



Central Beach Master Plan

City of Fort Lauderdale
RFP #745-11393

April 14, 2014

Skidmore, Owings & Merrill Florida LLC

Subconsultants:

Cadence Collective LLC

Clarion Associates LLC

Glavovic Studio Inc.

Renaissance Planning Group Inc.

Flynn Engineering Service P.A.

State Contracting & Engineering Corporation

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01

Bid/Proposal Signature Page

BID/PROPOSAL SIGNATURE PAGE

How to submit bids/proposals: Proposals must be submitted by hard copy only. It will be the sole responsibility of the Bidder to ensure that the bid reaches the City of Fort Lauderdale, City Hall, Procurement Services Division, Suite 619, 100 N. Andrews Avenue, Fort Lauderdale, FL 33301, prior to the bid opening date and time listed. Bids/proposals submitted by fax or email will NOT be accepted.

The below signed 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. 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.

Please Note: All fields below **must** be completed. If the field does not apply to you, please note N/A in that field.

Submitted by:  April 14, 2014
(signature) (date)

Name (printed) Jeffrey McCarthy Title: Managing Partner

Company: (Legal Registration) Skidmore, Owings & Merrill Florida LLC

CONTRACTOR, IF FOREIGN CORPORATION, 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/>).

Address: 14 Wall Street

City New York State: NY Zip 10005

Telephone No. 312.554.9090 FAX No. 312.360.4545 Email: jeffrey.mccarthy@som.com

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions): 30 days

Payment Terms (section 1.04): N/A Total Bid Discount (section 1.05): 0

Does your firm qualify for MBE or WBE status (section 1.09): MBE WBE

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

Addendum No.

Date Issued

P-CARDS: Will your firm accept the City's Credit Card as payment for goods/services?

YES X NO

VARIANCES: State any variations to specifications, terms and conditions in the space provided below or reference in the space provided below all variances contained on other pages of bid, attachments or bid pages. No variations or exceptions by the Proposer will be deemed to be part of the bid submitted unless such variation or exception is listed and contained within the bid documents and referenced in the space provided below. If no statement is contained in the below space, it is hereby implied that your bid/proposal complies with the full scope of this solicitation. **HAVE YOU STATED ANY VARIANCES OR EXCEPTIONS BELOW? BIDDER MUST CLICK THE EXCEPTION LINK IF ANY VARIATION OR EXCEPTION IS TAKEN TO THE SPECIFICATIONS, TERMS AND CONDITIONS.** If this section does not apply to your bid, simply mark N/A in the section below.

Variances:

Please see variances and explanation on the following page.

Variances

If awarded the Project, SOM requests the opportunity to negotiate the following provisions found in the Sample Agreement provided by the City:

Indemnification:

SOM requests that the duty to defend be removed from all indemnification obligations as it is an uninsurable term. Additionally, SOM requests that the indemnification obligation be revised so that it is based on the extent of SOM's negligent acts or omissions.

Limitation of Liability:

SOM requests an opportunity to negotiate a mutually agreeable and equitable limitation of liability. The current provision limiting the City's liability to \$1,000 would be inequitable should SOM's unpaid fees exceed \$1,000.

02

Cost Proposal Page

Cost Proposal Form

PART VII - PROPOSAL PAGES – COST PROPOSAL

Cost to the City: Contractor must quote firm, fixed, annual rate for all services identified in this request for proposal. This firm fixed annual rate includes any costs for travel to the City. No other costs will be accepted. This firm fixed annual rate will be the same for the initial contract period.

Failure to use the City's COST PROPOSAL Page and provide costs as requested in this RFP, may deem your proposal non-responsive.

TOTAL PROJECT COST: \$ 798,000 (attach a breakdown of costs and suggested payment schedule and list staff hours, including hourly rates for each staff person dedicated to the project).

Cost Proposal Details

We propose to complete the Scope of Services for an estimated lump sum fee of \$708,000, not including reimbursable expenses which have been estimated separately to be \$90,000. This estimate is based upon extensive previous experience with similar projects and is subject to adjustment based upon detailed discussions of scope. We would submit monthly invoices to you, based upon the percentage of work completed. Reimbursable expenses would be billed monthly as accrued.

The tables below outline the projected hours by level and billing rate for our Project team, as well as a responsibility matrix corresponding with each collaborating consultant's role in completing the scope outlined in the RFP.

Personnel & Billing Rates		Rate		Hours	Fees	
SOM	Associate Director Design	\$275	x	288	\$79,200	
	Associate Director Management	\$275	x	108	\$29,700	
	Civil/Technical Review Planner	\$215	x	127	\$27,305	
	Planner E	\$175	x	1,080	\$189,000	
	Planner D	\$150	x	320	\$48,000	
	Graphics D	\$150	x	80	\$12,000	
	Planner C	\$140	x	282	\$39,480	\$424,685 subtotal
Cadence	Principal	\$155	x	285	\$44,175	
	Landscape Architect	\$75	x	304	\$22,800	
	Community Manager	\$55	x	50	\$2,750	\$69,725 subtotal
Clarion	Principal In Charge	\$215	x	200	\$43,000	
	Sustainability Advisor	\$250	x	60	\$15,000	
	Senior Associate	\$130	x	323	\$41,990	\$99,990 subtotal
Glavovic	Principal	\$200	x	127	\$25,400	
	Project Manager	\$135	x	20	\$2,700	
	Project Coordinator	\$100	x	120	\$12,000	\$40,100 subtotal
Flynn	Principal	\$220	x	20	\$4,400	
	Engineer	\$185	x	40	\$7,400	
	Technician	\$160	x	40	\$6,400	\$18,200 subtotal
Renaissance	Senior Planner	\$225	x	24	\$5,400	
	Senior Transportation Engineer	\$153	x	40	\$6,120	
	Senior Designer	\$144	x	32	\$4,608	
	Transportation Planner	\$133	x	64	\$8,512	
	Designer / Drafting	\$88	x	120	\$10,560	\$35,200 subtotal
State Contracting	President	\$150	x	24	\$3,600	
	Vice President	\$150	x	70	\$10,500	
	Estimator	\$75	x	80	\$6,000	\$20,100 subtotal
Total Hourly Fees					\$708,000	

Estimated Reimbursable Expenses

	Airfare (from Chicago)	per person-trip	\$1,000	x	27	\$27,000
	Accommodations	per person-trip	\$300	x	27	\$8,100
	Vehicle Rental	per project meeting	\$300	x	18	\$5,400
	Meeting Logistics	per person-trip	\$1,500	x	3	\$4,500
	Presentation Boards	per board	\$150	x	20	\$3,000
	Professional Renderings	per image	\$4,200	x	8	\$33,600
	Final Books	per book	\$150	x	20	\$3,000
	Supplies, Miscellaneous	per week	\$150	x	36	\$5,400
Estimated Reimbursable Expense Total						\$90,000

Matrix of Consultant Responsibilities

Scope	SOM	CADENCE	FLYNN	GLAVOVIC	RENAISSANCE	SCEC	CLARION
01 DESIGN STANDARDS AND PLAN DEVELOPMENT							
Team Meeting 1	lead	support	support	support	support	support	support
Identify and define character areas	lead	support		support	support		
Conduct public realm survey	support	lead	support	support	support		
Identify and document urban design goals	lead	support		support	support		
Develop urban design concepts and guidelines	lead	support		support	support		
Update existing urban design principles and standards	lead	support		support	support		
Develop new urban design principles and standards	lead	support		support	support		
Create renderings illustrating desired building form and streetscape design	lead	support		support	support		
Develop graphic comparisons of building and zoning typologies	lead	support		support			support
Team Meeting 2	lead	support	support	support	support	support	support
02 UNIFIED LAND DEVELOPMENT REGULATIONS							
Review ULDR ordinance in context of urban design principles and standards	support	support	support	support	support		lead
Prepare ULDR ordinance updates required to realize urban design goals	support	support	support	support	support		lead
03 PUBLIC INVOLVEMENT							
Develop and carry out a public outreach program	support	lead		support			
Conduct stakeholder meetings	support	lead		support			
Conduct public meetings	support	lead		support			
Formal public presentations (2)	lead	support		support			support
Team Meeting 3	lead	support	support	support	support	support	support
04 NORTH BEACH AREA							
Prepare ULDR text modifications re: permitted uses and design criteria	support	support	support	support	support		lead
Identify and prepare short-term modifications to the interim ordinance	support	support	support	support	support		lead
Data collection: Existing rights of way		lead	support		support		
Data collection: Tree species and landscape		lead	support				
Data collection: Drainage and swale patterns		lead	support				
Data collection: Parking		lead	support		support		
Team Meeting 4	lead	support	support	support	support	support	support
Develop a Vision for Breakers Avenue	lead	support	support	support	support	support	
Define potential funding sources for Breakers Avenue	support	support			support	support	lead
05 DELIVERABLES							
Prepare draft Central Beach Master Plan	lead	support				support	
Team Meeting 5	lead	support	support	support	support	support	support
Prepare final Central Beach Master Plan	lead	support				support	

03

Required Documents

Non-Collusion Statement

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.

Local Vendor Preference Form: Cadence

LOCAL BUSINESS PREFERENCE CERTIFICATION STATEMENT

Bid 936-1

The Business identified below certifies that it qualifies for the local BUSINESS preference classification as indicated herein, and further certifies and agrees that it will re-affirm its local preference classification annually no later than thirty (30) calendar days prior to the anniversary of the date of a contract awarded pursuant to this ITB. Violation of the foregoing provision may result in contract termination.

(1) Cadence Collective, LLC
Business Name is a **Class A** Business as defined in City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the City of Fort Lauderdale current year Business Tax Receipt and a complete list of full-time employees and their addresses shall be provided within 10 calendar days of a formal request by the City.

(2) _____
Business Name is a **Class B** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the Business Tax Receipt or a complete list of full-time employees and their addresses shall be provided within 10 calendar days of a formal request by the City.

(3) _____
Business Name is a **Class C** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the Broward County Business Tax Receipt shall be provided within 10 calendar days of a formal request by the City.

(4) _____
Business Name requests a **Conditional Class A** classification as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. Written certification of intent shall be provided within 10 calendar days of a formal request by the City.

(5) _____
Business Name requests a **Conditional Class B** classification as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. Written certification of intent shall be provided within 10 calendar days of a formal request by the City.

(6) _____
Business Name is considered a **Class D** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. and does not qualify for Local Preference consideration.

BIDDER'S COMPANY: Cadence Collective, LLC

AUTHORIZED COMPANY PERSON: Gage Couch, Partner

NAME: Gage Couch

SIGNATURE: P. Gage Couch

Local Vendor Preference Form: Glavovic Studio

LOCAL BUSINESS PREFERENCE CERTIFICATION STATEMENT

The Business identified below certifies that it qualifies for the local BUSINESS preference classification as indicated herein, and further certifies and agrees that it will re-affirm its local preference classification annually no later than thirty (30) calendar days prior to the anniversary of the date of a contract awarded pursuant to this ITB. Violation of the foregoing provision may result in contract termination.

is a **Class A** Business as defined in City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the City of Fort Lauderdale current year Business Tax Receipt **and** a complete list of full-time employees and their addresses shall be provided within 10 calendar days of a formal request by the City.

(1) Glavovic Studio, Inc.
Business Name

is a **Class B** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the Business Tax Receipt **or** a complete list of full-time employees and their addresses shall be provided within 10 calendar days of a formal request by the City.

(2) _____
Business Name

is a **Class C** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the Broward County Business Tax Receipt shall be provided within 10 calendar days of a formal request by the City.

(3) _____
Business Name

requests a **Conditional Class A** classification as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. Written certification of intent shall be provided within 10 calendar days of a formal request by the City.

(4) _____
Business Name

requests a **Conditional Class B** classification as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. Written certification of intent shall be provided within 10 calendar days of a formal request by the City.

(5) _____
Business Name

is considered a **Class D** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. and does not qualify for Local Preference consideration.

(6) _____
Business Name

BIDDER'S COMPANY: Glavovic Studio, Inc.

AUTHORIZED COMPANY PERSON: Margi Nothard
NAME


SIGNATURE

4-11-14
DATE

Local Vendor Preference Form: Flynn Engineering

LOCAL BUSINESS PREFERENCE CERTIFICATION STATEMENT

The Business identified below certifies that it qualifies for the local BUSINESS preference classification as indicated herein, and further certifies and agrees that it will re-affirm its local preference classification annually no later than thirty (30) calendar days prior to the anniversary of the date of a contract awarded pursuant to this ITB. Violation of the foregoing provision may result in contract termination.

(1) _____ is a **Class A** Business as defined in City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the City of Fort Lauderdale current year Business Tax Receipt and a complete list of full-time employees and their addresses shall be provided within 10 calendar days of a formal request by the City.

Business Name

(2) Flynn Engineering is a **Class B** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the Business Tax Receipt or a complete list of full-time employees and their addresses shall be provided within 10 calendar days of a formal request by the City.

Business Name

(3) _____ is a **Class C** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the Broward County Business Tax Receipt shall be provided within 10 calendar days of a formal request by the City.

Business Name

(4) _____ requests a **Conditional Class A** classification as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. Written certification of intent shall be provided within 10 calendar days of a formal request by the City.

Business Name

(5) _____ requests a **Conditional Class B** classification as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. Written certification of intent shall be provided within 10 calendar days of a formal request by the City.

Business Name

(6) _____ is considered a **Class D** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. and does not qualify for Local Preference consideration.

Business Name

BIDDER'S COMPANY: _____

AUTHORIZED COMPANY PERSON: Jay M Flynn Jay M Flynn 4-10-14
NAME SIGNATURE DATE

Certificate of Insurance

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

9/30/2014

DATE (MM/DD/YYYY)
4/10/2014

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

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

PRODUCER LOCKTON COMPANIES, LLC-1 KANSAS CITY 444 W. 47TH STREET, SUITE 900 KANSAS CITY MO 64112-1906 (816) 960-9000	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
INSURED SKIDMORE, OWINGS & MERRILL LLP 1338880 14 WALL STREET NEW YORK, NY 10005 AARON MAY	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Zurich American Insurance Company	
	INSURER B: LEXINGTON INS. CO. (PARAGON)	
	INSURER C:	
	INSURER D:	
	INSURER E:	
INSURER F:		
NAIC #		
16535		

COVERAGES SKIOW01

CERTIFICATE NUMBER: 12886637

REVISION NUMBER: XXXXXXXX


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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	Y	N	GLO9318801	9/30/2013	9/30/2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	Y	N	BAP9318802	9/30/2013	9/30/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC9318804	9/30/2013	9/30/2014	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <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
B	ARCHITECTS & ENGINEERS PROFESSIONAL LIABILITY	N	N	LDUSA1301864	9/30/2013	9/30/2014	\$2,000,000 PER CLAIM & IN THE AGGREGATE.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
FOR PROPOSAL PURPOSES ONLY. RE: CENTRAL BEACH MASTER PLAN, FT. LAUDERDALE. THE CITY OF FORT LAUDERDALE IS AN ADDITIONAL INSURED AS RESPECTS GENERAL AND AUTO LIABILITY, AS REQUIRED BY WRITTEN CONTRACT.

CERTIFICATE HOLDER

CANCELLATION

12886637 CITY OF FORT LAUDERDALE PROCUREMENT SERVICES DIVISION 100 N. ANDREWS AVE. ROOM 619 FORT LAUDERDALE FL 33301	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 

ACORD 25 (2010/05)

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04

Letter of Interest



April 14, 2014

City of Fort Lauderdale
Procurement Services Division
100 N. Andrews Avenue, Room 619
Fort Lauderdale, FL 33301

Re: Central Beach Master Plan
RFP#745-11393

To whom it may concern:

We are pleased to submit the following proposal on behalf of Skidmore, Owings & Merrill Florida LLC (SOM), in collaboration with a team of subconsultants comprising Cadence Collective LLC, Clarion Associates LLC, Glavovic Studio Inc., Renaissance Planning Group Inc., Flynn Engineering Service P.A., and State Contracting & Engineering Corporation. Our team represents world-renowned global experience and top local design talent, and we are very excited about this opportunity work with the City of Fort Lauderdale to advance the vision for a sustainable, vibrant Central Beach.

This opportunity to further the Central Beach Master Plan marks an important milestone in the development of the Central Beach area and North Beach area. We are greatly inspired by the visioning and strategic planning efforts recently led by the City of Fort Lauderdale culminating in *Fast Forward Fort Lauderdale* and *Press Play Fort Lauderdale*. Both these documents represent the forward-thinking, bold ideas held by the Fort Lauderdale community, and we will strive for the Central Beach Master Plan to be similarly aspirational. These plans also illustrated the interconnectedness of economic, environmental, and social issues, and we are excited to bring a similarly holistic approach to the Central Beach Master Plan effort.

For the Central Beach Master Plan, our process will explore a wide range of avenues for community outreach and engagement, building upon the impressive precedent of the 2035 Vision Plan in utilizing in-person and online communications to reach a broad community and stakeholder audience. We look forward to drawing insights from this engagement and the completed Neighbor Survey, so that our work is fully informed by the ideas expressed in these earlier initiatives.

Creating a Unique and Legible Destination

Great public spaces inspire civic pride and encourage people to come together. SOM has created such spaces around the world and understand how to design places that people identify with, use, remember, and love. The *Fast Forward Fort Lauderdale* plan captured the community's aspirations for a connected, resilient, green urban center, and the Central Beach Master Plan will establish building and streetscape design standards that enable this vision to guide future development.

SOM and its City Design Practice are well known for master plan and urban design projects that enrich the public realm. Historically, the best and most renowned urban districts have a distinctive character, a memorable feeling of place, and an ability to function efficiently. These things are desirable not only for livability, but for economic success as well. Our belief is that adherence to these principles will make cities better, even as they grow larger. We believe firmly that a healthy environment is of mutual benefit to both public and private builders of cities.

Our approach is to establish a strong and clear vision based upon simply defined principles. Our team of creative and accomplished urban designers and engineers bring fresh thinking to every project and strive to realize its inherent character through innovative planning and design solutions. Working collaboratively across our multidisciplinary team and with the diverse stakeholders, we will develop a plan that adheres to these site-specific principles and brings the 2035 Vision Plan to life.

A Collaborative Spirit

One of SOM's strengths lies in satisfying many different agendas and forging accord. Our mission has always been predicated upon working flexibly and diligently to reach agreement without sacrificing quality or beauty. Whether public or



private, our client's input, vision and needs are always the driver behind the finished product.

Gathering information, forming task forces, encouraging public input, maintaining an open process and ensuring participation from all stakeholders and users – and maintaining constant communication channeled through a main point person – are skills we have refined through more than seven decades of practice in completing hundreds of projects for cities and public institutions worldwide. This experience confirms the increasingly important role played by public sector entities in shaping and implementing where we live, work and play. To this end, the firm is intimately familiar and comfortable working with state, regional and city planning departments and commissions as well as donor groups, board members, community associations and civic groups.

Leveraging a Range of Expertise

Our team brings the diverse and complementary expertise needed to understand and address site constraints and develop the best design solutions. As a multi-disciplinary design firm, SOM is positioned to offer its clients comprehensive design services in the professional disciplines of urban design, city planning, architecture, civil engineering, building engineering, and interior design. Our work for the Central Beach Master Plan will be led by Jeffrey McCarthy, Managing Partner, and Peter Kindel, Associate Director of Urban Design and Planning, who both have extensive experience leading master planning and urban design projects. SOM's experience in the Fort Lauderdale area includes its current work with Florida East Coast Industries, Inc., as Lead Architect and Planner for All Aboard Florida, providing master planning and initial concept design for all state-of-the-art passenger rail stations and their associated transit-oriented developments in cities across Florida.

Our subconsultants bring a depth and breadth of expertise to comprehensively address the scope of work. Cadence, a landscape architecture and planning firm based in Fort Lauderdale that delivers smart design solutions and has a unique ability to engage in new ways with the surrounding community. Founded in 1999, Glavovic Studio Inc. is an award-winning design firm located in Fort Lauderdale that explores and produces contemporary architecture, art and urban design. Clarion Associates has substantial experience working in Florida, the Southeast and nation in preparing and rewriting award-winning development codes. Renaissance Planning Group, Inc. specializes in the integration of transportation, land use, urban design, and technology; Renaissance believes strongly in the value of collaborative planning that connects technical disciplines with meaningful public participation to comprehensively address challenges facing our communities. Flynn Engineering Services, P.A., another Fort-Lauderdale based firm offers a full range of Civil Engineering services for all types of development projects, and State Contracting is a certified Florida General Contractor with over 40 years' experience in South Florida construction.

We also understand from decades of project experience that additional, specialized expertise may be needed in the course of the project, as the planning process progresses. As an example, we intend to utilize economic research conducted during the creation of the existing plan. In the course of the project, if additional or updated economic analysis would be of value to meet the goals of the Central Beach Master Plan, we would look forward to working with the City of Fort Lauderdale to select an additional consultant.

We look forward to furthering discussing this opportunity to work with the City of Fort Lauderdale on the Central Beach Master Plan. Please feel free to contact us by phone or email with any questions regarding our proposal.

Sincerely,

Jeffery McCarthy, FAIA
Managing Partner
312.360.4409
jeffrey.mccarthy@som.com

Peter Kindel, AIA, ASLA
Associate Director, Urban Design and Planning
312.360.4370
peter.kindel@som.com

05

Statement of Proposed Services

Capability: Team Overview

Perhaps the most important element of our approach to planning is to assemble a team of individuals who are not only leaders in their fields, but who are also noted for their ability to work creatively in multi-disciplinary teams, sifting out the best ideas and developing achievable strategies in meeting the City's needs. Our team is organized around a tight but diverse group of highly creative individuals who bring top local and international talent and expertise.



Skidmore, Owings & Merrill

SOM's City Design Practice is the world's most awarded urban design and planning group with a decades-long record of innovative work on large, complex urban redevelopment projects. SOM combines experience in creating long-range plans for entire cities, city centers, mixed-use districts, education, healthcare and research campuses, and vibrant urban neighborhoods to provide thoughtful, sensitive and powerful planning solutions. Designs that maximize the harmony of humanity and nature are a hallmark of our practice.



Clarion Associates

Clarion Associates is a national land-use and zoning consulting firm founded in 1992, with offices in Florida, Chapel Hill, NC, and Colorado, and affiliate offices in Cincinnati, Chicago, and Philadelphia. No firm in the country matches the combination of land use and zoning, urban design, real estate economics, community development and planning experience of its principals. Clarion Associates has substantial experience working in Florida, the Southeast and nation in preparing and rewriting award-winning development codes.



Cadence

Cadence, Landscape Architecture & Urban Design, is a Downtown Flagler Village-based design practice focused on connecting physical and social landscapes. Co-founders Gage Couch and Rebecca Bradley utilize 13 years of professional experience in the South Florida and Gulf South hospitality design, campus design, and urban redevelopment markets to bring their clients progressive, sound, and contemporary design solutions.



Renaissance Planning Group

Renaissance Planning Group, Inc. is a planning, design, and policy analysis consulting firm specializing in the integration of transportation, land use, urban design, and technology. Renaissance recently completed work for the City of Fort Lauderdale's Economic Development Strategic Action Plan. Renaissance has also performed transportation planning and public involvement work for the Oakland Park Boulevard Transit P&E Study, which traverses a portion of the City of Fort Lauderdale.



Glavovic Studio

Founded in 1999, Glavovic Studio Inc. is an award-winning design firm located in Fort Lauderdale, Florida. Glavovic Studio explores and produces contemporary architecture, art and urban design that focuses creative processes and client oriented services that engage the environment and provide exceptional social value. Glavovic Studio projects create and capture a sense of place and a moment in time reorienting the region to the global community.



Flynn Engineering Services

Flynn Engineering Services, P.A. (FES) offers a full range of Civil Engineering services for development projects in the public and private sectors, including preliminary site evaluations and feasibility analysis; master plan engineering; roadway and parking facilities design; and environmental permitting. FES has completed over 300 development projects in the City of Fort Lauderdale in the past 21 years, including over 10 projects along the Fort Lauderdale Beach corridor between Sunrise Blvd and 17th Street.



State Contracting

SCEC is a certified Florida General Contractor offering more than 40 years' experience in South Florida construction. SCEC is known for succeeding on the most challenging of projects and is consistently chosen by previous clients for their new work – an indication of SCEC's commitment to meeting their needs with outstanding performance.

Approach: A Legacy Plan For A Legacy District

We believe that the Central Beach District is a place that is unique in Florida: a classic mid-century urban district that is emblematic of the best of Florida: walkable, diverse in scale and character, and varied in its land use and environmental characteristics. Our approach is to identify and enhance these salient characteristics while creating opportunities for continued evolution and economic growth.

We also believe in a true spirit of collaboration with our clients and project stakeholders. We have found that best results emerge from collectively identifying and selecting team members that can address the most important issues facing the study area and provide expertise where it is needed most. For the City of Fort Lauderdale's Beach District, SOM and our team have crafted a project approach based on six key themes. We believe these six themes will provide an effective touchstone to guide both the City and our consultant team through this exciting project. For more details on our project plan, please see page 44.

Theme 1: Establish a Collaborative, Integrated Process

To bring creative solutions to complex problems, our design teams integrate varied design, policy and technical disciplines, with the project planners at SOM synthesizing the best ideas that emerge. We greatly value collaboration with specialists inside and outside of our office who provide diverse expertise and perspectives. We have assembled a team that will provide the highest quality of service to the City of Fort Lauderdale.

Theme 2: Focus on Design Principles

Building upon The City's 2035 Vision Plan, we anticipate working with the Department of Sustainable Development, the community, and other stakeholders to identify the principles critical to the project's success. The Central Beach Master Plan will emphasize opportunities to create a great public realm, while incorporating needs for multiple modes of transportation, public space, and stormwater management. Working collaboratively across our multidisciplinary team and with stakeholders, we will begin to design solutions that adhere to site-specific principles.

Theme 3: Design at Every Scale

The best design solutions leverage opportunities at all scales, with small, site-specific interventions integrated with a larger vision and design framework. In our global practice, we pursue sustainability at all scales of development, from regional and city planning to the design of individual objects. We believe the Central Beach District presents opportunities at several scales: large urban planning gestures and small streetscape details. We will work with you to place each of these in its proper context.

Theme 4: Sustainability and Performative Design

Throughout the design process, we will develop sustainability strategies with a focus on performance and site-specific objectives. Performance metrics will give us feedback on whether our projects are optimizing various uses and services, such as stormwater management. SOM retains, on staff, a group of professionals specifically dedicated to high-performance design, specializing in subjects such as water, energy, and sustainable materials.

Theme 5: Proactive Project Management

To guide a time- and cost-efficient project delivery, Aaron May will serve as the Project Manager and key client contact. Our approach to management is based on realistic project schedules, the division of the project into understandable components, an objective decision-making process, and rigorous documentation. Effective project management keeps the client's goals in mind, monitoring the larger effort while delivering individual efforts required to achieve specific goals.

Theme 6: Stakeholder Engagement

One of SOM's strengths lies in satisfying many different agendas and forging accord. Gathering information, forming task forces, encouraging public input, maintaining an open process and ensuring participation from all stakeholders and users – and maintaining constant communication channeled through a main point person – are skills we have refined through more than seven decades of practice in completing hundreds of projects for cities and public institutions worldwide. Our team will work with the client to identify and engage relevant stakeholders and build upon our local collaborator's in-depth knowledge of the Fort Lauderdale community.

Select Experience

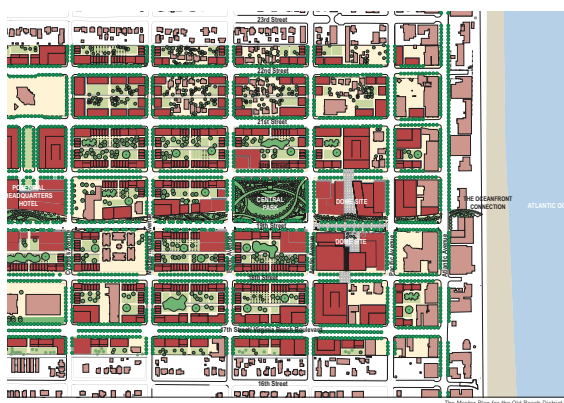
Waukegan Lakefront Downtown Master Plan WAUKEGAN, ILLINOIS

SOM worked with the City of Waukegan to examine possible scenarios for the redevelopment of this industrial city over the short-term as well as through the next century. In the first phase of the redevelopment process, SOM inventoried Waukegan's existing urban assets and developed plans for cost-effective ways to maximize these assets as an architectural billboard for the city's enormous potential. Planners proposed investing in existing assets such as the Genesee Theatre, a historic site in need of renovation. The plan also called for the upgrading and infilling of downtown commercial and housing sites, which could—as a whole—convey a sense of activity and renewal.



Virginia Beach 19th Street Corridor VIRGINIA BEACH, VIRGINIA

Following the popular and critical success of SOM's 2007 Virginia Beach Convention Center, the firm worked with the City of Virginia Beach to reinvigorate a network of neighboring streets. SOM's Master Plan utilizes Virginia Beach's 19th Street Corridor to connect the Convention Center with oceanfront resort areas, establishing a central artery of mixed-use spaces that spurred development in an under-served community.



Michael Reese Redevelopment Strategy CHICAGO, ILLINOIS

The 48-acre site of the former Michael Reese hospital presents a unique opportunity to add to Chicago's iconic lakefront, catalyze neighborhood revitalization, and expand Chicago's economic core. SOM led the creation of a redevelopment strategy in 2012-2013 with a team including Ginkgo Planning & Design, HR&A, SB Friedman, O-H Community Partners, and Vistara Construction Services. With clear design principles, it established a flexible framework for the City of Chicago to secure an anchor tenant and developer.



Orlando Naval Training Center Redevelopment ORLANDO, FLORIDA

SOM's Master Plan for the former Orlando Naval Training Center created a mixed-use community comprised of a collection of neighborhoods. The site consists of 1,100 acres of land, including two large lakes which total approximately 250 acres combined. The new development is integrated into the existing city street system and open-space network.



Downtown Chicago Public Realm and Riverwalk **CHICAGO, ILLINOIS**

Four plans by SOM have woven together downtown Chicago and created a pedestrian-friendly atmosphere in downtown Chicago: The State Street Renovation, Loop Lighting Project, Wabash Avenue Streetscape, and Chicago Riverwalk.

State Street Renovation

The nine-block State Street Renovation Project was a complete reconstruction of the roadway, sidewalks and other streetscape elements. SOM's design included the reintroduction of vehicular traffic onto the street; the creation of a streetscape that complemented the historic architectural character; the knitting of State Street back into the bustling Loop's urban fabric; and the creation of a new pedestrian-friendly atmosphere. In addition, SOM prepared design and sign guidelines for State Street that protect the historic buildings, while encouraging new building design to respect the unique character of the street.

Chicago Riverwalk Framework Plan

The framework plan establishes guidelines for the construction of a continuous walkway along the Chicago River in downtown Chicago. SOM's plan includes ramp and elevator improvements to establish universal access between street and river levels, loading and storage spaces to support river business operations, and landscape improvements to return plants and animals to the river corridor.



Breakers Avenue Streetscape **FORT LAUDERDALE, FLORIDA**

Cadence initially set forth a vision for Breakers Avenue in February 2012 as part of Tropic Magazine's North Beach Village design charrette. Since then, Cadence has worked with the North Beach Village Group to develop a more detailed schematic design for streetscape and building frontage along this key arterial running north to south in the heart of North Beach Village. Cadence proposed the removal of the existing median and the creation of 10 foot wide drive lanes, parallel on-street parking with options for parklet installation, a bike lane and a widened sidewalk with room for canopy trees.



FATVillage Arts District **FORT LAUDERDALE, FLORIDA**

Inspired by the many facets of art and technology layered within social and physical landscapes, Cadence established a streetscape vision that utilizes the context of the area and the historic importance the railway use to connect community and commerce. The space is designed to make visitors slow down and connect with their surroundings. NW 1st Avenue in FATVillage is a destination for Fort Lauderdale residents and visitors, a hub for local artists, and an art district on the edge of innovative ideas.



Staff Qualifications



Jeffrey J. McCarthy, FAIA **MANAGING PARTNER, SOM**

Jeffrey J. McCarthy is a Managing Partner in the Chicago office of SOM. Jeffrey has extensive experience providing design services for large, complex, mixed-use developments in the U.S., Europe and Asia. He is a High Performance Design leader of the firm and has spent the past several years developing SOM's High Performance Design methodology to guide the firm's sustainable design efforts.

Education

University of Illinois,
Bachelor of Architecture,
1973

Professional Registrations

Registered Professional
Architect in Illinois,
Arizona, Colorado, Florida,
Georgia, Massachusetts,
Michigan, Nevada, New
Mexico, New York, North
Carolina, Ohio, South
Carolina, Tennessee and
Texas

Registered Professional
Architect in Alberta,
Canada

National Council of
Architectural Registration
Boards (NCARB)

Professional Affiliations

Fellow, American Institute of Architects (AIA)
Urban Land Institute
Member, Royal Architectural Institute of Canada (RAIC)
Museum of Science & Industry, President's Council

Selected Projects

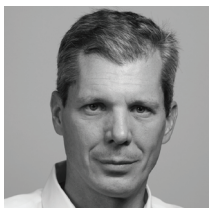
Barangaroo Central, urban design and master planning for the transformation of a 22 hectare vacant industrial harbor site on the high-visibility western edge of Sydney's signature bay. The evolving design for this strategic waterfront location combines civic, educational and recreational uses with spaces for living, work and leisure, Ongoing, Sydney, Australia

Fort Belvoir, Comprehensive military master planning, architectural, engineering and master development services for a six-year indefinite delivery contract.

Planning for the realignment and construction of approximately 6,000,000 sf of space as well as transportation systems and supporting infrastructure, 2011, Fort Belvoir, Virginia

Canary Wharf, Master plan, design guidelines and infrastructure engineering for multi-use development, 80 acres of site development, roadways, bridges and utility systems with structured parking for 6,000 cars, 1991, London, England

Metra 35th Street Station, New Commuter rail station on Metra's Rock Island Line to serve the neighborhood adjacent to the home of the White Sox, US Cellular Field and the Illinois Institute of Technology (IIT) campus. Program for 8-car platforms, warming shelters and stairs and ramps to an elevated right of way, 2009, Chicago, Illinois



Peter Kindel, AIA, ASLA **ASSOCIATE DIRECTOR, URBAN PLANNING & DESIGN, SOM**

As an Associate Director of SOM's Urban Planning and Design studio, Peter Kindel leads multidisciplinary teams in the planning and design of large-scale mixed-use projects as well as master planning for community and urban redevelopments. Peter approaches each urban design project with respect to the unique social, economic, environmental and geographical conditions inherent in each site.

Education

University of Pennsylvania,
Master of Architecture and
Master of City Planning,
1994

Michigan State University,
Bachelor of Landscape
Architecture (B. L.A.);
1986

Professional Registrations

Licensed Architect in the
State of Illinois

Professional Affiliations

American Institute of Architects
American Society of Landscape Architects
Urban Land Institute
Congress for New Urbanism

Selected Projects

Waukegan Downtown Lakefront Master Plan, Master Plan for the downtown and lakefront with revitalization strategy for the downtown, overcoming infrastructure barriers between downtown and harbor, maximizing the value of the harbor as a public amenity and development anchor,, Waukegan, Illinois, 2003

Virginia Beach 19th Street Corridor Master Plan, Master plan for 200-acre beachfront district recommended preservation of existing residential character while carefully integrating new context-sensitive development, 2002, Virginia Beach, Virginia

The Glen, Master planning and design to develop guidelines for building a livable, mixed-use neighborhood from naval air station facilities on 1,100 acres, 1996-2002, Glenview, Illinois

Completed at Topographis PC

Chicago Green Urban Design Guidelines Client: City of Chicago 2011, ASLA National Honor Award



Aaron May, AICP **ASSOCIATE DIRECTOR, PROJECT MANAGER, SOM**

As a project manager for SOM's City Design Studio, Aaron May has worked on a variety of large-scale, mixed-use urban design projects across the globe. He manages the day-to-day operations of the project team and serves as the key point of contact connecting the client, consultants, and design leaders across all disciplines within SOM.

Education

Masters in Architecture,
University of Wisconsin –
Milwaukee, 2005
Bachelor of Science in
Journalism, University of
Oregon, 2000

Professional Registrations

American Institute of
Certified Planners

Selected Projects

Michael Reese Hospital Redevelopment Strategy, Property redevelopment, strategic planning and consulting services for City of Chicago to create a long-term vision for the 50-acre site, 2013, Chicago, IL
Lakeside Master Plan, Master plan and infrastructure strategy for the redevelopment of 589-acre vacant industrial site on Chicago's south lakefront into a mixed use district. Ongoing, Chicago, Illinois

Panama City Convention and Expo Center, Master planning and architectural design for a 50,000 SM convention and exhibition center, including meeting rooms, ballroom, exhibit space, theater and support spaces, Ongoing, Panama City, Panama

Wuxi Lihu Lake New Town, Conceptual master plan for 2 parcels on 100-hectare site along Taihu Lake. Includes commercial, residential and hospitality components, 2010, Wuxi, China



Jennifer Skowlund, AIA, LEED® AP
ASSOCIATE, URBAN DESIGNER, SOM

Jennifer Skowlund is a senior architectural professional and urban planner whose design approach emphasizes the inextricable link between intelligent urban planning and high-quality architecture. With over seven years of professional experience in both architecture and urban planning, Jennifer's expertise covers a wide range of projects including affordable housing, neighborhood revitalization and urban infill.

Education

Mississippi State University,
Bachelor of Architecture,
2002

Professional Registrations

Registered Architect in
Illinois and the District of
Columbia

Professional Affiliations

American Institute of
Architects
American Planning
Association

Selected Projects

Lakeside Master Plan, Master plan and infrastructure strategy for the redevelopment of 589-acre vacant industrial site on Chicago's south lakefront into a mixed use district. Ongoing, Chicago, Illinois

Cleveland Clinic Weston Florida, Master planning and facility design, the 935,000 sf, 280-bed facility with a central indoor/outdoor space that provides improved wayfinding, materials distribution and access to public amenities, 2015, Weston Florida

Experience Prior to Joining SOM

Janie Poe Neighborhood Revitalization, Architecture, master planning, and revitalization of an existing public housing neighborhood with 218 new units configured in a mix of housing typologies including townhomes and apartment complexes, 2008, Sarasota, Florida

Townhouse Development, Architecture, master planning of a new townhouse neighborhood including 138 fee simple homes. The design includes multiple elevation options, exterior design and detailing for all units, 2008, Washington, DC



Cameron Barradale, RLA, LEED AP
LANDSCAPE ARCHITECT AND URBAN DESIGNER, SOM

Cameron Barradale is an urban designer in the Chicago office of SOM. He has over five years of varied experience in urban design and landscape architecture projects. He has led project teams in the visioning and construction of multiple community, park and public realm projects throughout the Southeast. Cameron's approach places a high emphasis on landscape, the public realm and urban context as a driver for placemaking.

Education

Harvard University Graduate
School of Design, Master
of Landscape Architecture
in Urban Design, 2012
Clemson University,
Bachelor of Landscape
Architecture, 2005

Professional Registrations

Registered Landscape
Architect in Illinois, South
Carolina
LEED Accredited
Professional

Selected Projects

Wuhan Riverfront Erqi Parcel, Master planning, architecture, and structural engineering for a green, transit-oriented business district, cultural center, and residential community connected to a public park along the Yangtze River, Ongoing, Wuhan, China

Experience Prior to Joining SOM

Portsmouth Downtown Design Manual (with CiteDesign); Established urban design guidelines and standards for Portsmouth's Downtown District. These will guide future development in the district encouraging a mixture of uses, quality architecture and street level detail, and a functional public realm that provides beauty and value, 2009, Portsmouth, Virginia.

Woodlake Public Realm (with CiteDesign), Visioning and design of a public realm overhaul for one of Richmond's most prominent planned communities. Considerations included: entrance program, streetscape design and intersection design, monument design and detailing, plant material and hardscape specification. Worked with community leadership, zoning officials and VDOT to take the design through zoning and subsequent construction, 2009, Richmond, VA

Town of Farmville Green Infrastructure Plan (with CiteDesign, National Parks Service), Greenways and urban infrastructure plan to link various destinations with throughout historic Downtown Farmville, 2009, Farmville, VA



Gage Couch, ASLA
CO-FOUNDER, CADENCE

Mr. Couch combines a traditional landscape architecture background with a progressive problem solving skill set and unique design solutions. Through his design he exhibits a respect for nature, a strong attention to detail and a dedication to sustainable solutions.

Education

Clemson University,
BLA, Landscape
Architecture, Magna
Cum Laude, 2005

Professional Affiliations

Riverwalk Fort
Lauderdale, Board
Member
American Society of
Landscape Architects

Selected Projects

North Beach Village, For the past year Cadence has collaborated with Swedish Developer, North Beach Village Group, to reimagine 27 properties nestled along side Fort Lauderdale's Beach. Cadence has worked to protect the integrity of the buildings, bring the outdoor space to a new level that serves the pedestrian and bike and automobile. Fort Lauderdale, FL

Fat Village Art District, After creating several tactical urbanism events and demonstration projects, Cadence has been hired by the property owner to serve as master planner for district. Fort Lauderdale, FL

Flagler Garden, Designed to be the City's first destination garden, this contemporary urban community garden will grow more than just fruits and vegetables. Flagler Garden is set to be a new example for the power of well designed outdoor space and its role as a place for authentic connection and inspiration. Fort Lauderdale, FL

Dan Marino Vocational Campus, Cadence is providing master planning services for the campus as well as detail design and construction documentation for the exterior of the site. Fort Lauderdale, FL



Rebecca Bradley, RLA, ASLA
CO-FOUNDER, CADENCE

Mrs. Bradley's relentless desire to create finds a rewarding existence at Cadence. She seeks to listen to her clients, offer open-minded solutions, render attention to details and provide an energetic vibe to keep innovation afloat. Mrs. Bradley will serve as the common local point of contact for SOM, Community Stakeholders and the City of Fort Lauderdale; lead the effort of the required public workshop components; and coordinate the various community stakeholder meetings in addition to supporting public realm and landscape architectural design.

Education

Louisiana State
University, BLA, 2001

**Professional
Registrations**

Registered Landscape
Architect, Florida and
Louisiana

**Professional
Affiliations**

Broward Cultural
Council Grants Review
Panel
American Society of
Landscape Architects

Selected Projects

North Beach Village, For the past year Cadence has collaborated with Swedish Developer, North Beach Village Group, to reimagine 27 properties nestled along side Fort Lauderdale's Beach. Cadence has worked to protect the integrity of the buildings, bring the outdoor space to a new level that serves the pedestrian and bike and automobile. Fort Lauderdale, FL

Fat Village Art District, After creating several tactical urbanism events and demonstration projects, Cadence has been hired by the property owner to serve as master planner for district. Fort Lauderdale, FL

Flagler Garden, Designed to be the City's first destination garden, this contemporary urban community garden will grow more than just fruits and vegetables. Flagler Garden is set to be a new example for the power of well designed outdoor space and its role as a place for authentic connection and inspiration. Fort Lauderdale, FL

First Presbyterian Church, Campus Master Planning for historic campus and collection of buildings located within 6 acres of native Oak Hammock habitat. Cadence is working with Church to redevelop some of the underutilized land as vibrant outdoor living and worship spaces focused enhancing connections in an exterior environment. Fort Lauderdale, FL



Craig Richardson, Esq.
PRINCIPAL IN CHARGE, CLARION ASSOCIATES

Craig Richardson is a planner/lawyer with 30 years of experience representing local government clients on a variety of planning and zoning matters, including development code updates, form-based regulations, incorporating sustainable development practices into codes, natural resource protection, adequate public facility regulations, infrastructure funding mechanisms like impact fees, affordable housing regulations, and character-based regulations.

**Professional
Affiliations**

Florida Bar Member,
25 Years
APA's national Zoning
Clinic

Craig has extensive experience managing code update projects of all types for Florida communities (e.g., Daytona Beach, Pompano Beach, Palm Beach County, Hillsborough County, St. Lucie County, Martin County, and Jacksonville Beach), as well other communities throughout the southeast and nation (Prince George's County, MD, Portsmouth, VA, C the Capitol region (Hartford) in Connecticut; Charlotte, High Point, and Fayetteville, NC; Greenville, Rock Hill, Beaufort County and Charleston County, SC; Biloxi, MS; and Teton City, WY). He has consulted with Florida local governments in the development and defense of comprehensive plans; he has also served as counsel of record in "in compliance" challenges.



Chris Duerksen, Esq.
SUSTAINABILITY ADVISOR, CLARION ASSOCIATES

Chris Duerksen, Esq., is a senior counsel at Clarion Associates. He has primarily represented local governments on a variety of land use and zoning matters and specializes in development code revisions, aesthetic regulations, growth management planning, and natural resource and scenic area protection strategies. In recent years, much of his work has focused on incorporating sustainable development practices into development codes. Examples of such work include managing code update efforts and code assessments in Washington, DC; the Capitol region (Hartford) in Connecticut; Miami-Dade County, FL; Salt Lake City, UT; Tucson AZ; Omaha, NE; and St. Louis County, MO. Chris conceived the model sustainable community development code concept, which was summarized in the APA Planning magazine article "Saving the World Through Zoning: The Sustainable Community Development Code" (January 2008), and directed the Model Sustainable Community Development Code Project at the Rocky Mountain Land Use Institute.

**Professional
Affiliations**

APA's National Zoning
Clinic



Stephen Sizemore, Esq., AICP
SENIOR ASSOCIATE, CLARION ASSOCIATES

Stephen Sizemore, Esq., AICP, is a Senior Associate in Clarion's North Carolina office. He is a planner and lawyer with over 30 years of experience preparing and implementing development codes, comprehensive plans, design standards and guidelines, and growth management policies for local governments.

Prior to joining Clarion, Stephen served in a number of planning related jobs in the public sector, and served as the Editor of Planning & Environmental Law for the American Planning Association.

While at Clarion he has worked on development regulations and code update projects in Pompano Beach and Daytona Beach, FL; Hilton Head Island, SC; Biloxi and Pascagoula, MS and Charlotte, Fayetteville, High Point, and Morrisville, NC; and . Powhatan County and Stafford County, VA. He has written on a variety of planning issues. Stephen holds a planning degree and a law degree from the University of North Carolina at Chapel Hill,

Professional Affiliations

American Institute of Certified Planners
 American Planning Association
 North Carolina State Bar



Margi Nothard
PRESIDENT / DESIGN DIRECTOR, GLAVOVIC STUDIO

Margi Nothard directs Glavovic Studio, Inc. as a creative design company for architecture, public art and urban design. Nothard founded the studio in 1999 with Terence O'Connor, RA in Fort Lauderdale. Glavovic Studio has become a leader in the architecture of cultural facilities, affordable housing and public space. The studio's completed housing, civic parks, museums, galleries and public art interventions integrate landscape, environment, architecture, culture and urban connections in a unified spatial and transformational experience.

Education

Master of Architecture,
 Southern California Institute of Architecture, 1992
 University of KwaZulu Natal, South Africa, 1986

Professional Registrations

NCARB Registered

Selected Projects

Young At Art, Museum Broward County Library, LEED Gold Certification, July 2012, County Library, Museum Exhibits, Art Institute with Art studios including painting, ceramics, 3D studios, photography, Administration, Separate Teen Center, Shared Programming Areas, including Library and café, conference areas and reading room. The main museum area includes 4 major exhibit areas and a Knight Changing Exhibit space, along with Administration and numerous outdoor programmed spaces. 2012, Davie, Broward County, Florida

NSU, Museum of Art, Major facilities upgrade at the MoA|NSU. Scope of work included Lobby, Renovation

Glackens Wing, façade storefront, Bridge-Stair addition, 2nd Floor Renovation of multiple Galleries. MoA Master planning, Identity, Signage, Wayfinding, Scrim Design, and MoA ArtPlaza. 2012, Fort Lauderdale, Broward County, Florida

Miami Beach Little Stage Theater and Skate Plaza Cultural Complex, 2.25 acre site consisting of park area and two existing historical buildings in the heart of Miami Beach. Concept proposes a series of layers - activities, vistas, spaces and experiences. A performing arts pavilion and a café/concession pavilion, and inventing a modular green wall system. 2008, Miami Beach, Dade County, Florida



Terence O'Connor, AIA
VICE-PRESIDENT, GLAVOVIC STUDIO

Terence O'Connor is Vice President and Senior Architect at Glavovic Studio since 1999 and has over thirty years of architectural experience in distinguished firms. Bringing a breadth of knowledge from the studios of SOM, Philip Johnson and others, O'Connor directs and oversees construction and execution of Glavovic Studio projects and processes providing key Project Team Supervision at all phases of the process.

Selected Projects

Sailboat Bend Apartments, Senior Affordable Housing, Renovation of 105-unit mid-rise Elderly residential building on the New River downtown. Program includes efficiency units, one and two bedroom units, a community room, outdoor plaza connecting the New River. Skin explorations highlight the organization of the building around the specifics of the program to site and units. New curtain wall and storefront perimeter enclosure creates a unique layering of views, and solar protection. Ongoing, Fort Lauderdale, Broward County, Florida

Kennedy Homes Affordable Housing Project, LEED Gold for Homes, 132 units on 8.5 acre site in downtown community, the goals are to develop a greenzone and

gateway to City of Fort Lauderdale and integrate in an existing Historic District. 2013, Fort Lauderdale, Broward County, Florida

Museum of Art, Nova South Eastern University, Major facilities upgrade at the MoA|NSU Edward Larrabee Barnes building over seven years include Lobby, Glackens Wing, façade storefront, Bridge-Stair addition, 2nd Floor Galleries. MoA Master planning, Identity, Signage, Wayfinding, Scrim Design, and MoA ArtPlaza integrated site specific art_Threshold. Over 5000SF of new landscaping added to the existing site. 2012, Fort Lauderdale, Broward County, Florida

Education

Rice University, Master in Architecture, 1977
 University of Florida, Bachelor of Design in Architecture, 1973

Professional Registrations

Registered Architect,
 State of Florida 1990
 AA-0013193
 NCARB 1985



Whit Blanton, FAICP

VICE PRESIDENT AND PRINCIPAL, RENAISSANCE PLANNING GROUP

Whit specializes in multimodal transportation planning, land use/transportation integration and strategic communications, leading many of the firm's major planning projects. His experience entails working with a diverse array of regional planning organizations, federal and state agencies, transit providers and local governments. He is a nationally recognized expert in transportation planning for compact, mixed-use development, performance measurement in transportation planning and funding/governance.

Education

Bachelors in Journalism,
University of Florida
Masters in Urban and
Regional Planning,
Florida State
University

Professional Affiliations

American Institute of
Certified Planners
APA Board of Directors

Selected Projects

East Altamonte Springs SunRail Station Area Plan: Whit serves as project manager for a team under contract with Seminole County to prepare a detailed station area master plan for the SunRail commuter rail station in Altamonte Springs.

Special Area Plans, Subarea Plans and Multimodal Transportation Districts: Since 2001, Whit has managed successful development, adoption and implementation of multimodal transportation districts as allowed by Florida law in the cities of Destin, Tarpon Springs and Kissimmee.

Master Plan for The Neck Area of Charleston and North Charleston: Whit served as project manager for a multidisciplinary team that completed a \$1.5 million comprehensive, multimodal master plan for a 27-square-mile area covering major portions of both the City of North Charleston and the City of Charleston that are home to the Port of Charleston and a range of neighborhood types.

Ocoee Multimodal Mobility Plan and Northwest Sector Study: Whit led a team that developed a Multimodal Mobility Plan for the City of Ocoee to support the City's redevelopment vision and economic objectives.



Nick Lepp, AICP

PROJECT MANAGER/SENIOR TRANSPORTATION PLANNER, RENAISSANCE PLANNING GROUP

Nick Lepp has over ten years of experience in travel demand modeling and integrated land use and transportation planning. He excels at technical analysis and uses his knowledge of Geographic Information Systems (GIS) to work with Renaissance's own community-based land-use planning model CorPlan, and multimodal sketch planning Tool CorMap with the Florida Standard Urban Transportation Model Structure (FSUTMS) to evaluate scenarios based on performance measures developed for the context of the community.

Education

B.S., Urban and
Environmental
Planning, State
College, Salem
Massachusetts

Professional Affiliations

American Institute of
Certified Planners
American Planning
Association

Selected Projects

Multimodal Mobility Plan - City of Ocoee, Florida: The plan developed a short and long term strategy of transportation improvements as well as a financial strategy to meet the mobility needs in the city for the future.

Impact Fee / Mobility Fee Update - City of Kissimmee, Florida: The elements of the plan included strategy that complements the Multimodal Transportation District and the rest of the City with a funding mechanism would use in place of Transportation Impact Fees to fund the projects in the plan.

Land Use Performance Measures for Travel Demand Modeling- METROPLAN Orlando, Florida: Renaissance is developing land use performance measures and a tool for METROPLAN Orlando to be used for the development of 2040 Socioeconomic data scenarios. The tool and performance measures will evaluate the balance of jobs and households as they relate to the productions and attractions generated by the model. The tool will assist local governments in the development of their 2040 socio-economic data sets to balance the jobs and households in a geographic area the shorten trip lengths and reduce Vehicle Miles of Travel (VMT)



Karen Kiselewski, AICP

PROJECT MANAGER, RENAISSANCE PLANNING GROUP

Karen's project experience is in municipal issues, multimodal and corridor planning, comprehensive planning, long range transportation planning, growth management, public participation, and special studies. Karen brings a comprehensive and integrated approach to her practice, linking topic areas often handled individually and fostering intergovernmental collaboration among agencies with varying roles and responsibilities.

Education

Master of Urban
Regional Planning,
Florida Atlantic
University
M.S., Computer Science,
Ohio State University
B.S. Mathematics,
California Institute of
Technology

Professional Affiliations

American Institute of Certified Planners, 2005, #019557
American Planning Association
WTS, Past President
South Florida Chapter Palm Beach Planning Congress

Selected Projects

Transit Needs Assessment – City of Palm Beach Gardens, Florida: Serving as project manager, Karen assisted the City of Palm Beach Gardens in developing recommendations for transit service enhancements for the City.

Fort Lauderdale Economic Development Strategic Action Plan – City of Fort Lauderdale, Florida: This project will prepare economic development strategic plans for six diverse geographic areas of the city. As a sub consultant, Renaissance will undertake a public information sharing and input gathering phase that will culminate in the preparation of a SWOT (strengths, weaknesses, opportunities and threats) analysis for each area. Karen serves as project manager.



Jay M. Flynn, P.E.
PRESIDENT, FLYNN ENGINEERING

Experience includes varied sites, terrains, and regulatory processes throughout the Southeast and Caribbean regions. Specializing in the engineering, governmental, and practical problems of civil engineering.

Education

Bachelor of Science, North Carolina State University, 1982

Professional Registrations

Registered Professional Engineer (Florida, North Carolina, Tennessee)

Professional Affiliations

American Society of Civil Engineers
 Florida Engineering Society
 National Society of Professional Engineers

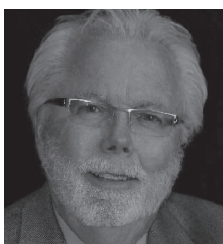
Selected Projects

The Escape, Fort Lauderdale Beach, Civil engineering design and permitting for this PUD on Fort Lauderdale beach.

Harbor Beach Entryways, Fort Lauderdale Beach, Civil engineering design, permitting and construction observation for this \$3 million neighborhood entryways improvement project for the Harbor Beach Neighborhood Association and the City of Fort Lauderdale.

Yankee Trader Hotel, Fort Lauderdale Beach, Civil design, permitting, and construction observation for renovations to this existing Fort Lauderdale Beach hotel. Site work included new streetscape on Granada St. and Seville St.

Marriott Harbor Beach, Fort Lauderdale Beach, Civil design, permitting, and construction observation for renovations to this existing Fort Lauderdale Beach hotel. Site work included DEP coastal permitting for the new beach front pool.



Timothy Smith, DBIA, CGC
PRESIDENT, STATE CONTRACTING

Mr. Smith has 44 years' experience in construction operations and management for civil, streetscape, highway, bridge, and commercial building projects in Florida. Mr. Smith is a Designated Design-Build Professional; he earned this designation from DBIA in 2006 after meeting the rigorous requirements of quantifiable experience and education in the design-build process. Under Mr. Smith's leadership SCEC was the first contractor in Florida to submit a Value Engineering Change Proposal to FDOT.

Education

Associate in Science, 1967, Broward College

Professional Registrations

Florida Certified General Contractor
 Designated Design-Build Professional, Design-Build Institute of America
 QC Manager, FDOT CTQP

Professional Affiliations

Florida Transportation Builders' Association
 Society of American Value Engineers

Selected Projects

East Commercial Boulevard Streetscape, CM at Risk project included streetscape and complex utility infrastructure improvements to the current beachfront areas and public spaces on Commercial Blvd. east of A1A. Lauderdale-By-The-Sea, FL

Port Everglades Inlet, Culvert and Canal Restoration, The inlet structure stabilization included restoration of canal banks and

repairs of discharge culvert piping that feeds FPL's Port Everglades Plant, Fort Lauderdale

Las Olas Streetscape and Reconstruction, Revitalization of two miles of Las Olas Boulevard with extensive demucking and soil stabilization with geogrid; the existing roadway had been built upon an older road and was slowly sinking. New turn lanes were constructed at the bridges to the neighboring islands. The adjacent seawall was repaired in multiple locations. Fort Lauderdale



Paul Carty, LEED AP BD+C, CGC
VICE PRESIDENT, STATE CONTRACTING

Paul Carty, SCEC principal, is among the most accomplished Construction Managers in South Florida and has extensive public and municipal experience. During his 26-year career, Mr. Carty has overseen the construction of streetscape beautifications, roadways, bridges, libraries, toll plazas, schools, underground infrastructure and other municipal projects.

Education

B.S., 1988, Building Construction, University of Florida

Professional Registrations

LEED Accredited Professional
 Florida Licensed General Contractor
 Green Advantage Certified
 Qualified Stormwater Management Inspector,
 Florida Department of Environmental Protection

Selected Projects

East Commercial Boulevard Streetscape, CM at Risk project included streetscape and complex utility infrastructure improvements to the current beachfront areas and public spaces on Commercial Blvd. east of A1A. Lauderdale-By-The-Sea, FL

West Commercial Boulevard Streetscape, Project Manager: CM at Risk project improved four existing mixed-use/business blocks on Commercial Blvd. Improvements to

the existing drainage system on FDOT's Commercial Boulevard were implemented under a JPA agreement with the FDOT and required roadway reconstruction. Lauderdale-By-The-Sea, FL

Port Everglades Inlet, Culvert and Canal Restoration, The inlet structure stabilization included restoration of canal banks and repairs of discharge culvert piping that feeds FPL's Port Everglades Plant, Fort Lauderdale

Estimated Timetables

		ASSESSMENT							
		8 WEEKS							
		1	2	3	4	5	6	7	8
City meetings		●			●			●	
Other stakeholders					●			●	
Council meetings								●	
Public workshops								●	
Central Beach Area		<ul style="list-style-type: none">- Collect all relevant past plans, projects for the area- Create an inventory of existing buildings and uses (buildings, parking, open space, vegetation, public realm)- Identify and document key issues related to the area- Using the base data collected and supplemented with written and statistical information, document and assess: land use; parks and open space; streets , transportation and mobility; business and economic development; physical and social infrastrcture; environment and sustainability; tourism							REVIEW
North Beach Area		<ul style="list-style-type: none">- Collect detailed data on existing right-of-way, sections, existing tree canopy and landscape patters, existing swale,drainage, sidewalk patters and conditions, parking (private and public).- Document and assess							
Unified Land Development Regulations		<ul style="list-style-type: none">- Review interim use ordinance, other policy memoranda and policy direction provided by the city							
Public Involvement		<ul style="list-style-type: none">- Organize Community and stakeholder input- Identify stakeholders and participants- Develop agenda and objectives- Conduct public outreach- Facilicate and lead first public meeting- Conduct stakeholder meetings through the process- Summarize and document input							
Deliverables		<ul style="list-style-type: none">- Physical Assesment Summary Report- Memorandum of Outstanding Policy Issues							



SCENARIO PLANNING												FINAL PLANNING STRATEGY																							
12 WEEKS												16 WEEKS																							
9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36								
	●		●			●		●		●			●			●			●		●					●									
						●				●																●									
																										●									
											●															●									
<ul style="list-style-type: none">- Prepare a preliminary summary of issues and opportunities- Clear principles organizing the district: uses, streets and circulation, parking, infrastructure, open space amenities and other relevant features will be identified.- Plan alternatives with cost implications and brief analysis of the economic risks and benefits of each of the alternatives will be evaluated												<ul style="list-style-type: none">- Design standards<ul style="list-style-type: none">- Consistent approach to highest priority built characteristics of built form and public realm- Unifying elements across building sites- Goals for addressing and connecting public realm amenities<ul style="list-style-type: none">- Goals for how buildings and open space shape community character																							
<ul style="list-style-type: none">- Prepare a preliminary summary of issues and opportunities- Clear principles organizing the district: uses, streets and circulation, parking, infrastructure, open space amenities and other relevant features will be identified.- Plan alternatives with cost implications and brief analysis of the economic risks and benefits of each of the alternatives will be evaluated- Breakers avenue study will identify opportunity areas, detailed street sections and plans												<ul style="list-style-type: none">- Breaker’s avenue study:<ul style="list-style-type: none">- Detailed street sections, street plans and studies will be undertaken for the breaker’s avenue																							
<ul style="list-style-type: none">- Conduct interviews with city staff;- Conduct interviews with stakeholders from the study area- Conduct a reconnaissance												<ul style="list-style-type: none">- The amendments will follow the structure and elements agreed to in the annotated outline.- It will include commentary where necessary to explain changes from current practice and the rationale behind new provisions- Provide draft to the city and make the agreed-upon changes- Public hearing and work sessions with city officials																							
<ul style="list-style-type: none">- Organize Community and Stakeholder Input- Conduct public outreach- Facilitate and lead second public meeting- Conduct stakeholder meetings through the process- Summarize and document input from stakeholders and public meetings												<ul style="list-style-type: none">- Organize Community and Stakeholder Input- Conduct public outreach- Facilitate and lead third public meeting- Summarize and document input from stakeholders and public meetings																							
<ul style="list-style-type: none">- Plan alternatives briefing book- Evaluation matrix- Draft Preferred Plan for Central Beach Area and North Beach												<ul style="list-style-type: none">- Final Preferred Plan and Design Guidelines document- Final Draft ULDR Amendments Document- Final ULDR Amendments Document																							
REVIEW												REVIEW																							
FINAL DOCUMENTATION												FINAL DOCUMENTATION																							

06



Business Licenses

Skidmore, Owings & Merrill Florida LLC



Skidmore, Owings & Merrill Florida LLC is the legal entity of Skidmore, Owings & Merrill LLP that performs work in Florida.

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS					
Detail by Entity Name					
<u>Foreign Limited Liability Company</u>					
SKIDMORE, OWINGS & MERRILL FLORIDA LLC					
<u>Filing Information</u>					
Document Number	M12000004163				
FEI/EIN Number	460558622				
Date Filed	07/23/2012				
State	DE				
Status	ACTIVE				
<u>Principal Address</u>					
14 WALL STREET NEW YORK, NY 10005					
<u>Mailing Address</u>					
14 WALL STREET NEW YORK, NY 10005					
<u>Registered Agent Name & Address</u>					
CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301-2525					
<u>Authorized Person(s) Detail</u>					
Name & Address					
Title MGR					
SOM FLORIDA LLC 14 WALL STREET NEW YORK, NY 10005					
<u>Annual Reports</u>					
Report Year	Filed Date				
2013	05/01/2013				
<u>Document Images</u>					
05/01/2013 -- ANNUAL REPORT		View image in PDF format			
07/23/2012 -- Foreign Limited		View image in PDF format			

Cadence Collective, LLC

RICK SCOTT, GOVERNOR	STATE OF FLORIDA	KEN LAWSON, SECRETARY
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION		
BOARD OF LANDSCAPE ARCHITECTURE		
LICENSE NUMBER		
LC26000448		
The LANDSCAPE ARCHITECT BUSINESS Named below HAS REGISTERED Under the provisions of Chapter 481 FS. Expiration date: NOV 30, 2015		
CADENCE COLLECTIVE, LLC CADENCE 3840 NW 7TH AVENUE OAKLAND PARK FL 33309		
		 

Glavovic Studio Inc.

RICK SCOTT, GOVERNOR	STATE OF FLORIDA	KEN LAWSON, SECRETARY
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION		
BOARD OF ARCHITECTURE & INTERIOR DESIGN		
LICENSE NUMBER		
AA0003643		
The ARCHITECT CORPORATION Named below IS CERTIFIED Under the provisions of Chapter 481 FS. Expiration date: FEB 28, 2015		
GLAVOVIC STUDIO INC 215 SW 14TH AVE FORT LAUDERDALE FL 33312		
		 

Clarion Associates LLC

Detail by Entity Name

Foreign Limited Liability CompanyCLARION ASSOCIATES LLC

Filing Information

Document NumberM02000003082FEI/EIN Number841290530Date

Filed11/20/2002StateCOSStatusACTIVELast EventLC NAME CHANGEEvent Date Filed04/02/2014Event Effective DateNONE

Principal Address

621 17TH STREET

2250

DENVER, CO 80293

Changed: 01/19/2009

Mailing Address

621 17TH STREET

2250

DENVER, CO 80293

Changed: 01/19/2009

Registered Agent Name & AddressNRAI Services, Inc.

515 E. Park Avenue

Tallahassee, FL 32301

Name Changed: 03/19/2013

Address Changed: 03/19/2013

Authorized Person(s) Detail**Name & Address**

Title MGR

GOEBEL, R. MATTHEW

621 17TH STREET, SUITE 2250

DENVER, CO 80293

Title MGR

RICHARDSON, CRAIG

101 MARKET ST. #D

CHAPEL HILL, NC 27516

Title MGR

HERMAN, BEN

401 MASON COURT, SUITE 101

FORT COLLINS, CO 80524

Annual Reports

Report Year	Filed Date
2012	01/18/2012
2013	03/19/2013
2014	02/05/2014

Document Images

State of Florida

Department of State

I certify from the records of this office that RENAISSANCE PLANNING GROUP, INC. is a corporation organized under the laws of the State of Florida, filed on August 12, 1999.

The document number of this corporation is P99000073599.

I further certify that said corporation has paid all fees due this office through December 31, 2014, that its most recent annual report/uniform business report was filed on April 11, 2014, and its status is active.

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eleventh day of April, 2014*



Ken Datzner
Secretary of State

Authentication ID: CC9820378353

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

<https://efile.sunbiz.org/certauthver.html>

Flynn Engineering Services, P.A.

State of Florida

Board of Professional Engineers

Attests that

Flynn Engineering Services, P.A.



is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.

Expiration: 2/28/2015

Audit No: 228201500448

Certificate of Authorization

CA Lic. No:
6578

State Contracting and Engineering Corporation

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AC# 6168589

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L12062001066

DATE	BATCH NUMBER	LICENSE NBR
06/20/2012	118207323	CGC1505600

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2014

SMITH, TIMOTHY MICHAEL
STATE CONTRACTING & ENGINEERING CORPORATION
484 LANTERNBACK ISLAND DRIVE
SATELLITE BEACH FL 32937

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

07

Work Plan

Meeting the City of Fort Lauderdale's Needs

Project Understanding

Fort Lauderdale completed a draft Central Beach Master Plan in 2011 to set the course for future development patterns and public improvements in the Central Beach area. Fort Lauderdale's barrier island is one of South Florida's most notable destinations, and the Central Beach Master Plan would act as a catalyst for further enhancements on the Barrier Island.

The upcoming Master Plan will update and finalize the principles and design standards to not only guide future development but to improve the strategic importance, livability, and economic sustainability for the whole district. The objective is to create clear, achievable goals that will transform the district into a vibrant, revitalized district. We understand the primary and most important goal of this project is to provide a set of principles and design standards and prepare ordinance amendments to implement the design standards. We realize that there will be several important steps to reach that goal.

A key outcome of this process will be an updated Final Central Beach Master Plan, North Beach Study, Urban Land Development Revision text changes and an action plan identifying priority projects.

In the course of creating the updated master plan for the Central Beach Area it is necessary to bring forward important previous work. We understand that SOM and its team will have access to all relevant planning documents.

Importance of Stakeholder Input

Active participation by the neighborhood residents, community leaders, and stakeholders is central to the development of the Master Plan. Our team will work early on with the City to create and implement a public involvement program to present and get input at critical stages of the project. Besides community meetings, the meetings will include individual stakeholder meetings with key residents, private developers, neighborhood representatives and associations, public representatives and agencies.

In all, we anticipate a total of two public workshops, four to five individual stakeholder meetings and presentations to the decision-making bodies as requested. Besides these we anticipate a meeting with the core City of Fort Lauderdale planning team every two weeks through the entire project. We look forward to engaging with the City of Fort Lauderdale and all the relevant stakeholders on this important effort and welcome their input into the process. We see this input as an exceptional benefit to us as we perform our work and to the final products our team creates.

Our Team

Based on the above understanding of the Project, SOM and its team members wish to reiterate their enthusiasm and eagerness to assist you with this effort. We are uniquely qualified for this assignment based not only on the work of our team in the region and our local knowledge but also based upon SOM's 77-year history of providing design and planning excellence throughout the world. We have knowledge and experience in creating successful urban areas. What further distinguishes this team from its competitors is the clarity of our design decisions and communication expertise. Great planning and design concepts are only as effective as the degree to which people can understand and act upon those concepts. Therefore, this team will spend significant time and resources in the clarification and communication of our concepts and recommendations. This clarity is achieved through a highly collaborative process in which SOM, our consultants, and the client discuss and bring forth the most important initiatives for this project.

Approach:

Our team recommends a three-phase process to accomplish each of the goals of the project, outlined in the following pages and illustrated in the Estimated Timetable on pages 34-35.

1. Inventory & Assessment
2. Scenario Planning
3. Final Planning Strategy

Work Plan

Phase 1: Inventory & Assessment

Kickoff Meeting

We believe in the spirit of collaboration and have a strong history of working closely with elected city leaders and government agencies to prepare planning studies to help guide future growth while preserving the priceless aspects of local character and its defining community qualities. A critical aspect of the planning process will be centered on our ability to listen well to the City and key stakeholders.

The consultant team will meet with representatives of the City to initiate the project. At this meeting, the consultant team and the City's planning team will finalize the scope of work and establish the goals for the project. We will establish a set of project management processes to ensure efficient execution of the project, including meeting planning, exchange of data and points of contact. During this meeting, the Team will present a preliminary reconnaissance on Site conditions and trends to engage immediately in strategic discussion.

Central Beach Area Study

The Inventory and Assessment Phase is an important first step in preparing the deliverables defined in the RFP. This phase will allow the team to gain a complete understanding of the area under discussion, the history and changes to these areas and key issues. All recent plans that address the study area will be studied. The team will conduct field verification trips and will gather information. Typically, the team conducts a photographic record of major streets, in the case of Central Beach Master Plan, since some data exists from the recent Draft study, the team will undertake a confirmation and update strategy for existing buildings and uses. Base maps suitable for the planning process will be prepared. We will also record in detail roadway orientation, traffic control, identification of existing sidewalk and pedestrian and bicycle path locations, and linkages with and between key activity areas, transit facilities, major arteries and bridges. We will also identify existing directional and way-finding signage including locations and visibility to study area parking, transit and, pedestrian amenities.

Along with the physical assessment, the team will undertake a review of the City's zoning ordinance for the study area and understand the codes and issues impacting current and potential future developments.

North Beach Area Study

A detailed site assessment will be conducted for the North Beach area. District-wide conditions will be documented and assessed regarding land use and ownership, current occupancy status, development density, access and circulation, transportation and parking and open space amenities. Detailed data on existing right-of-way, sections, existing tree canopy and landscape patterns, existing swale, drainage, sidewalk patterns and conditions, parking (private and public).

Benchmarking

As part of this phase, we will identify and prepare a summary of comparable development projects and best practices nationally and internationally to understand similar opportunities and constraints as our project. This summary will also help the team and the client study and review best practices.

Initial Review of Background Documents and Other Relevant Materials related to ULDR update

As a first step, Clarion will review in detail the relevant background materials, including but not limited to:

- The updated Central Beach Master Plan and Design Guidelines;
- The vision, other planning documents and related materials for the North Beach Area
- The Interim Use Ordinance;
- Other policy memoranda and policy direction provided by the city;
- The ULDRs;
- The comprehensive plan; and
- Other relevant plans, ordinances, and policy documents identified by the city related to the ULDR amendments to implement the Central Beach Master Plan.

Clarion will prepare a Memorandum of Outstanding Policy Issues that identifies issues not addressed in the master plan, for which direction needs to be provided by the city before the draft amendments can be completed.

Community Outreach Kickoff Meeting

Active community participation by the neighborhood residents, community leaders, and stakeholders is central to our mission. During the initial phase we will establish a master list of stakeholders and public to be invited to the public meetings based on existing information from the City. A full mailing list of organizations and individuals to be kept informed of public engagement opportunities throughout the process will be compiled. We will prepare stakeholder and public meeting agendas, conduct outreach and facilitate the public meetings.

The team will conduct a kickoff meeting with the community to enable stakeholder participation. We will learn about community hopes and concerns about development in the Central Beach Area and the North Beach Area and make clear the need to ensure an economically sound and programmatically appropriate approach. We will also share the timeline for the planning process and highlight opportunities for participation in subsequent community meetings and by other means.

Review

At the end of each phase there will be a one-week review period for the City to review and provide critical feedback.

Deliverables:

- **Physical Assessment Summary Report** will summarize the above findings into topical fact sheets and will be supported with graphic findings and analytical maps. The report will summarize the physical and functional issues influencing the study area.
- **Memorandum of Outstanding Policy Issues** that identifies issues not addressed in the master plan

Phase 2: Scenario Planning

Central Beach Area

The purpose of this phase is to take the information gathered in the inventory and assessment phase and begin to form basic planning alternatives and propositions. This phase will begin to consolidate and record the information from the past studies and new data analyzed. The team will prepare a preliminary summary of issues and opportunities as identified by the stakeholders, community and the Client.

Based on the key planning decisions taken by the team, stakeholders, and the client clear principles organizing the district: uses, streets and circulation, parking, infrastructure, open space amenities and other relevant features will be identified. Key themes will be defined and an updated vision for the City Center will be developed. We will prepare draft planning principles addressing land use and development, the public realm of streets, plazas and parks, transit, transportation, the waterfront, open spaces and environment and any other relevant issues. The cost implications and brief analysis of the economic risks and benefits of each of the alternatives will be evaluated.

North Beach Area

As we develop the planning principles for the Central Beach Area, we will start to focus in on the North Beach Area. The area holds a unique opportunity to become a mixed-use “village.” The focus and momentum in the past 30 months for this area has spawned from several occurrences creating the tipping point for the study to commence, such as the acquisition of a multitude of properties, a rise in interest to pay tribute and build upon the unique mid century modern architecture found in this particular area, and a rise in interest about the possibilities of Breakers Ave. as a people street. Conceptual drawings designed by Cadence showed that this avenue can offer a different strolling appeal compared to it’s neighbor along A1A. A city-wide effort to implement “complete streets” also shows a commitment to making the pedestrian the primary concern when addressing public streetscape and new building development guidelines.

There is interest from the local community as well as the development community. The input from the North Beach workshop, from the community showed a deep interest in improving walkability, pedestrian amenities and open spaces in the area. Our team will look at these with a holistic approach and identify opportunities. Key planning principles will be developed and a clear organization framework of uses, streets and circulation, pedestrian connections, parking, open space amenities and other relevant features will be identified. The cost implications and a brief analysis of the economic risks and benefits of each of the alternatives will be evaluated.

The following elements of the Plan will be summarized:

1. Development Form, Land Use Content and Mix

- Preferred Land Use Allocation
- District Amenities
- Refined Development Typologies –Retail, Entertainment, Commercial, Residential, Other
- Refined Overall Urban Form and Massing
- Key Characteristics of the buildings on each parcel including: Use, Orientation, Building Footprints and Building heights
- Updated Development Area Summary

2. Open Space & Public Realm

- Open Space Hierarchy – Parks, Plazas, Gardens and Waterfront Edges
- Outdoor Amenities / Play Space
- Design Character

3. Accessibility

- Connectivity to the wider area
- Street Framework and Hierarchy
- Detailed Street Typologies & Sections
- Pedestrian Routes
- Parking Strategies and Allocation
- Service Strategies

Breaker's Avenue Study

A more comprehensive study of the Beakers's Avenue will be undertaken to propose the avenue as a model project. Detailed street plans and right-of-way sections will be developed for further study.

Clarion will analyze and compare these documents, in particular the policy direction and design guidelines and other regulatory direction established in the updated Central Beach Master Plan and Design Guidelines. This background review will form the basis for the initial interviews described below.

After completion of the background review, Clarion will make a one and one-half day trip to the city to

- Conduct interviews with city staff;
- Conduct interviews with stakeholders from the study area; and
- Conduct a reconnaissance.

The interviews will involve discussions about the updated master plan and design guidelines, in particular issues where there is a lack of detail or the additional need for policy guidance for regulatory purposes in the master plan. These discussions will give Clarion a better understanding of the policy direction provided in the plan, as

well as areas where policy direction is still needed for regulatory purposes.

The Memorandum of Outstanding Policy issues will be provided to city staff, who will consult with the appropriate sources in the city, and provide the needed policy direction requested in the memorandum, in writing.

Upon receipt of a response and policy direction from the city officials on the Memorandum of Outstanding Policy Issues, Clarion will prepare an Annotated Outline of the ULDR Amendments (approximately 10-15 pages). The first draft of the document will be for internal staff review only. That review will allow staff to provide Clarion with substantive feedback. After receiving one set of written consolidated comments from staff, Clarion and city staff will reach consensus about any changes that need to be made to the annotated outline, and Clarion will make the agreed-upon changes. The Annotated Outline of ULDR Amendments will then be made available to the public by city staff, and city staff will consult with the appropriate sources in the city, and provide direction about any changes (if any), that need to be made to the annotated outline.

Intermediate planning workshop

As part of this phase, the Team will share up to three preliminary plan alternatives that include proposed land use programs, planning and development principles, and conceptual layout of uses and infrastructure. The team will present the brief economic risks and benefits of each alternative and cost implications. The meeting will also act as a Preferred Plan or Strategy selection meeting. The preferred strategy will then be developed in the next stages of design guidelines. Based on the feedback from the City we will refine the alternatives for community engagement presentation.

Plan Alternatives Community & Stakeholder Meeting

The team will conduct a Plan Alternatives Meeting to solicit community feedback to guide the development of the Preferred Plan. We propose not only to present physical plan alternatives but also communicate the economic rationale for the concepts. We will engage the participants in a goal-oriented discussion of the plan options based upon input received in the kickoff meeting and how the plans might be improved to respond to local needs and aspirations.

Deliverables

- **Plan alternatives briefing book** including development principles, physical plan alternatives and annotated diagrams, cost estimates and phasing strategies.
- **Evaluation matrix** to compare alternatives
- **Draft Preferred Plan for Central Beach Area and North Beach**

Phase 3: Final Planning Strategy

Based on the feedback received from the City, the stakeholders and the community, a preferred plan will be further updated and refined. This plan will portray an engaging vision for the Site and will establish a clear organizational framework for public realm improvements. Guiding design standards will be developed for the final preferred plan.

Design Standards

During this task, SOM will prepare a set of design standards for future development. The purpose of the standards will be to summarize overall design goals and set the priorities for future building design, site planning, public realm design, and urban infrastructure design for the overall district.

Design Goals and Overall Design Approach

- Consistent approach to highest priority built characteristics of built form and public realm
- Unifying elements across building sites
- Goals for addressing and connecting public realm amenities
- Goals for how buildings and open space shape community character
- Architectural Design / Building Elements / Materials
- Landscape / Public Realm Design Character
- Public Space
- Plot Boundaries
- Ground Floor Plan Parameters – Frontages/Entries/Activities
- Low-Rise/Mid-Rise/High-Rise Plan Parameters
- Maximum Building Envelope
- Max/Min Building Heights
- Required / Suggested Building Frontages
- Setback Requirements / Minimum Distances between Buildings
- Maximum Site Coverage
- Allowable Built Up Area
- Access and Parking Strategy

Update to the Unified Land Development Regulation

Clarion will prepare draft ULDR Amendments. The amendments will follow the structure and elements agreed to in the Annotated Outline. The amendments will emphasize the use of graphics (which shall be provided in the updated Central Beach Master Plan and Design Guidelines). It will include commentary where necessary

to explain changes from current practice and the rationale behind new provisions. It will be structured so it can be seamlessly included in the current ULDRs.

As with the Annotated Outline, Clarion will prepare a “staff draft” of the ULDR amendments, for internal staff review only. City staff will consolidate and reconcile their comments and present them in written form to the consultant team.

Public Review Draft and Meetings

After receiving one set of consolidated comments from city staff, Clarion and staff will reach consensus about revisions, and Clarion will make the agreed-upon changes. The public review draft would then be made available to the public by City staff.

Once the draft is sent out for public review, Clarion will conduct work sessions or a public hearing, with the review boards deemed appropriate by city staff. The purpose of these meetings is to receive comment and input and direction on the draft.

Public Hearing Draft of ULDR Amendments

Based on input from the public and the review boards during Task 2, Clarion will make the necessary changes to the draft ULDR Amendments, and deliver a Public Hearing Draft to city staff. This draft will include illustrations (prepared as part of the updated Central Beach Master Plan and Design Guidelines). It will be produced in a common word processing format (Microsoft Word). The draft will be provided to city staff, who will make it available to the public.

Public Hearings and Work Sessions

Once the Public Hearing Draft of the ULDR Amendments are made available, Clarion will attend one public hearing or work session to present the Public Hearing Draft and answer questions. Clarion will be available to attend additional public hearings and work sessions on a time and materials basis.

- **Final Preferred Plan and Design Guidelines document** including annotated plan drawings, illustrative imagery, infrastructure concepts, street sections, street plans, cost estimates and phasing strategy.
- **Final Draft ULDR Amendments Document**
- **Final ULDR Amendments Document**

08

Available Resources

Available Resources

SOM has a substantial number of ongoing projects worldwide, and internal management teams balance the needs of existing project and new commissions through the use of short and long term planning techniques. These techniques ensure that the resource needs of each project are met and that future projections as they come to fruition are anticipated.

The balance of these workload projections allows us to properly assign our resources to existing projects, and, with flexible schedule management, introduce new commissions. This allocation of resources is also carefully reviewed to maintain the team continuity through all phases of the project. We are confident that we can service your project and are available to commence work on it immediately.

09

Additional Services Available

Additional Services Available

Planning and Urban Design

SOM provides complete planning and urban design services. Planning studies are essential to large-scale developments and to the integration of individual projects within existing urban and suburban fabrics. SOM's planning expertise includes:

- Master Planning and Site Planning
- New Town Planning and Design
- Community and Neighborhood Planning
- City Planning
- Reuse / Preservation Planning and Design
- Transportation Planning
- Energy Conservation Planning
- Regional Planning
- Landscape Planning and Design
- Computer-Assisted Analysis and Information Systems

Architecture

SOM's architects design different types of facilities and structures with a wide range of design criteria. Each project is viewed as a new, unique challenge that requires a carefully evolved solution. Continuity in the design team promotes the success of every project by addressing the challenge and the solution as well as establishing a level of quality and integrity for the project.

The core of SOM's teams consists of Project and Design Partners, a Project Manager, a Technical Coordinator and a Senior Design Architect. These team members communicate with the client to create the best designs and fulfill each client's needs. It is this interaction and SOM's respected legacy that continues to advance the innovative thinking and progressive design found in our architectural projects.

Structural Engineering

The Structural Engineering department is comprised of individuals with extensive education and expertise in structural engineering and computer applications. SOM is well known for its structural innovations in high and low-rise building systems. In cooperation with prominent construction industry leaders, SOM engineers have developed and implemented many new structural concepts that have become industry standards today and which produce cost-efficient design using the latest construction techniques and systems.

Civil Engineering

The SOM Civil Engineering group plays an important role in the multi-disciplinary team that is formed for each project. In conjunction with the planning and architectural disciplines, SOM's Civil Engineers work to delineate the major components of site development, including roadways, parking lots, utilities, grading, and water features. This group is brought in at the earliest stages of the project when comprehensive site surveys must be performed in order to identify potential development opportunities and constraints.

Mechanical, Electrical and Plumbing Engineering

SOM's Sustainable Engineering Studio is a diversified team of professionals who provide services for corporate, industrial, commercial, residential, municipal, and institutional buildings. The staff includes mechanical, electrical and plumbing engineers, representing expertise the following areas: heating, ventilating, air conditioning and refrigeration systems, energy conservation, lighting and power utilization, communication and security systems, fire and life safety systems, emergency power systems and sanitary engineering.

High Performance Design

High Performance Design (HPD) is a comprehensively integrated approach of planning, architecture, and engineering to realize the highest level of sustainable performance. We have developed a rigorous HPD methodology and baseline energy, water, and carbon performance metrics to be applied to all SOM projects. These metrics help guide project teams and benchmark stringent standards for the firm to uphold.

BIM

SOM currently undertakes all projects using BIM systems. The main BIM platform at SOM is Autodesk Revit and all projects produced by SOM's office use this platform from Scheme Design stage onwards. BIM's clear advantages for improving project collaboration are fuelled by its database-driven architecture. Cross-disciplinary systems, as well as interoffice projects, can be readily coordinated and checked, thereby expediting drawing output, structural and mechanical details, and all component schedules.

Fee Schedule

Additional services outside the Scope of Work in this proposal will be billed using the hourly rates listed in Section 2, Cost Proposal Page. Hourly billing rates for SOM personnel are as follows:

Partner	\$400
Director	\$400
Associate Director	\$275
Associate	\$215
Professional Group F	\$205
Professional Group E	\$175
Professional Group D	\$150
Professional Group C	\$140
Professional Group B	\$105
Professional Group A	\$90

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Client References

Client References

Reference 1:

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