofing, renewable products for finishes, energy-efficient HVAC systems, and 15 bunk rooms and living space for the FD
- » The beach safety side houses locker rooms/storage areas for lifeguards and administrative offices
- » The third component is a shared training room and fitness center



## RESILIENT DESIGN AFTER HURRICANE KATRINA

Jacobs served as the Program Manager for a new 2.3M SQ, \$1.2B modern medical center to replace a safety net hospital destroyed by Hurricane Katrina. As the region's only Level 1 trauma center, the new facility had to remain operational in the event of a major storm. Given the area's vulnerability to catastrophic flooding, the core design features office space and public areas at ground level, with mission-critical components (including the emergency department) at 21 feet above base flood elevation. Design technology and emergency power can maintain hospital operations after a Category 3 hurricane for up to a week.

We provided staff augmentation for full PMCM services, including organizational planning, budget planning and cost tracking, change management, project management, project controls, real estate appropriation assistance, FEMA compliance, audit preparations, commissioning, medical equipment; procurement support and activation planning; independent, multidisciplinary design reviews to improve design document quality and coordination; and developed and maintained the comprehensive master schedule and detailed budget proforma for the program. For this project, using the CMAR delivery method resulted in 5-10% cost and schedule reductions. Our team updated state procurement documents, supported the successful procurement of the CMAR, and implemented preconstruction services. Additionally, we provided independent design reviews, producing over 5,000 accepted comments to control costs, ultimately completing the program ahead of schedule and under budget.



# Proposed Approach to the City Hall Project

## PRE-DESIGN

### Site Analysis/Acquisition

In conducting a site selection analysis for the new City Hall, Jacobs will guide you through critical considerations with an approach that considers multiple stakeholders and balances current and future needs. We'll weigh factors such as location accessibility, future growth potential, environmental impact, and community sentiment, particularly when considering utilizing the existing City Hall site. Jacobs will perform a thorough assessment of both the existing site and alternative locations, using our advanced GIS mapping tools and demographic analysis software. The analysis can include environmental assessments, traffic impact studies, and infrastructure capacity evaluations for each potential site and identifying any zoning or regulatory constraints. The Jacobs team will help the City formulate a decision based on analytics as well as community perceptions / input (through the continuation of a robust community engagement process). Using a site evaluation matrix, we'll help quantify both tangible and intangible factors, presenting the City with a clear, data-driven comparison of all options. This approach will provide the City's leadership the necessary information to make an informed decision aligned with the City's long-term vision and budget constraints.

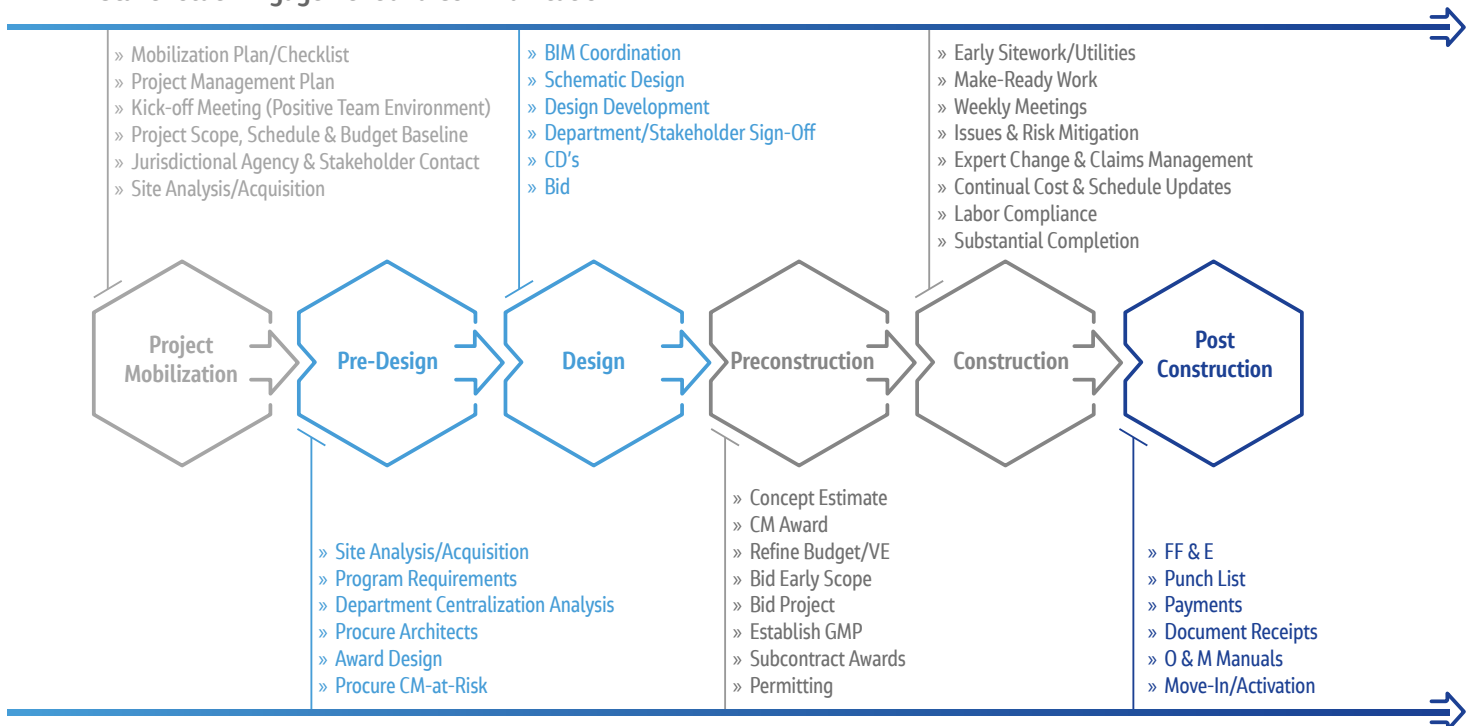
Our team is currently working with Osceola County on a countywide master plan, which includes site analysis and site selection services for various municipal facilities including the potential of a new city hall.

### Program Requirements

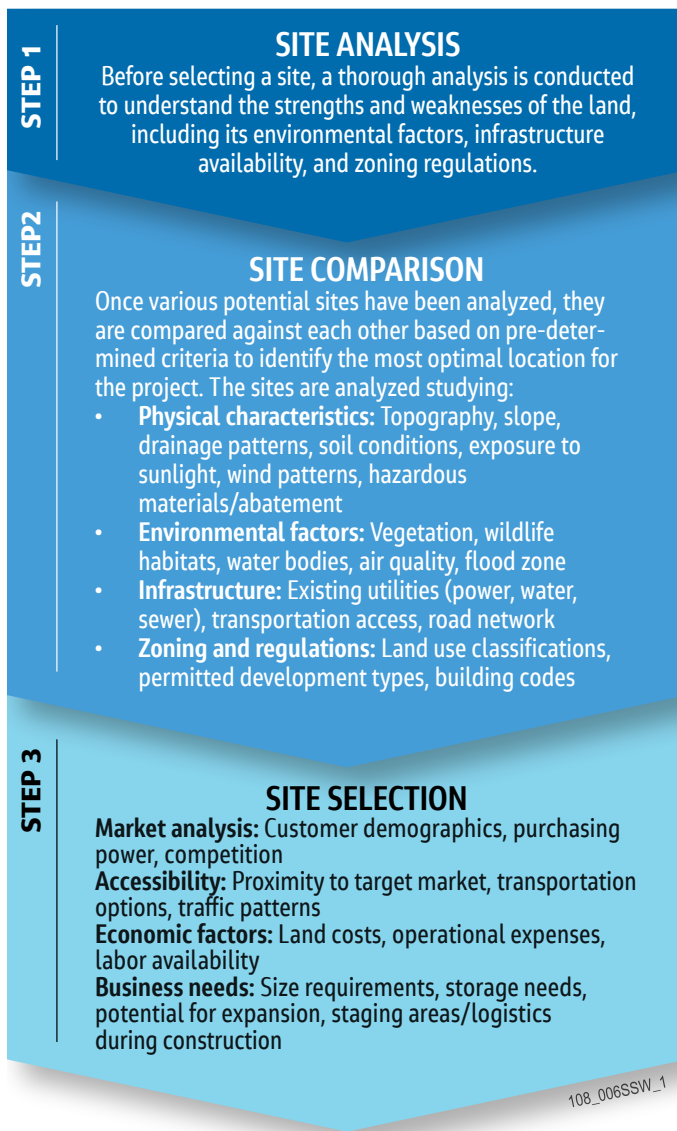
We know that the City wants to centralize some departments and services, which are currently housed at satellite sites. We'll begin by re-evaluating the City's space plans previously developed for the Joint Government Center. If the City agrees that the prior space plans are no longer valid, we can conduct a comprehensive space utilization study of the city hall building prior to the April 2023 flood and analyze workflow patterns and inter-departmental interactions. Through a series of stakeholder workshops and interviews with department heads, we can identify opportunities for improved efficiency and synergy between various city functions in the future facility.

Our team will develop multiple scenarios for departmental organization, considering factors such as public access needs, security requirements, and future growth projections. Throughout this process, we'll maintain a focus on creating a citizen-centric environment that enhances public service delivery while optimizing operational efficiency for city staff.

### Stakeholder Engagement and Communication

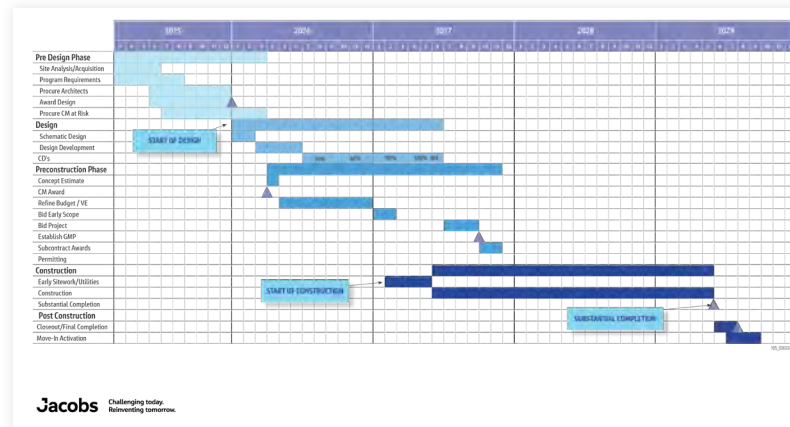






To establish the initial budget, we'll analyze key project parameters to generate an initial estimate based on historical data, adjusted for local market conditions. This estimate will be refined using BIM-integrated cost estimation software, allowing for quick evaluation of design scenarios. Our risk-based approach incorporates Monte Carlo simulations and Life Cycle Cost Analyses to provide a comprehensive view of potential costs and long-term financial impact. Throughout the process, we engage with stakeholders to align the budget with the City's vision. The resulting preliminary budget includes a detailed breakdown of costs, considering scope-based, time-based, percentage-based, and contingency factors, presented in a clear format for decision-making.

Our team will develop a comprehensive, phased project timeline with defined milestones, encompassing all stages from visioning through construction. This timeline will include detailed schedules for each key phase, highlight critical milestones such as project plan approval and budget validation, and incorporate dynamic updates to address unforeseen challenges. Using advanced project management tools like Primavera P6 or Microsoft Project, we'll confirm the timeline remains realistic, actionable, and easily accessible to all stakeholders, facilitating clear expectations and steady progress throughout the project lifecycle.



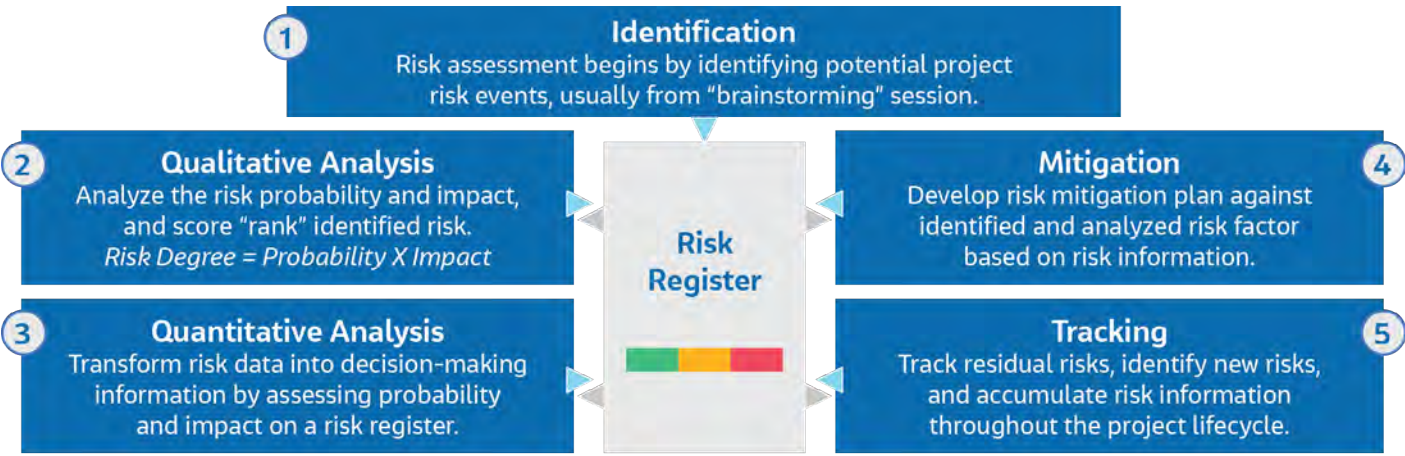
## Scope, Budget, and Schedule Development

We'll work with the City to outline the general scope, anticipated budget, and timeline for the project to move into step two, which includes generating design and construction industry interest and the procurement of a Designer and a qualified CMAR firm. We often aid in the organization of informational meetings and provide general presentations to address the key points of the project. We will provide outreach to all major designers, contractors, and core trade partners in the industry. We will assist the City by assembling a list of firms based on National and Local Engineering News Record (ENR) rankings, any prior relationships, experience from previous City and County projects, and outreach via trade publications. Our core contact list is then used to maintain communication with interested parties and solicit feedback from the industry during the procurement process as solicitations are developed.

## Risk Mitigation Plan

We work proactively to identify, assess, and address potential challenges throughout the project lifecycle. Our plan will analyze risks related to site selection, regulatory compliance, budget constraints, and stakeholder alignment. Each identified risk is paired with tailored mitigation strategies, such as contingency planning for unforeseen delays or costs. Our risk management plan is a living document, continuously monitored and updated to reflect changing conditions and emerging risks, ensuring that potential issues are minimized and managed effectively to protect the project's timeline, budget, and quality standards.





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CONSTRUCTION SCHEDULE



- Milestone Construction Schedule is Backbone
- Team Effort to Mitigate Issues
- Reviewed Weekly
- 3-Week "Look Ahead"
- Cost Loaded as Basis to Release Payment
- Legal and Living Document
- 75 percent CD Stage Best For Constructability Review

Reporting and Communication

Jacobs understands that clear, consistent communication is essential to the success of a project involving public entities such as the City of Fort Lauderdale and diverse stakeholders. To maintain timely and clear communications, we will implement the following:

- **Stakeholder Engagement:** We will establish structured communication channels to keep City staff, elected officials, and the public informed. Regular updates will achieve alignment and transparency.
- **Public Outreach Strategy:** Our approach will include public workshops, surveys, and forums to gather

community input and reflect it in the project's development.

- **Timely Reporting:** Jacobs will provide detailed progress reports and updates, ensuring that all stakeholders are informed of milestones, risks, and budget status.
- **Accessible Documentation:** All project-related materials will be clearly documented and shared in formats that accommodate a range of audiences, fostering inclusiveness and trust.

Jacobs' comprehensive and methodical approach which will be outlined in the Project Management Plan will ensure that the City Hall project is well-organized, transparent, and aligned with Fort Lauderdale's goals. Each component of the plan is

designed to mitigate risks, maximize efficiency, and deliver results that exceed expectations.

Procurement of Designer and Contractor

Jacobs will support the City during the development of a comprehensive solicitation document as the foundation for a successful procurement process. This document will clearly define the scope of services, outline minimum qualifications so that only firms with relevant experience are considered, set clear expectations regarding project objectives and deliverables, and comply with the CCNA Florida's procurement laws. By crafting a precise and transparent solicitation, we'll attract highly qualified professional firms while eliminating any ambiguity and potential delays, ultimately supporting the selection of the most suitable Designers and Construction Managers-at-Risk (CMAR's) for the Fort Lauderdale City Hall project.

We'll manage all aspects of the selection process, supporting transparency, compliance, and efficiency. Key steps include:

- **Pre-Proposal Meetings:** Organizing informational sessions to clarify project goals, answer questions, and ensure that potential respondents understand the City's expectations.
- **Proposal Review:** Conducting a rigorous evaluation of submitted proposals, utilizing structured scoring matrices to rank firms objectively.
- **Interview and Negotiation Support:** Facilitating interviews with shortlisted firms to assess their ability to meet the City's needs. Jacobs will also support the City during contract negotiations to secure favorable terms while maintaining fairness.
- **Compliance Assurance:** Ensuring all steps adhere to CCNA and the City's procurement policies, providing documentation to demonstrate compliance.

DESIGN

Our Owner's Rep team will provide comprehensive oversight of all design activities, supporting quality, budget compliance, resiliency and sustainability. This includes establishing

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design standards, verifying code compliance, conducting constructability reviews, evaluating building systems and materials, and monitoring the schedule and budget. Our involvement will span all design stages (Schematic Design, Design Development, and Construction Documents), implementing value management strategies throughout. We will continue stakeholder engagement, develop a comprehensive permitting plan, and formalize general requirements for contractors. This active role ensures the project meets program requirements, remains on schedule and budget, and transitions seamlessly into construction, delivering optimal value to the City of Fort Lauderdale.

### Building Information Modeling (BIM)

To achieve the maximum benefit from BIM, we start implementation during the design phase with the guiding set of BIM principles aligned with your requirements and expectations. We'll not only define and manage the use of BIM during design, but also assist in leveraging information in the planning, review, and cost management of the project. Best practices include establishing BIM consensus with the designer; validating BIM compliance to improve the quality of the model for all advanced capabilities like Construction Operations Building Information Exchange (COBie), completeness, cost estimating, and sustainability analysis; virtual mock-ups for "what if" scenario evaluations; facilitating clash detection for a clash-coordinated model; and managing costs for fast and accurate material take-offs. We can also use BIM and virtual design and construction (VDC) to create a 4D model to see how our sequencing efforts can be carefully staged to minimize delays and overcome the lack of adequate staging space.

### Design Phase Stakeholder Engagement

As your new City Hall has multiple end-users, including elected officials, municipal departments, and the public, all parties need to be aligned from the start on priorities, objectives, and goals to keep the project on track to meet its cost and schedule requirements. We use a variety of tools, tailored to specific groups, to help stakeholders better understand and contribute to the design process. For example, elected officials would get high-level briefings and participate in decision-making workshops to confirm the design is in step with the City's overall goals and objectives. City departments and employees will be engaged through a series of collaborative design charrettes and feedback sessions to gather input on workspace needs and operational efficiencies. Public engagement is facilitated through a multi-faceted approach, including town hall meetings, interactive online surveys, and a project-specific website that provides real-time updates and opportunities for community feedback. Tools like renderings and virtual walkthroughs are valuable for helping all stakeholder groups visualize the design. We'll work closely with the design team to coordinate these meetings and our subconsultant, Yvonne

Garth, (Garth Solutions Inc.), to communicate key aspects of the proposed design and gather feedback. The ultimate objective with stakeholder engagement is to foster a sense of ownership and pride across the Fort Lauderdale community.

### General Requirements for Contractors

We will formalize general requirements for contractors, including site logistics, project phasing, safety standards, and reporting expectations, so that the project is ready for procurement and construction.

## PRE-CONSTRUCTION

During the preconstruction phase of the project, we'll be engaging several key players, including the contractor, subcontractors, suppliers, and inspection and testing agencies. All entities will be vetted to confirm they can deliver a high-quality product within the project budget and schedule. The vetting process will include a review of prior projects, checking references, current backlog, safety records, and their understanding of scope of work and price. This process starts with the development of bid documents and industry outreach. After the receipt, evaluation and ranking of proposals, recommendations will be made to the City. Jacobs will assist the City during the award of contracts. The process will be defined in greater detail through the Master Project Plan that will be developed at the initial stage of the project.

Another aspect of the Master Project Plan will be to identify risk and define with input from the city shareholders how this risk will be managed for the project. All delegated risk will be identified in the project bid documents as well as contract and vendor agreement. In the event there is risk that will be assumed by the city, mitigation strategies will be identified to be incorporated into the Project.

### Permitting

Permitting durations are often long and can represent challenges to keep a project moving forward. In addition to a Building permit, aspects of the project will require approvals at County and State level. As part of the Pre-Construction phase, the effect of these permitting activities on the schedule will be evaluated and mitigation strategies will be identified and implemented. Once permitting process is underway, Jacobs will monitor permit activities to ensure permit plan review comments are addressed timely and completely.

### Value Engineering

We constantly measure value through value engineering (VE) sessions during design, and control costs during the design process by using an integrated document review process and continuous cost modeling, which reduces errors and resultant rework. By integrating with your team and the design-builder, we support open dialogue on innovative ways to deliver the



highest value possible on each project. The overall result is delivering the maximum project benefit possible within the allocated budget. This drives value for you and improves the environment for end users.

## CONSTRUCTION PHASE



- Administration and Coordination of Construction
- Construction Phase Meetings
- Monitor Construction Costs/Cost Reports
- Oversight of Inspection Services
- Coordinate QC/QA Testing with Contractor
- Document Preconstruction Conditions
- Develop and Manage Action Log
- Request for Information (RFI)
- Submittals
- Provide Claims Avoidance
- Project Progress
- Site Observations
- Rejection of Work
- Site Safety
- Changes and Claims
- Coordinate Testing, Commissioning, and Start-up Activities
- Coordinate Training as Needed

Our team analyzes how the construction documents and design address the functions to be achieved and utilize our proprietary system Jacobs Value Enhancing Practices (JVEPS) consisting of key practices that, when used consistently and collectively, significantly increase the value to the project. We use proven techniques for improving overall values of the City Hall project through a combination of factors that may include lower life cycle costs, shorter schedules, ease of construction, operability, maintainability, and reliability. Our certified in-house Value Engineering specialist, April Hiller, CVS will lead value engineering studies with the entire Project Team to identify and consider alternative building systems to achieve cost savings by evaluating the total life cycle cost of each potential alternative.

Our team's goals will be a combination of the following:

- Evaluate design alternatives to achieve the best value for the City
- Improving functions for the same or lesser costs
- Eliminating unnecessary/redundant functions/costs
- Optimizing operating costs
- Achieving required function for less cost
- Achieve any combination of all goals listed



*Mr. Jordan and the Jacobs team have provided the Broward Center of the Performing Arts with professional support, valuable assistance, and coordination for this very complex project. A series of interrelated vignettes coupled with new construction, the Jacobs team has become our "in house expertise" and has provided my office with timely advice and direction with regard to getting the most for the dollars we have invested in the project. Additionally, their attention to detail in the administrative and scheduling elements of the project has been invaluable in helping us to proceed on time and on budget.*

*Working with Jon and the Jacobs team has been a very positive experience, and I would highly recommend Jacobs for your upcoming project which would benefit greatly from Jacobs' vast and experienced resources and professionalism.*

**Douglas W. Tober**  
Vice President & General Manager (Retired)  
Broward Center for the Performing Arts

will allow for an earlier start of the work and reduce the overall duration of the project. Our proposed team has extensive experience with overlapping design and construction and are adept at managing the process to save the City time and money. Additionally, our proposed Sr. Project Manager, David Veit, CGC, has analyzed numerous GMP's and will help validate the CMAR's pricing as well as any qualifications and/or exclusions.

## Construction Oversight and Coordination

Administration of the project construction phase has daily, weekly, monthly and periodic tasks and activities. These activities include oversight and reporting for the project's budget, quality, safety and schedule.

On a monthly basis, contractor invoices will be evaluated. This evaluation can include on-site inspection of work in place and off-site inspection of stored material. In addition, to reviewing the invoice for accuracy, Jacobs will monitor contractors' practices in obtaining subcontractor releases of claims and sub-tiered releases. Jacobs will work with the contractor to develop and update cash flow projections for this effort. Jacobs can also provide administrative support for City Direct Owner Purchase programs which will produce substantial sales tax savings.

## Change Order Management

For the duration of the project, there will be an opportunity for the city to incorporate changes into the project. There may also be unforeseen conditions that will merit a change be granted.

## CONSTRUCTION

Assuming that a CMAR delivery is utilized, the development and submission of a Guaranteed Maximum Price proposal will occur when the Construction Documents are 90% complete. Fast-tracking the construction of early sitework and foundations



### SAFETY COLLABORATION AT THE NEW LA U.S. COURTHOUSE

On the New Los Angeles U.S. Courthouse, we had over 2.2M manhours with zero lost-time accidents and 13 recordable incidents, yielding an Incident Rate of 1.18, well under the 3.2 industry average published for 2014. This is mainly due to the diligent management by both our safety manager and the design-builder through safety audits/job walks and the enforcement of the safety program for all parties onsite. In addition, regularly scheduled "stand-down" meetings were conducted as needed, as well as with the involved subcontractor in the event of a recordable incident, which were used to discuss root causes and preventative measures to avoid recurrence. Monthly "all-hands" meetings were held during which specific concerns and preventive measures were discussed, and efforts of the work force were acknowledged with raffle draws for prizes.



### DESIGNING THE CITY OF COLUMBUS WATER QUALITY LAB WITH THE END IN MIND

We conducted workshops and charrettes to engage stakeholders and develop a plan, layout and sequence for construction that satisfied all expectations. We

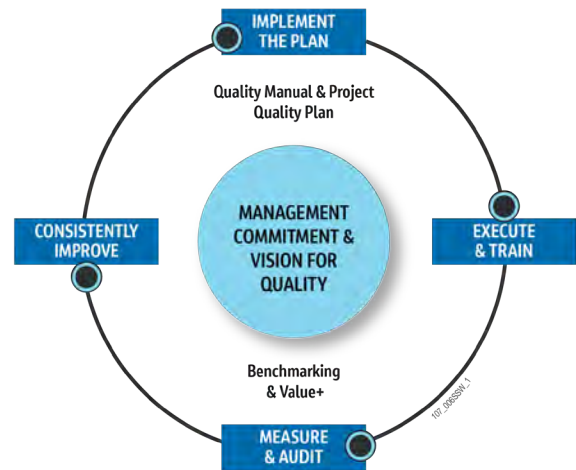
considered all aspects and needs of the user groups, including potential changes in regulatory or treatment requirements over time, space needs with flexibility and modular spaces, safety and security needs, sustainable design features, and optimal HVAC, plumbing, IT, and electrical systems. Planning for these items up front will make end user transition and move in seamless, delivered to all standards and user expectations.



Often the cost of changes can be greatly affected by when they are incorporated into the project. Some changes may also involve a design effort. Additionally, a change may affect scheduled completion dates. Understanding the project schedule and how a potential change will affect this schedule can be modeled to fully evaluate actual or potential schedule impacts. Additionally, Jacobs will review contractor proposals to evaluate if the change is justified and priced fairly.

### Quality Assurance and Safety

Quality starts with the design. The Jacobs team will be reviewing the design to verify that the finished project will meet the levels of quality that the City expects. The project specifications will include the quality control program requirements.



The administration of the quality control program shall be the responsibility of the contractor. Jacobs will provide Quality Assurance oversight via field inspectors and supervisors who will be tasked daily to review the contractor's adherence to the quality control program. Additionally, field inspectors will monitor and track regulatory and special inspections and material testing. Field inspector may also witness contractor field tests and pre-task check lists.

Resolution of quality issues starts with the shop drawings and mock-ups constructed on site for reviews. A complete and coordinated mock-up will limit field quality issues and may also identify design concerns. When field coordination issues do arise, mock-ups can be utilized to evaluate a field error. On-site laser scans of the completed work may also be utilized to verify as built conditions for record documents. Some quality issues simply require repair or rework. Furthermore, some issues may require design professional engagement. Jacobs will monitor and expedite the resolution of these issues when in order to avoid impacts to the project schedule.

Quality Reports will be issued and reviewed weekly. Metrics of contractor quality issues, such as quantity, area, type and duration can identify a problem with trades or supervision. The Contractor's Job Specific Safety plan and Site Logistics plan are all tools utilized to maintain a safe working environment and manage risk. Jacobs will review these plans to ensure adherence with OSHA standards and contract requirements. In addition, Jacobs will monitor the contractors' actual daily field practices to ensure work is being performed in accordance with the safety program. Site logistics should include contractors site utilization, vertical transportation and should also include any required temporary protection to prevent material loss.

### Documentation and Reporting

Project Documentation provides a record of the events which occur on a project. In addition, it formalizes the refinement of the design through clarifications via any necessary responses to



GENERAL SERVICES



- Project Controls and
- E-Builder Reporting
- Earned Value Management
- Cost Management
- Project Estimates
- Risk Management
- Configuration Management
- Planning
- Scheduling

Contractors 'questions (RFI's). It is also utilized to confirm contractor compliance with project design requirements. It provides a record of trade system details and calculations, material tests and inspection reports. It tracks changes and field progress. Most document control software systems (PMIS) also maintain project records. Furthermore, these programs can be utilized to generate reports and logs for communication project information to stakeholders. Jacobs utilizes several different PMIS products including e-Builder, Kahua, Oracle, and Primavera. We also typically collaborate with contractors on Procore. The Jacobs team

to specifications when it is turned over to the City. We will coordinate the closeout process as outlined in the specifications and in accordance with City requirements. We start planning the closeout process 6 months prior to substantial completion so that the contractor understands what is expected and has a complete checklist of every item that will be required to complete the contract requirements. This includes financial documentation as well as warranty and operational information. The Jacobs team will review all closeout deliverables and coordinate the training of the City's personnel on all of the equipment in the new facility.

Commissioning

The initial commissioning of the project takes place prior to the Close-out Phase. Follow-up intervals for final commissioning is established so that the facility's performance is optimized after it is occupied and has been "broken in." We will work closely with a commissioning agent of the City's choice to develop a commissioning plan during the preconstruction phase to make sure the necessary advance provisions are made for proper start-up of systems and controls, integrating this process into the overall schedule and quality program. Jacobs also offers complete commissioning as one of its many 'reach-back' services.

will produce a monthly report which will provide the City with an updated status of the design, budget, schedule, quality and safety including photographic documentation of the work.

POST CONSTRUCTION PHASE/CLOSE OUT

When the Contractor is near completion, the Jacobs team along with the Architect and City representatives will conduct a series of inspections to confirm and document the substantial completion of the work. A punch list of the remaining work to be completed will be created and monitored until all items are fully finished. The intent of the 'Close-out' is to make sure that the project is fully completed and functions according

Document Controls and Record Retention

The key to a successful close-out is document control. We review and coordinate all completed close-out documents, record drawings, warranties, operation and maintenance manuals, etc. We manage the resolution of problems, issues, disputes, and claims that may arise following substantial completion, promptly and with minimal disruption. A solid document control process throughout the project helps make certain evidentiary records available to support final claims resolution.



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### Support for Furniture, Fixtures and Equipment (FF&E), Move Management and Transition/ Occupancy Planning

Moving into a new space is both exciting and intimidating. Detailed planning and clear communications are essential to a smooth move-in process. We will set up workshops to engage stakeholders in developing a fully transparent plan, where lead-time is the single most important factor. Move Management and FF&E services cannot be an afterthought. Our core project team is ready to call on our “reach back” team for our experts in this area as needed and we recommend engaging them early in the planning process.

#### POST CONSTRUCTION



- Review and Transmittal of Contractor Close-out Documents
- CM Project Records
- Contractor's Post Construction Obligations
- Project Reports

#### Post Occupancy Support

The Jacobs team will continue to support the City by coordinating any necessary warranty work during the first year of occupancy. At the beginning of the 11<sup>th</sup> month of occupancy, we will conduct a final warranty inspection to identify any remaining items prior to the end of the standard warranty period. All warranty items will be issued to the responsible party for correction.

## Project Schedule

The Project Schedule included on the following page is intended to demonstrate our understanding and ability at developing Master Schedules that will be utilized to manage and track procurement, design, construction, and move in. As design progresses, a more detailed schedule will be developed to reflect the complexity of the project. This Master Schedule will include all the activities that the City is responsible for (i.e., purchasing furniture) as well as the Contractor's overall duration. By identifying all the critical activities up front, we can monitor them throughout the life of the project and make any adjustments necessary to keep the completion date on track. We typically utilize Primavera P6 as our scheduling software and resource load the activities which are helpful in projecting project cash-flow throughout the project.









# Current and Anticipated Workload

This project is a priority for our team, and we will be able to start immediately upon Notice to Proceed. Our staffing plan, which is included in Section 3 of our proposal, contains full-time and part-time positions. All of our key full-time positions will be dedicated to the project 100% and will have no other workload that might impact their dedication to the successful completion of the City Hall project. Our part-time staff may have other workloads; however, the priority will be to work on the City Hall project. The part-time staff will be focused on tasks that have key delivery milestones and during those tasks, the staff will be fully focused on the City Hall project. One example of this would be when a design deliverable such as the Schematic Design is complete, our cost estimator will immediately commence work on evaluating the cost for that design package. That estimator will have no other workload during the period that the estimate is in progress. Workload will be managed to provide more than adequate capacity and we will fully leverage our deep bench strength to make sure you have the staff that most efficiently and effectively meets the project needs and that they are immediately available when needed. Our team is committed to serving the City and will dedicate the required resources to successfully complete the new City Hall within the required timeframe.

As a global engineering firm providing design and construction services with 45,000 employees, Jacobs has many projects on-going simultaneously. With over 1,900 professional staff based in the state of Florida, we have adequate resources to

staff multiple projects. Currently, we have an existing contract for asset management with the City of Fort Lauderdale as well as other contracts with the County at the Convention Center and with their transportation department. We anticipate that our staff currently working at the convention center will complete their current assignments well ahead of the start of the City Hall project so that there will be no conflict or workload challenge.

# Facilities, Technological capabilities, and Other Resources

Jacobs maintains a substantial local office at 550 West Cypress Creek Road (suite 400). At the location, we have adequate resources and workspaces and can host multiple meetings as necessary to support the Pre-Design, Design, Pre-Construction and Construction phases of the project. The office is set up with high-speed internet and the latest collaborative technology which allows our staff to work quickly and efficiently.

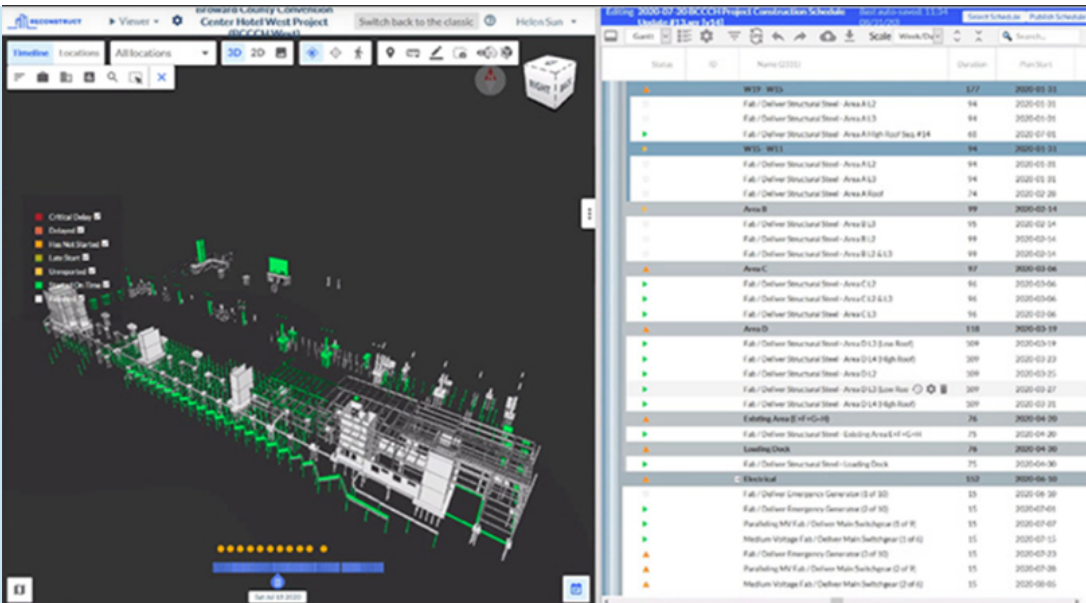
Additionally, our teams are equipped with the latest tools to manage both the design and construction phases of the project. Software systems that we are using include Bluebeam, Autodesk, Primavera P6, e-Builder, Kahua, Reconstruct, and Open Space.

We utilize Revit for Building Information Models (BIM).

We can graphically show schedule challenges with Reconstruct that allow us to visualize activities that may be impacting the project.


## USING 4D MODELING SOFTWARE TO QUICKLY IDENTIFY AND COMMUNICATE SCHEDULE DELAYS

Using tools like Reconstruct allow us to quickly identify delayed work. In the image below, the green elements reflect work that is scheduled to be complete but has not started. Grey elements reflect work that has been completed on schedule. With this clear documentation, the Owner was able to demand a recovery schedule from the contractor.



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An aerial photograph of a dense urban skyline, likely Miami, featuring numerous high-rise buildings and a winding river with several boats. The image is overlaid with a semi-transparent blue graphic element consisting of overlapping circles and a large, faint number '1'.

# Municipal Project Experience and Similar Size Projects



Jacobs is a national leader in the management of design and construction of municipal projects. With full-service capabilities in-house, we offer a full spectrum of services including project and construction management, design, engineering, consultancy, and specialty services to support all project needs. Our reputation as Owner's Representatives, project and construction manager was established by successfully representing our clients' interests in providing leadership, management and oversight on large, complex projects, including major municipal projects nationwide.

As you'll see in this section, we have extensive experience in Owner's Representative Services, a deep-rooted presence in Florida, and a long history of managing design and construction of complex municipal facilities. We will apply decades of best practices and lessons learned from our previous experience to this project, including best practices integrating sustainable, resilient design features, utilizing value engineering, and engagement of stakeholders throughout the project.

## KEY PROJECT EXPERIENCE

The table below lists a sample of large civic buildings that Jacobs has completed over the past 10 years with similar scope and complexity features anticipated on the Fort Lauderdale City Hall project. More details on the key projects highlighted are provided in the pages that follow.

PROJECT NAME	Completion	Size & Location			Building Program			Value Adds			Role	
		350,000SF+	Florida	Urban Setting	Civic Building	Office space	Parking	Sustainable design	Value Engineering	Stakeholder Engagement	Owner's PM	CM
Broward County Convention Center and Hotel Expansion, Fort Lauderdale, FL*	2023	✓	✓	✓	✓	✓	✓				✓	✓
Benjamin P. Grogan Federal Building, Miramar, FL	2014	✓	✓	✓	✓	✓	✓	LEED Plat.	✓		✓	✓
US Los Angeles Federal Office Building and Couthouse, Los Angeles, CA	2016	✓		✓	✓	✓	✓			✓	✓	✓
Zev Yaroslavski Family Support Center & Office Building, Van Nuys, CA	2015	✓		✓	✓	✓	✓	LEED Gold	✓	✓	✓	✓
WMATA Office Consolidation Project, Washington DC	2023	✓		✓	✓	✓	✓	LEED Gold		✓	✓	✓
Sunnyvale Civic Center & Emergency Ops Modernization 1, Sunnyvale, CA	2023	119,000sf		✓	✓	✓	✓	LEED Plat., Net Zero		✓	✓	✓
Fred D. Thompson US Courthouse and Federal Building, Nashville, TN	2023	275,000sf		✓	✓	✓	✓			✓		
Fort Pierce US Courthouse, Fort Pierce, FL	2011	123,400sf	✓	✓	✓	✓	✓	LEED Gold				✓
Broward Center for the Performing Arts, Fort Lauderdale, FL	2014	250,000sf	✓	✓	✓	✓	✓		✓		✓	
Palm Beach County Program Management Services, West Palm Beach, FL	2022		✓	✓							✓	
Tampa International Airport Expansion Program, Tampa, FL	2022		✓		✓		✓				✓	
Hidalgo County Courthouse Replacement, Edinburg, TX	2022	500,000sf		✓	✓	✓	✓				✓	

\*Phase 1

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## Broward County Convention Center and Hotel Expansion

Fort Lauderdale, FL

**PROJECT DESCRIPTION:** As a member of an Owner's Representative team, Jacobs provided contract review, design review and construction project management services to Broward County, Florida for their expansion to the existing convention center and addition of a headquarters hotel. Together, the two facilities are 1,545,000 SF and valued at \$940 million.

The County selected a Texas based developer for the design and construction of both the convention center and hotel. The convention center project will add 410,000 SF of exhibit halls, ballrooms and meeting rooms to the existing facility and will connect to an adjacent 850 key - 4 diamond rated hotel. The hotel will include a large ballroom along with numerous meeting rooms in addition to over 24,000 SF of retail area.

This complex project was located adjacent to the existing Broward County Convention Center and Port Everglades. The site is extremely tight and required the demolition of two existing buildings to make room for the new construction. Of key importance was the maintenance of the on-going operations of both the existing convention center and the cruise ship terminal for the Port. Additionally, since the Port property falls within the security requirements of the Department of Homeland Security, maintaining strict security during the construction phase was a critical element that was carefully coordinated and monitored.

The project was a public / private joint venture and recently completed in 2023. The County funded both the convention center and the hotel. Both facilities were delivered through a design-build delivery method.

**SIZE:** 1,545,000 SF total

**PROJECT TYPE:** Civic Building

**CLIENT NAME AND ADDRESS:** Broward County Board of County Commissioners, 1950 Eisenhower Blvd., Fort Lauderdale, FL

**CLIENT CONTACT:** Bruce Ferguson, Project Administrator, t. (954) 357-7520, bferguson@broward.org

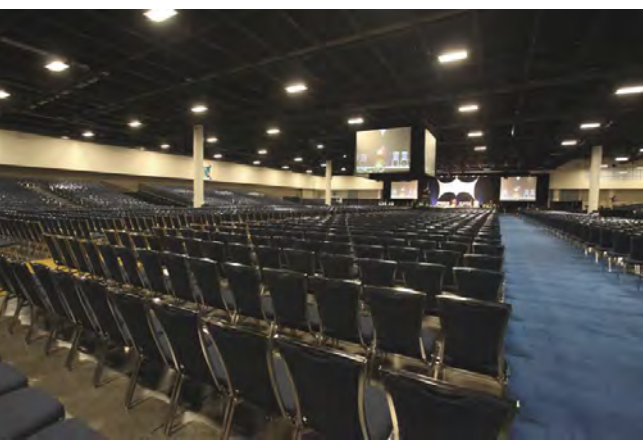
**DESCRIPTION OF WORK:** Contract review, design review, construction project management

**FIRM'S INVOLVEMENT:** Owner's Representative from design through construction

**COMPLETION:** Fall 2023 (Phase 1); Phase 2 will be completed this year

**TOTAL CONSTRUCTION COST ESTIMATED/ACTUAL:** \$242,599,974 / \$252,488,986 – variance due to additional scope of work for roof and foundation as requested by client

**PROPOSED TEAM MEMBER(S) AND ROLE(S):** Jonathan Jordan, Sr. Project Manager; David Veit, Sr. Project Manager





## Benjamin P. Grogan and Jerry L. Dove Federal Building

Miramar, FL

**PROJECT DESCRIPTION:** Jacobs provided Owner's Representative Services on this 380,000 SF high performance LEED PLATINUM building which houses the Federal Bureau of Investigation (FBI) in south Florida. Jacobs was engaged prior to the hiring of the Architect and assisted in writing the solicitation for Design and Build Services. Jacobs provided comprehensive total-building CxA for this award-winning, mission-critical, FBI field office on a 20-acre site comprised of a 478,000 SF office building and annex serving 1000 FBI employees along with a 750-car garage. During the Design Phase, Jacobs provided design review, value engineering, life cycle cost analysis, scheduling and cost management. For the construction phase, Jacobs reviewed shop drawings, invoices, schedule updates and change requests. The project was delivered on-time and under budget.

**SIZE:** 380,000 SF

**PROJECT TYPE:** Federal Building

**CLIENT NAME AND ADDRESS:** General Services Administration, 2030 FW 145<sup>th</sup> Ave., Miramar, FL.

**CLIENT CONTACT:** Kiersten Mathews, t. (404) 987-1292, [kiersten.mathews@gsa.gov](mailto:kiersten.mathews@gsa.gov)

**DESCRIPTION OF WORK:** total building CxA, design review, value engineering, life cycle cost analysis, scheduling and cost management during design; reviewed construction drawings, invoices, schedule and change requests during construction.

**FIRM'S INVOLVEMENT:** Owner's Representative for design through construction

**COMPLETION:** 2014

**TOTAL CONSTRUCTION COST ESTIMATED/ACTUAL:**

\$144,650,298.00/\$157,000,000 – variance due to Owner requested changes.

**PROPOSED TEAM MEMBER(S) AND ROLE(S):** Jonathan Jordan, Sr. Project Manager





## U.S. Los Angeles Federal Office Building and Courthouse

Los Angeles, CA

**BRIEF DESCRIPTION:** The New Los Angeles United States Courthouse is a 13-story, 633,000 square foot building consisting of 24 courtrooms, 32 judges' chambers, and an entire floor dedicated for the U.S. Marshals Service's use with detention cells and administrative space. The building also includes a shared mixed-use floor for the General Services Agency (GSA) Field Office, U.S. Attorney's Office, a health center, and a probation/pre-trial area, as well as one below-grade access-controlled parking level.

The project was first identified in 1996 to fulfill the needs of the U.S. District Court of Southern California. Due to market conditions and material costs, the Owner's Program Requirements were reduced and not until the fall of 2012 was a design presented that fell within the allocated budget established in the year 2000. This design concept was achieved through a design-build competition for which an award was made early in 2013. Jacobs developed the RFP documents on which the design competitions submissions were based and provided technical advice and assistance to the government through

the interview process and selection. Technical specifications provided in the RFP established minimum expectations and requirements for the systems to be included in the design submissions. During the design phases, Jacobs provided guidance and clarifications to the OPRs and accomplished design reviews at the time of the preset deliverables. Jacobs also provided guidance relative to the security expectations and needs for the design and operational features in the building that had been gleaned from our previous experience on multiple courthouse projects for GSA.

**SIZE:** 633,000SF

**PROJECT TYPE:** Federal administrative office building

**CLIENT NAME AND ADDRESS:** General Services Administration, 350 W 1<sup>st</sup> St., Los Angeles, CA.

**CLIENT CONTACT:** Mario Ramirez, t. (415) 522-3158, [mario.ramirez@gsa.gov](mailto:mario.ramirez@gsa.gov)

**DESCRIPTION OF WORK:** oversight of the design-build contractor, coordination of design/constructability reviews, reconciling project cost estimates, coordination of value engineering studies, procurement support, market outreach and pre-qualification of potential bidders, contract administration, construction quality oversight, and monthly status reporting.

**FIRM'S INVOLVEMENT:** Owner's Representative for design through construction, Construction Management as Agency (CMa)

**COMPLETION:** 2016

**TOTAL CONSTRUCTION COST ESTIMATED/ACTUAL:** \$350,000,000





## Zev Yaroslavski Family Support Center and Office Building

Van Nuys, CA

**SIZE:** 651,000SF

**PROJECT TYPE:** Municipal administrative office building and parking structure

**CLIENT NAME AND ADDRESS:**

County of Los Angeles Public Works,  
7555 Van Nuys Blvd, Van Nuys, CA.

**CLIENT CONTACT:**

Gil Garcia, t. (626) 300-2310,  
ggarcia@dpw.lacounty.gov

**DESCRIPTION OF WORK:** project and quality management for the duration of the project, developed and monitored project budget, management of multi-disciplinary design consultants, design-builder and contractor.

**FIRM'S INVOLVEMENT:**

Owner's Representative

**COMPLETION:** October 2015

**TOTAL CONSTRUCTION COST ESTIMATED/**

**ACTUAL:** \$176,000,000/\$131,400,000

**BRIEF DESCRIPTION:** The project consisted of a new 5-storey office building, and a 1,325 stall five-level (two underground) parking structure, and complete development of the seven-acre site. The facility houses seven County Departments including Public Social Services, Children and Family Services, Child Support Services, Probation, Public Health, Health Services and Mental Health. Up to 1,000 County employees occupy the new facility and more than 1,000 clients visit for services each day. It was built around the County's existing Mid Valley Comprehensive Health Center which remained open through construction. The project addressed the needs of the Center by constructing the parking structure in two phases so that upon completion of phase 1, Health Center staff and patients were able to utilize the structure during the second half of the construction process.

As the county's project manager, we primarily focused on collaboration, design excellence, early mitigation of potential unforeseen conditions, early participation of design-build and design-assist partners/team members, stakeholder participation in design, maintaining a positive team environment at the job site, effective communication, strong safety program, daily huddles, weekly meetings, monthly walks, timely progress payments, and simplified submittals and RFIs. We held QA/QC meetings to conduct quality control reviews by the criteria/scoping architect and engineering team to continuously validate the detail design against the project scoping and program requirements. Our team held weekly construction meetings and schedule reviews, monthly commissioning meetings, LEED meetings, and senior owner management meetings to make sure the entire team was continuously informed on all the latest developments.

Representing the Public Works Department, we worked very closely with the Chief Executive Office to interact with Internal Services Department, Sheriff and Probation, the Third District Supervisor, and the seven County tenant departments. By working together, we successfully minimized changes during the scoping and design processes and held construction changes to less than 1% of the design-build contract. The project was completed for \$30M less than the client approved \$176M project budget.

This project achieved LEED Gold Certification and received the maximum awardable Savings by Design energy conservation incentive of \$150,000 by the State of California. Sustainability features include an under-floor air distribution system; clear, R-100 ultra-high performance insulated glass; use of natural light, LED lighting and controls; water saving plumbing fixtures; drought tolerant landscaping; and storm water run-off mitigation. The parking structure has enhanced facades and a complete park-like campus was delivered, along with exterior upgrades to the existing Health Center on campus. The design achieved an Energy Saving Incentive Award from the State of California.





## Broward Center for the Performing Arts Renovation and Expansion

Fort Lauderdale, FL

**SIZE:** 259,000 SF

**PROJECT TYPE:** Large civic building

**CLIENT NAME AND ADDRESS:** The Performing Arts Center Authority, 201 SW 5th Ave, Fort Lauderdale, FL

**CLIENT CONTACT:** Shelly Bradshaw, t. (954) 468-2696, sbradshaw@browardcenter.org

**DESCRIPTION OF WORK:** Phased renovations and additions to the Performing Arts Center

**FIRM'S INVOLVEMENT:** Owner's Representative Services

**COMPLETION:** 2014

**TOTAL CONSTRUCTION COST ESTIMATED**

**/ACTUAL:** \$52,000,000

**PROPOSED TEAM MEMBER(S) AND ROLE(S):** Jonathan Jordan, Project Executive; David Veit, Project Manager

**PROJECT DESCRIPTION:** Jacobs provided Owner's Representative Services for the renovations and additions to the Broward Center for the Performing Arts in Fort Lauderdale, Florida. The facility received \$52 million in upgrades and additions between 2013 and 2014 which included new mechanical systems and state of the art sound and lighting systems. Additionally, new seating, new orchestra pit equipment and extensive stage modifications were incorporated into the 2,500 seat Au Rene theater to address the needs of a variety of touring Broadway productions and world class performing arts that are hosted by this facility each year. A "club level lounge" was a major focus along with new ceilings and carpeting for the public areas. New additions included a conference Pavilion, a Production wing and an Education wing containing classrooms and a black box theater.

The work plan included three phases which revolved around the performance seasons of October through May of each year. Major theater renovations were executed over the summer months when the Au Rene theater was "dark." Maintaining the on-going operations of the facility was a critical requirement of the program and was achieved through close collaboration between the Owner, Architect, Contractor and the various user groups. Schedules were compressed due to the need to allow for on-time performances that were booked a year or more in advance. Custom tailored bid packages were assembled to accomplish work in multiple areas of the facility simultaneously while other areas were in operation.

The construction of a tunnel to connect the existing facility to the new Conference Pavilion was the biggest challenge and a major success of the program. Through detailed planning, and close oversight, this "cut and cover" tunnel was constructed without sacrificing access to the entrance of the facility. Early on it became apparent that completing the desired renovations and additions within the project budget would be a challenge. Jacobs worked closely with the Owner, Architects, and the Contractor to evaluate alternative building systems that could provide the desired end product at the lowest life cycle cost. This value engineering effort produced a savings of eleven percent (11%) as compared to initial Contractor bids and resulted in the Owner being able to include certain unique features that complemented the project.





## WMATA Office Consolidation Project Washington, DC; Alexandria, VA; New Carrollton, MD

**SIZE:** 1,100,000 SF

**PROJECT TYPE:** Municipal office buildings and parking garage

**CLIENT NAME AND ADDRESS:** Washington Metropolitan Area Transit Authority (WMATA or Metro), 300 7th Street Southwest, Washington, DC.

**CLIENT CONTACT:** Nia Rubin, t. (202) 518-0337, nrubin@wmata.com

**DESCRIPTION OF WORK:** Program and project management for each of the three projects during design through construction

**FIRM'S INVOLVEMENT:** Program manager for the office consolidation, renovation and expansion

**COMPLETION:** Fall 2023

**TOTAL CONSTRUCTION COST ESTIMATED/ACTUAL:** \$500,000,000/\$500,000,000 – While the exact estimated and actual costs are confidential, the program was delivered on budget

**PROJECT DESCRIPTION:** Jacobs served as the Washington Metropolitan Area Transit Authority Program Manager for its new LEED Gold \$500M+ headquarters project, consolidating and reducing the number of Metro office buildings from ten to four in order to save an estimated \$130M over the next 20 years—one of the largest buildings projects in recent WMATA history. To accomplish this, the program encompassed the decommissioning and expansion to the Metro's Headquarters in DC—renovating the inefficient eight-floor, 1960s building into an 11-story, high performance mixed-use building, and two new state-of-the-art facilities, one in Alexandria, VA and one in New Carrollton, MD. These facilities ranged from 290,000 SF to 425,000 SF each, for a total of just over 1.1M SF. The facilities were 11-, 13-, and 15-stories, including a 7-story 780,000-SF, 1,886-space, parking garage. We worked closely with DC Public Space, DC Office of Zoning and the U.S. Commission of Fine Arts to resolve the challenge of reusing the existing building structure sustainably. The building's design serves the mission and the urban community, incorporating ground-level spaces for public hearings and the Transit Accessibility Center — a hub dedicated to addressing accessible transportation needs. The office space prioritizes wellness with fitness facilities, healthy food options, pedestrian-friendly layouts, retail space and outdoor area access for 1,200 employees.

With the fast-paced schedule and complexity of this project, our partnership with Metro, stakeholders, contractors, designers, and the end-users was key to the successful execution and turnover of the project. We worked together to implement Metro's goals into the concept planning, identify critical activities, engage the right set of resources, develop solutions, and make the decisions necessary to keep the schedule on track and within budget.

Each of the three projects had a dedicated team led by a seasoned Project Manager responsible for the success of their assigned project. These Project Managers guided the teams through each of the project phases, including design, construction, and close-out. Under the construction phase, the Jacobs team of quality insurance inspectors worked to see that the WMATA approved designs were implemented in the field.

We also provided document control, project control services, RFI management, payment reviews, change order management, and submittal management. During the close-out process, we managed the punch-list completion process, close-out documentation and hand-over to the facility management team.

What set our team apart was our aggressive risk mitigation strategy to proactively determine the needs for success and put resources in place in a timely fashion so Metro could make the decisions necessary to keep the fee developers on schedule and within budget. A risk register, detailed master schedule and comprehensive budget were immediately implemented at the program level and managed at the project level.

We provided several subject matter experts (SMEs) in facility assessments, energy optimization, garage solar studies, parking assessments, space planning, FF&E evaluation and procurement development, move management for efficient staff transition and specialty art installation, blast and ballistic assessments, commissioning, operations and maintenance, decommissioning, and Operations Control Center (OCC) integration.

This project received the 2023 CMAA National Capital Chapter and the National Award for Building Project of the Year (Category of >\$150M).







*From the beginning, Jacobs partnered with Metro to identify the needs, anticipate challenges, and leverage opportunities that we would encounter on the office consolidation program. The depth of technical knowledge and experience of their team on a variety of topics included fast-track delivery approaches, technology, sustainability, workplace strategy and space planning, cost, and contractor management, were invaluable and key to our success. In addition, they are adept at bringing subject-matter experts, partnering with small and minority-owned businesses, and integrating them as value-added team members in the program.*

*Finally, their flexibility, can-do approach coupled with their expertise and best practices perspective, helped Metro achieve its goals of delivering award-winning, safe, and efficient buildings for its workforce – all within budget and schedule.*

Nia Rubin  
WMATA Director of Real Estate Development







# Communications and Outreach Plan



## ABILITY TO COORDINATE AND COMMUNICATE WITH DIVERSE STAKEHOLDERS

We understand the importance of stakeholder buy-in and frequent communication throughout the project lifecycle to keep everyone aligned, maintain clarity on scope, budget, and schedule, and ultimately deliver a project that meets your expectations. For this high-profile project, we're partnering with Yvonne Garth of Garth Solutions Inc. (GSI), a firm with over 20 years of experience managing public communication and outreach efforts for large-scale municipal and infrastructure projects. GSI's expertise includes planning and executing workshops, focus groups, public meetings, and surveys to engage diverse stakeholders, ensuring transparency and community participation at every stage. With GSI dedicated to this critical set of tasks, we're confident this project will receive full support from the Fort Lauderdale community and ultimately set the new City Hall up for success.

*Jacobs is partnering with GSI to manage critical stakeholder engagement and communications tasks.*

## STRATEGY FOR MANAGING PUBLIC OUTREACH AND ENGAGEMENT

### Pre-Design Phase

First, during the pre-design phase, we will identify and document the stakeholder groups and from there, develop tailored communication strategies for each group using a multi-channel approach. Next, we'll host workshops to inform stakeholders about the project and specifically discuss how the new City Hall building will benefit them. This is also an opportunity to discuss the goals for the project and articulate the expectations and potential risks, as well as give stakeholders a chance to contribute ideas to the design. Our tasks will include:

- **Stakeholder Identification:** Surrounding residents, municipal department and their employees, local businesses, government agencies, public officials, neighborhood associations, community organizations, visitors, and civic groups.
- **Workshops:** Host initial workshops to inform stakeholders about the project, its benefits, goals, and timelines. Solicit input to identify potential concerns and articulate expectations.
- **Linguistic and Cultural Sensitivity:** Develop multilingual and multicultural communication materials.
- **Surveys:** Distribute surveys online and in-person to gather broad community feedback on priorities and concerns.
- **Community Workshops:** Allow stakeholders to contribute

ideas or preferences, particularly regarding design and public use spaces.

- **Dedicated Liaison:** Appoint a public outreach coordinator to serve as the primary point of contact for stakeholders.

### Design Phase

As the design moves forward, we'll use a variety of tools to keep stakeholders informed on the progress and give them the opportunity to be heard. Using a consistent brand in our communications and outreach will build recognition in the community and

- **Regular Updates:** Use newsletters, emails, and social media to provide updates and invite input on design concepts.
- **Understand Concerns:** Proactively gather and address community concerns to foster trust and support.
- **Access and Inclusivity:** Make sure stakeholders can easily access information and feel included in the dialogue.
- **Utilize Multiple Channels:** Use in-person meetings, social media, a dedicated project website, newsletters, public notices, and media releases to provide updates.
- **Create a Visual Identity:** Use consistent branding for the project, including logos, color schemes, and slogans, to build recognition.
- **Interactive Tools:** Develop an online portal where the public can view designs, ask questions, and leave feedback.

### Construction Phase

- **Public Meetings:** Hold monthly or quarterly meetings to update residents on construction progress and address concerns.
- **Prepare a Risk Mitigation Plan:** Anticipate and address public concerns, such as accessibility.
- **Rapid Response Team:** Put a system in place for prompt and consistent responses to media inquiries or community issues.

### Post Construction

- **Celebratory Events:** Plan an open house or ribbon-cutting ceremony to celebrate the completion of the project.
- **Feedback Survey:** Conduct a final survey to gather insights on the process and opportunities for improvement in future projects.

## EXPERIENCE MANAGING PUBLIC COMMUNICATION

GSI has extensive experience managing public communication for large, complex building and infrastructure projects. Below are several examples demonstrating their expertise in Florida:

- **Workshops and Public Meetings:** For the Miami Gardens Municipal Complex, GSI employed its expertise to organize and facilitate workshops and public meetings tailored



to engage stakeholders, gather feedback, and educate the community about the project. This experience is particularly relevant to the proposed Fort Lauderdale City Hall. GSI's structured approach emphasizes clear messaging and open dialogue, ensuring alignment between the project team and the community while addressing stakeholder concerns effectively.

- **Survey Design and Analysis:** GSI has experience creating tailored surveys to assess community needs and sentiment, analyzing data to refine project goals and strategies.
- **Stakeholder Engagement:** GSI's proven track record includes engaging local communities, HOAs, businesses, and governmental agencies to build trust and foster collaboration.

### GSI's Representative Experience

## Broward County Public Schools \$1.4B Capital Improvement Plan:



Managed public outreach and communication to inform the public and stakeholders about progress and milestones. GSI played a pivotal role in the SMART Bond Program, a \$1.4B initiative to enhance the learning environments of 232 Broward County Public Schools through improvements in safety, music and art, athletics, renovation, and technology. GSI was integral to the Program Management team, developing and implementing a strategic communication and outreach program that kept the school community, businesses, staff, and advisory committees informed about the ongoing



improvements. They created an extensive communications plan, delivering regular reports and custom materials to diverse stakeholders. GSI collaborated closely with the BCPS Office of Communications to guide accurate and effective messaging, provided dedicated on-site staff to support various project aspects, and produced quarterly reports for the Bond Oversight Committee for transparency and engagement throughout the project.

## Las Olas Boulevard Corridor Upgrades:



For a study to reimagine Las Olas Boulevard between the New River and Broward Boulevard, and between Andrews Avenue and Fort Lauderdale Beach Boulevard, GSI led outreach initiatives including community workshops, regular stakeholder updates, and surveys to align public expectations with project outcomes. GSI executed the following approach:

- » Implemented a dynamic public engagement program to assist the design team in taking a multifaceted approach to public engagement.
- » Utilized a combination of stakeholder meetings, public workshops, surveys, interactive digital communication tools and other mediums to share information and obtain feedback.
- » Planned a virtual walking tour of the Las Olas corridor.
- » GSI was responsible for stakeholder outreach, attending HOA meetings, branding and graphics, social media, video presentations, print collateral, and virtual tours.





## ABILITY TO PROVIDE TIMELY AND ACCURATE REPORTS, DOCUMENTS, AND UPDATES

GSI consistently delivers timely and accurate reports, project documentation, and updates through robust processes, advanced tools, and a commitment to transparency and responsiveness, ensuring stakeholders remain well-informed throughout a project's lifecycle. Their capabilities include:

- **Efficient Reporting Processes:** GSI leverages tools like Wrike and Egnyte for streamlined project management and documentation, ensuring reports are accurate, organized, and easily accessible. These platforms also facilitate real-time updates and collaboration across teams.
- **Customization for Stakeholders:** GSI tailors reports to meet the specific needs of city officials and public stakeholders, balancing technical details with clear, accessible language for broader audiences.
- **Timely Updates:** Through regular communication protocols, GSI ensures consistent updates via email, meetings, or public platforms, adhering to established schedules while remaining flexible to urgent requests.
- **Transparency in Public Communication:** GSI excels in developing public-friendly materials, such as newsletters, FAQs, and progress updates, ensuring transparency and fostering community trust.

### VIRTUAL EVENT SPACE BY JACOBS

Jacobs has many tools to support your goals for the City Hall project. One Jacobs product that may be useful for keeping stakeholders and the public up to date on progress is our Virtual Event Space platform, which provides a fully customized, interactive user experience that is accessible on any computer or mobile device.

With Virtual Event Space, the project team can hold "town hall" style meetings, give 3D tours of the proposed City Hall, and provide a public-facing dashboard for updates on the work's progress, answering frequently asked questions, and receiving feedback.



I am new to VES

#### Benefits of Virtual Event Space

- » Broader audience reach – inclusive and accessible to a wider audience, particularly those who cannot attend in-person meetings, giving greater access and connecting to more people in Fort Lauderdale.
- » Visitor flexibility – visitors can roam around the virtual "room" as they choose, live chat with the project team, and watch/listen to videos or project details and plans at their own pace.
- » Supports traditional engagement channels such as in person meetings, with additional information and updates in real time. The information can be coordinated with the City's website and social media channels.



I have used VES previously



An aerial photograph of a city skyline, likely Miami, featuring numerous high-rise buildings and a winding river. A semi-transparent blue overlay covers the right half of the image, and a solid blue vertical bar is on the left. The word "Subconsultants" is written in white on the blue overlay.

# Subconsultants



Our subconsultants were selected based on their technical expertise, prior working relationships, and previously demonstrated ability to be responsive and reliable to the City of Fort Lauderdale. Our carefully selected team members have worked together on many similar projects including large municipal and administrative building projects and have established a collaborative and supportive working relationship. Couple our resources with that of our qualified local subconsultants and the City can be confident in the fact that we have the technical know-how, the horsepower, and the ability to work with you and your staff to deliver this project on schedule and on budget.

## EXECUTIVE ADVISORS

### Sage Consult, LLC

**2805 E Oakland Park Blvd, Suite 348, Fort Lauderdale, FL**

Firm Profile: Sage Consultants LLC is a boutique management and strategy consultancy working with private and public sector clients, helping them with navigating the other, improving their organizations and business processes, and special projects. They have extensive experience in public sector development projects, including with P3s and sustainability/resiliency, and can provide meaningful support during the entire development process. Sage Consult owner and Management Consultant, Alan Cohen, previously worked for Broward County as Assistant County Administrator and for City of Sunrise as City Manager, where he completed the key projects listed below.

**Firm's Role:** Executive Advisor

**Proposed Team Member(s) and Role(s):**

- » Alan Cohen, Management Consultant, Advisor

**Alan's Key Projects:**

- » Broward County Convention Center Expansion and Headquarters Hotel project
- » Joint Government Center (Fort Lauderdale and Broward County) project
- » City of Sunrise City Hall project
- » Sawgrass Mills Parking Garages P3 project

### 1814 Group

**6308 NW 65th Terrace, Parkland, FL**

Firm Profile: David Rosenhof, owner of 1814 group, is a State of Florida licensed General Contractor (CGC 1520372). He is a seasoned design and construction professional with over 30 years of industry experience, involved in over \$1 billion of construction. Projects have included more than a dozen market sectors: public assembly, government, education and higher

education, warehouse, manufacturing, multi-family (mid- and high-rise condos), high-end residential, office, retail, hospitality, religious, medical, recreation and transportation. Contracts span all delivery methods with various roles from Owner's Representative, Construction Manager to General Contractor.

**Firm's Role:** Executive Advisor

**Proposed Team Member(s) and Role(s):**

- » David Rosenof, General Contractor, Advisor

**Firm's Key Projects:**

- » **Coconut Creek City Hall Renovations, Coconut Creek, FL:** General Contractor, completed in 2020, \$1.5M
- » **FLL Airport Terminal 4 Consolidated Baggage System, Fort Lauderdale, FL:** Subcontractor/Construction Management, completed in 2020, \$4.5M
- » **FLL Airport Terminal 1 Modernization, Fort Lauderdale, FL:** Subcontractor/Construction, completed in 2018, \$1.5M
- » **Miramar City Hall, Miramar, FL:** Contractor, completed in 2007, \$20M

## PRE-DESIGN

### Harmonic Engineering Solutions

**3600 Galt Ocean Drive, Fort Lauderdale, FL**

Firm Profile: Harmonic Engineering Solutions FL provides support to government agencies and private entities in the State of Florida seeking to improve public, residential and commercial infrastructure. They maintain and manage a team of Professional Engineers and Field Experts who are uniquely qualified to provide both forensically focused and design driven engineering services. Their company, under the leadership of CEO, Marice Leo, and US Army Veteran, David, J.K. Baker PE, is recognized locally as a Certified County Business Enterprise (Broward) and, nationally, as a Certified Woman Owned Small Business Enterprise (WBENC).

**Firm's Role:** Site Analysis

**Proposed Team Member(s) and Role(s):** John Powell, PE, JD, GC, Site Analysis Lead

**Firm's Key Projects:**

- » **Tallahassee Police Department Headquarters Campus, Tallahassee, FL:** Owner's Representative, 2022-2026 est.
- » **Tallahassee Senior Center at Welaunee, Tallahassee, FL:** Owner's Representative, 2024-2025 est.
- » **Sustainable Southside Transit Center, Tallahassee, FL:** Owner's Representative, 2024-2025 est.
- » **Tallahassee Fire Station No. 17, Tallahassee, FL:** Owner's Representative, 2026 est.



## CONSTRUCTION

### CES Consultants

880 SW 145<sup>th</sup> Ave., Suite 106, Pembroke Pines, FL

**Firm Profile:** CES Consultants, Inc. is a multifaceted professional services firm providing professional engineering, owner's representation, program management, construction engineering and inspection, design-build, disaster recovery, and digital technology integration services to governmental entities across the nation. Since the firm's inception in 2001, CES has successfully grown to over 140 professionals across ten offices located throughout Florida, New York, New Jersey, DC Metro and Houston. Through their work with prominent clients like Broward County, CES has been pivotal in advancing municipal infrastructure projects, serving as an owner's representative to provide expert construction oversight, engineering inspections, quality assurance, contract administration, and phased project execution.

**Firm's Role:** Document Controls

#### Proposed Team Member(s) and Role(s):

- » Javier Cabrera Marini, Project Controls Specialist
- » Ruben Gil, BIM Specialist

#### Firm's Key Projects:

- » **FLL Terminal 1 Modernization, Fort Lauderdale, FL:** Program/Construction Management & CEI Services, completed in 2017, \$333M
- » **FLL Expansion of Runway 9R-27L, Fort Lauderdale, FL:** Owner's Representative/Construction Project Management/Construction Engineering Inspection, completed in 2017, \$826M
- » **Ravenswood Bus Maintenance Facility, Dania Beach, FL:** Owner's Representative/Construction Engineering Inspection, completed in 2016, \$32M
- » **Miami International Airport Ramp Improvements & Blast Wall Construction, Miami, FL:** Owner's Representative, 2024-ongoing, \$29M
- » **Tibalwide Construction Engineering Inspection Continuing Services Contract, FL:** Construction Engineering Inspection, 2020-ongoing, \$300M

### Hill International

80 SW 8<sup>th</sup> Street, Suite 2220, Miami, FL

**Firm Profile:** Hill International, Inc. (Hill) is an international construction consulting firm that provides program and project management, construction management, cost engineering and estimating, quality assurance, inspection, scheduling, risk management, and claims avoidance to clients involved in major construction projects worldwide. Hill has participated in over

90,000 project assignments, with a total construction value of more than \$1 trillion. Hill has a long and established presence in Florida, with full-service offices in Miami, Fort Lauderdale, Jacksonville, and Orlando. Through these locations, Hill supports both public and private sector clients in the building and transit sectors.

**Firm's Role:** MEP

#### Proposed Team Member(s) and Role(s):

- Jose Rivas Diaz, PMP, MEP Inspector

#### Firm's Key Projects:

- » **Miami Beach Convention Center Expansion and Renovation, Miami Beach, FL:** Owner's Representative/Construction Management/Program Management/Contract Administration/Scheduling/Estimating, completed in 2021, \$700M
- » **Richland City Hall, Richland, WA:** Project Management/Construction Management, completed in 2016, \$16M
- » **City Hall Renovations, New York, NY:** Project Management/Construction Management, completed in 2017, \$150M
- » **Sylvia Rambo United States Courthouse, Harrisburg, PA:** Project Management/Construction Management, completed in 2023, \$170M
- » **Phillip and Patricia Frost Museum of Science, Miami, FL:** Project Management/Owner's Representative, completed in 2017, \$325M

## PROJECT SUPPORT (ACROSS ALL PHASES)

### Garth Solutions

5595 Orange Dr. STE 202, Davie, FL

**Firm Profile:** Founded in 2003 and based in Davie, Florida, Garth Solutions, Inc. (GSI) is a communications and management consulting firm with over 20 years of experience delivering targeted business solutions to public and private sector clients across the USA and the Caribbean. With a team of 60 professionals, including public outreach coordinators, web and graphic designers, and copywriters, GSI customizes scalable solutions to support large-scale initiatives. As a lead public outreach consultant in Broward and Miami-Dade Counties, GSI engages diverse stakeholders—communities, HOAs, businesses, and governmental agencies—leveraging strong regional relationships and a deep understanding of South Florida's municipal and community dynamics to ensure project success.

**Firm's Role:** Communications, Public Outreach and Engagement

#### Proposed Team Member(s) and Role(s):

- » Yvonne Garth, Public Outreach Manager



**Firm's Key Projects:**

- » **Broward County Public Schools Capital Improvement Project, Fort Lauderdale, FL:** Communication/Outreach, \$1.4B
- » **Las Olas Boulevard Concept Streetscape Design, Fort Lauderdale, FL:** Public Engagement/Communications, completed in 2021, \$765,544
- » **Broward County's Medical Examiner's Office and BSO's Crime Lab Combined Facilities, Fort Lauderdale, FL:** Engagement Planning, \$13M

**Program Controls Inc. (PCI)****12515 Orange Dr., Suite 812, David, FL**

**Firm Profile:** Program Controls Inc. (PCI) is a minority-owned professional engineering firm providing Project Controls and Program Management related services to public sector agencies since 2002. PCI has been involved with several large capital and infrastructure improvement projects and programs in South Florida including City of Ft Lauderdale's I/I Reduction Program, Prospect Lake Water Treatment Plant and Broward County's Transit Program and FLL Terminal 5 Development among many others. Professional services provided by the firm range from construction scheduling and estimating, to change management and claims analysis; from contract administration and inspection to construction management on Design-Build, CMAR, and Conventional delivery methods; from cost engineering and earned value to VE and budget controls; from setting up PMOs to developing core processes, procedures, and systems.

**Firm's Role:** Project Controls**Proposed Team Member(s) and Role(s):**

- » Julian Ortega, PSP, LEED AP, Scheduling Manager
- » Julio Lostao, PE, CEP, Estimating Manager

**Firm's Key Projects:**

- » **Federal Courthouse Garage, Fort Lauderdale, FL:** Scheduling/Estimating, \$25M
- » **FLL International Terminal 5, Fort Lauderdale, FL:** Scheduling/Estimating, \$400M
- » **Miami Dade Courthouse, Miami, FL:** Scheduling/Estimating, \$200M
- » **Broward Transit Vertical PM, Broward County, FL:** Scheduling/Estimating, \$2B





An aerial photograph of a city, likely Miami, showing a river with several boats and a large blue graphic overlay. The graphic consists of three overlapping circles of varying shades of blue, with the text 'Required Forms' in white. The city features a mix of residential and commercial buildings, lush greenery, and a winding river. The blue overlay covers the right half of the image, with the circles positioned in the center and lower right. The text 'Required Forms' is centered within the bottom circle.

# Required Forms





City of Fort Lauderdale • Procurement Services Division  
101 NE 3<sup>rd</sup> Avenue, Suite 1650 • Fort Lauderdale, Florida 33301  
954-828-5933 • Fax 954-828-5576 • [purchase@fortlauderdale.gov](mailto:purchase@fortlauderdale.gov)

## **ADDENDUM NO. 1**

### **RFQ No. 398**

#### **Owner's Representative for City Hall**

**ISSUED: December 2, 2024**

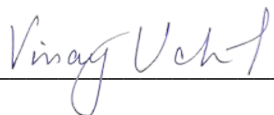
This addendum is being issued to make the following change(s):

- 1. Additional Attachment – City of Fort Lauderdale General Conditions.**
- 2. The bid due date has been changed to January 15, 2025, at 2:00 p.m.**
- 3. The question-and-answer period has been extended until December 13, 2024 at 5:00 p.m.**

All other terms, conditions, and specifications remain unchanged.

Michelle Lemire  
Procurement Administrator

Company Name: Jacobs Project Management Co.  
(please print)

Bidder's Signature: 

Date: January 15, 2025





## **ADDENDUM NO. 2**

### **RFQ No. 398**

#### **Owner's Representative for City Hall**

**ISSUED: January 6, 2025**

This addendum is being issued to make the following changes:

1. ARTICLE 10 OF THE SAMPLE AGREEMENT is hereby modified to remove sections 10.3 and 10.9 in their entirety (Words in ~~striketrough~~ type are deletions from existing text. Words in **bold underlined** type are additions to existing text.).

#### **ARTICLE 10 CONSULTANT'S RESPONSIBILITIES**

- 10.3 ~~Should the lowest responsible, responsive proposal exceed the Final Statement of Probable Construction Costs by ten percent (10%) or more, CONSULTANT shall, at the CITY's direction, redesign each Project and/or work with the CITY to reduce the costs to within the Final Statement of Probable Construction Costs at no additional expense to the CITY. In such a circumstance, the CITY may at its sole discretion, exercise any one or more of the following options:~~
- ~~• CONSULTANT shall be required to amend at the sole cost and expense of CONSULTANT, the Construction Drawings, Technical Specifications and Supplemental Conditions to enable the project to conform to a maximum of ten percent (10%) above the Estimated Construction Costs of the Project, such amendments to be subject to the written final acceptance and approval of same by the CITY;~~
  - ~~• CONSULTANT shall be required to provide at the cost and expense of CONSULTANT re-bidding services and related items (including costs associated with regulatory review and approval of revised documents) as many times as requested by the CITY until the base bid of at least one "best value" bid falls within the factor of ten percent (10%) of the Estimated Construction Cost of the Project;~~
  - ~~• The CITY may approve an increase in the Estimated Construction Cost of the Project;~~





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- ~~• The CITY may reject all bids or proposals and may authorize re-bidding; • The CITY may if permitted, approve a renegotiation of the Project within a reasonable time;~~
- ~~• The CITY may abandon the project and terminate CONSULTANT's work authorization and Services for the Project; or~~
- ~~• The CITY may select as many deductive alternatives as may be necessary to bring the award within ten percent (10%) of the Estimated Construction Costs of the Project.~~

~~It is expressly understood and agreed that the redesigning services required to keep the Project within ten percent (10%) of the Estimated Construction Cost shall not be considered additional services and CONSULTANT agrees that it shall not seek compensation from the CITY for such Services.~~

~~10.9 The CITY shall maintain a record of all Change Orders which shall be categorized according to the various types, causes, etc. that it may be determined are useful or necessary for its purpose. Among those shall be Change Orders identified as architectural/engineering Errors or Omissions.~~

~~10.9.1 Unless otherwise agreed by both Parties in writing, it is specifically agreed that any change to the work identified as an Error on the part of CONSULTANT shall be considered for purposes of this Agreement to be an additional cost to the CITY which would not be incurred without the Error. Errors on the part of the CONSULTANT shall be rectified by the CONSULTANT with no additional cost to the CITY.~~

~~10.9.2 Unless otherwise agreed by both Parties in writing, it is further specifically agreed for purposes of this Agreement that fifteen percent (15%) of the cost of Change Orders for any item categorized as an Omission shall be considered an additional cost to the CITY which would not be incurred without the Omission. So long as the total of those two numbers (Change Order costs of Errors plus fifteen percent (15%) of Omissions) remains less than two percent (2%) of the total Construction Cost of the Project, the CITY shall not look to CONSULTANT for reimbursement for Errors and Omissions.~~

~~10.9.3 Should the sum of the two as defined above (cost of Errors~~





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~~plus fifteen percent (15%) of the cost of Omissions) exceed two percent (2%) of the Construction Cost, the CITY shall recover the full and total additional cost to the CITY as a result of CONSULTANT's Errors and Omissions from CONSULTANT, that being defined as the cost of Errors plus fifteen percent (15%) of the cost of Omissions above two percent (2%) of the Construction Cost.~~

~~10.9.4 To obtain such recovery, the CITY shall deduct from CONSULTANT's fee a sufficient amount to recover all such additional cost to the CITY.~~

~~10.9.5 In executing this Agreement, CONSULTANT acknowledges acceptance of these calculations and to the CITY's right to recover same as stated above. The recovery of additional costs to the CITY under this paragraph shall not limit or preclude recovery for other separate and/or additional damages which the CITY may otherwise incur.~~

~~10.9.6 The Contract Administrator's decision as to whether a Change Order is caused by an Error or caused by an Omission, taking into consideration industry standards, shall be final and binding on both Parties for amounts in the aggregate under \$100,000 per project, subject to Section 9.3. In the event of a dispute in an amount over \$100,000, the Parties agree to use their best efforts to settle such dispute. To this effect, they shall consult and negotiate with each other, in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both Parties. If they do not reach such a solution within a period of sixty (60) days, then upon notice to the other, either Party may commence litigation to resolve the dispute in Broward County, Florida~~

2. Section IV – Submittal Requirements, 4.2 Contents of the Proposal, is hereby modified to correct number sequence (Words in strikethrough type are deletions from existing text.

#### 4.2.7 Communications and Outreach Plan

This section should describe the Firm's Ability to coordinate and communicate with diverse stakeholders (City staff, elected officials, community members). Also include a strategy for managing public outreach and ensuring community input is reflected in the project. Describe





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experience managing public communication efforts, including workshops and surveys and your plan for engaging the public throughout the design and construction phases. Discuss the Firm's ability to provide timely and accurate reports, project documentation, and updates to city officials and the public and the strategy for keeping the project transparent and inclusive for public feedback.

**4.2.9 4.2.8 Subconsultants**

Consultant must clearly identify any subconsultants that may be utilized during the term of this contract.

**4.2.10 4.2.9 Required Forms**

a. Sample Insurance Certificate

Demonstrate your firm's ability to comply with insurance requirements. Provide a previous certificate or other evidence listing the Insurance Companies' names for both Professional Liability and General Liability, and the dollar amounts of the coverage

b. Non-Collusion Statement

c. Non-Discrimination Certification Form

d. E-Verify Affirmation Statement

e. Bid/Proposal Certification

f. Affidavit of Compliance with Foreign Entity Laws

All other terms, conditions, and specifications remain unchanged.

Michelle Lemire  
Procurement Administrator

Company Name: Jacobs Project Management Co.  
(please print)

Bidder's Signature: Vinay Vohra

Date: January 15, 2025





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/09/2024

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

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

PRODUCER LIC #0437153 Marsh Risk & Insurance Services CIRTS_Support@jacobs.com 633 W. Fifth Street  Los Angeles, CA 90071 USA	1-212-948-1306	CONTACT NAME: PHONE (A/C. No. Ext): E-MAIL ADDRESS: FAX (A/C. No): 1-212-948-1306
INSURED Jacobs Project Management Co.  C/O Global Risk Management 555 South Flower Street, Suite 3200 Los Angeles, CA 90071 USA		INSURER(S) AFFORDING COVERAGE INSURER A: ACE AMER INS CO INSURER B: INDEMNITY INS CO OF NORTH AMER INSURER C: INSURER D: INSURER E: INSURER F:
		NAIC # 22667 43575

**COVERAGES**

CERTIFICATE NUMBER: 751549098

REVISION NUMBER:

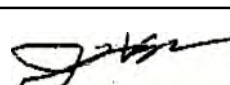
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTUAL LIABILITY GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			HDO G4892007A	07/01/24	07/01/25	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			ISA H10739585	07/01/24	07/01/25	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	WLR C5072041A (AOS) SCF C57256710 (WI) WCU C57256564 (OH)* WLR C57256667 (AZ)	07/01/24 07/01/24 07/01/24 07/01/24	07/01/25 07/01/25 07/01/25 07/01/25	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	PROFESSIONAL LIABILITY			EON G21655065 015	07/01/24	07/01/25	PER CLAIM/PER AGG 2,000,000

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

PROJECT MGR: David Veit. CONTRACT MGR: Jonathan Jordan. RE: Owner's Representative for new city hall. CONTRACT END DATE: 02-05-2025. PROPOSAL NUMBER: BPO00VC1. SECTOR: Public. City of Fort Lauderdale, its officials, employees, and volunteers are added as an additional insured for general liability & auto liability as respects the negligence of the insured in the performance of insured's services to cert holder under contract for captioned work. The General Liability and Auto Liability insurance policies are primary and the certificate holder's insurance is excess and non-contributory. Waiver of subrogation is hereby granted in favor of the City of Fort Lauderdale, its officials, employees, and volunteers for WC. \*THIS IS A SAMPLE CERTIFICATE ONLY\*. THE ACTUAL CERTIFICATE FOR THE PROPOSED PROJECT

**CERTIFICATE HOLDER****CANCELLATION**

City of Fort Lauderdale  401 SE 21st Street  Fort Lauderdale, FL 33316  USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2016/03)

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nyumdo\_newgalaxy  
751549098



SUPPLEMENT TO CERTIFICATE OF INSURANCE

DATE  
12/09/2024

NAME OF INSURED: Jacobs Project Management Co.

Additional Description of Operations/Remarks from Page 1:

WILL COMPLY WITH THE TERMS AND CONDITIONS NEGOTIATED IN THE FINAL CONTRACT, CONSISTENT WITH POLICY TERMS AND CONDITIONS.

Additional Information:

\*\$2,000,000 SIR FOR STATE OF: OHIO





### **NON-COLLUSION STATEMENT**

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g., ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents, and children) are also prohibited from contracting with the City subject to the same general rules.

**Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.**

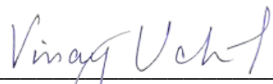
#### **NAME**

#### **RELATIONSHIPS**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.**

  
\_\_\_\_\_  
Authorized Signature

Sr. Director  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Date



Jacobs Project Management Co (JPMCo), its parent, Jacobs Solutions Inc. (Jacobs) and its related companies and affiliates form a global organization that has the technical, financial, and professional qualifications and resources to deliver Owner's Representative services. Jacobs' annual reports, SEC filings, and Proxy reports can be found at <https://invest.jacobs.com/financials/default.aspx#secfilings>. The organization provides a full spectrum of services including scientific, technical, professional, construction, and program management for business, industrial, commercial, government, and infrastructure sectors. JPMCo does not maintain a verifiable list of employees' familial or business relationships that would fully respond to this inquiry. However, on information and belief, without independent investigation, JPMCo has no knowledge of any such relationships that would cause a conflict of interest in the performance of the work contemplated.

**Jacobs is a publicly traded company and its stock is purchased and traded daily by the general public. As such, disclosures regarding stock ownership are controlled and regulated by applicable federal law that restricts disclosure of such information except through certain government approved means.** However, upon information and belief, without further investigation, JPMCo is not aware of any financial interest that would create a conflict of interest in the performance of the work contemplated.





**CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH  
NON-DISCRIMINATION PROVISIONS OF THE CONTRACT**

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-17(a)(i)(ii), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

- A. Contractors doing business with the City shall not discriminate against their employees based on the employee's race, color, religion, gender (including identity or expression), marital status, sexual orientation, national origin, age, disability, or any other protected classification as defined by applicable law.

Contracts. Every Contract exceeding \$100,000, or otherwise exempt from this section shall contain language that obligates the Contractor to comply with the applicable provisions of this section.

The Contract shall include provisions for the following:

- (i) The Contractor certifies and represents that it will comply with this section during the entire term of the contract.
- (ii) The failure of the Contractor to comply with this section shall be deemed to be a material breach of the contract, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.

A handwritten signature in blue ink, appearing to read "Vinay Vohra", written over a horizontal line.

Authorized Signature

Print Name and Title

Date



## E-VERIFY AFFIRMATION STATEMENT

RFP/Bid /Contract No: \_\_\_\_\_

Project Description: \_\_\_\_\_

\_\_\_\_\_

Contractor/Proposer/Bidder acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of,

- (a) all persons employed by Contractor/Proposer/Bidder to perform employment duties within Florida during the term of the Contract, and,
- (b) all persons (including subcontractors/vendors) assigned by Contractor/Proposer/Bidder to perform work pursuant to the Contract.

The Contractor/Proposer/Bidder acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the Contract is a condition of the Contract.

Contractor/Proposer/ Bidder Company Name: \_\_\_\_\_

Authorized Company Person's Signature: Vinay Uchil

Authorized Company Person's Title: \_\_\_\_\_

Date: \_\_\_\_\_



## CITY OF FORT LAUDERDALE BID/PROPOSAL CERTIFICATION

**Please Note:** It is the sole responsibility of the bidder/proposer to ensure that their response is submitted electronically through the [City's on-line strategic sourcing platform](#) prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) \_\_\_\_\_ EIN (Optional): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ FAX No.: \_\_\_\_\_ Email: \_\_\_\_\_

Delivery: Calendar days after receipt of Purchase Order (**section 1.02 of General Conditions**): \_\_\_\_\_

Total Bid Discount (**section 1.05 of General Conditions**): \_\_\_\_\_

Check box if your firm qualifies for DBE (**section 1.09 of General Conditions**): ☐

**ADDENDUM ACKNOWLEDGEMENT** - Proposer acknowledges that the following addenda have been received and are included in the proposal:

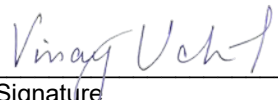
Addendum No.	Date Issued	Addendum No.	Date Issued	Addendum No.	Date Issued	Addendum No.	Date Issued
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

**VARIANCES:** If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A.

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal. I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

\_\_\_\_\_  
Name (printed)

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



**AFFIDAVIT OF COMPLIANCE WITH FOREIGN ENTITY LAWS**  
**(Florida Statute- §287.138, 692.201, 692.202, 692.203, and 692.204)**

The undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury as follows:

1. Entity is not owned by the government of a foreign country of concern as defined in Section 287.138, Florida Statutes. (Source:§ 287.138(2)(a), Florida Statutes)
2. The government of a foreign country of concern does not have a controlling interest in Entity. (Source:§ 287.138(2)(b), Florida Statutes)
3. Entity is not organized under the laws of, and does not have a principal place of business in, a foreign country of concern. (Source: § 287.138(2)(c), Florida Statutes)
4. Entity is not owned or controlled by the government of a foreign country of concern, as defined in Section 692.201, Florida Statutes. (Source:§ 288.007(2), Florida Statutes)
5. Entity is not a partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a foreign country of concern, as defined in Section 692.201, Florida Statutes, or a subsidiary of such entity. (Source: § 288.007(2), Florida Statutes)
6. Entity is not a foreign principal, as defined in Section 692.201, Florida Statutes. (Source: § 692.202(5)(a)(I), Florida Statutes)
7. Entity is in compliance with all applicable requirements of Sections 692.202, 692.203, and 692.204, Florida Statutes.
8. **(Only applicable if purchasing real property)** Entity is not a foreign principal prohibited from purchasing the subject real property. Entity is either (a) not a person or entity described in Section 692.204(1)(a), Florida Statutes, or (b) authorized under Section 692.204(2), Florida Statutes, to purchase the subject property. Entity is in compliance with the requirements of Section 692.204, Florida Statutes. (Source:§§ 692.203(6)(a), 692.204(6)(a), Florida Statutes)
9. The undersigned is authorized to execute this affidavit on behalf of Entity.

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Entity: \_\_\_\_\_

Signature: Vinay Vohra Date: \_\_\_\_\_

**NOTARY PUBLIC ACKNOWLEDGEMENT SECTION**

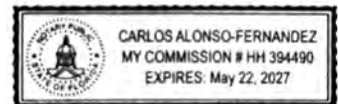
STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization, this 15 day of January, 2025, by \_\_\_\_\_, as \_\_\_\_\_ for \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public Signature: \_\_\_\_\_

(Notary Seal)



Print Name: Carlos Alonso-Fernandez

My commission expires: May 22, 2027



## **Jacobs Project Management Co.**

550 West Cypress Creek Road, Suite 400  
Fort Lauderdale, FL 33309

JONATHAN JORDAN, CCM

E: [jonathan.jordan@jacobs.com](mailto:jonathan.jordan@jacobs.com)

P: (954) 668-8840



Challenging today.  
Reinventing tomorrow.