# PRESENTED TO: THE CITY OF FORT LAUDERDALE FLORIDA July 6, 2023 Design Criteria Packag Federal Courthouse Parking Garag IALIFICATION **Project # 12687**

IN COLLABORATION WITH:



LANGAN









100 S.E. 3rd Avenue | 10th Floor | Fort Lauderdale, Florida 33394 Contact: Christian Luz | 954.526.6464 | cluz@desman.cum



July 6, 2023

City of Fort Lauderdale, Procurement Services Division Attn: James Hemphill, Procurement 100 N. Andrews Avenue, 6th Floor Fort Lauderdale, FL 33301

RE: Proposal in Response to RFQ Event #122

**Design Criteria Package – Federal Courthouse Garage** 

**Project #12687** 

Dear Mr. Hemphill:

DESMAN, and the world-class team we have assembled, offers the City of Fort Lauderdale (City) unparalleled experience and expertise in all stages of project development from our locally-based team. Our services range from planning and programming, development of design criteria, cost estimating, scheduling, consensus building, and endorsement, through construction observation/oversight and project close-out and we have custom tailored our services to meet your Request for Qualifications (RFQ).

DESMAN is an award-winning and industry-leading firm specializing in parking consulting, planning, design, and restoration of both cost-efficient and aesthetically pleasing stand-alone and mixed-use parking facilities within the United States and Internationally. We have been in business for over 50 years and employ approximately 100 professionals located in nine offices across the country, including locally, in Fort Lauderdale, Florida. The firm was founded in 1973 as an abbreviation for Design Management with the vision to combine creativity with innovation and sound design principles using reliable technical and organizational practices.

As we understand the RFQ, the Federal Courthouse is currently located at 299 E Broward Boulevard and will be relocating to a site due south at the NE Corner SE 3rd Avenue and SE 11th Street. The City with the Federal Government has partnered in an agreement to design and build a parking facility (the project) to serve the courthouse on Federally-owned land. The parking garage will serve as the primary public parking facility servicing the courthouse during business hours. This will be a paid parking facility, using the City's established payment methods and will include EV charging stations. Our Scope of Services for the Design Criteria Package (DCP) describes how we (DESMAN or DESMAN team) propose to provide Professional Architectural and Engineering services in preparation for the DCP. We understand from past involvement in hundreds of DCP-related assignments (from both the owner and bidders' perspectives), that the purpose of the DCP is to furnish sufficient information to permit Design/Build (D/B) firms to prepare a bid or a response to the City's Request for Proposals (RFP), or to permit the City to enter a negotiated D/B contract for a 350-space, multilevel garage. Your DCP, at a minimum, will specify performance-based criteria for the project, including site survey information, material quality standards, a 30 percent design package, design standards/specifications for the project, engineer's opinion of probable construction costs, design and construction schedules, site development requirements, provisions for utilities, stormwater management, permitting regulations and 3D rendering of concepts.

The proposed Project Manager will be Christian R. Luz, Associate Vice President. This is a role Chris has held with the City of Miami Beach as the lead firm on six (6) different DCP mixed-use parking garage projects, as well as acting as Deputy Project Manager for the proposed at the Miami International Airport Employee Garage #6 DCP. Chris is a registered professional engineer and a certified planner with over 30 years of experience as a parking consultant. He is also a certified Parksmart Advisor through the US Green Building Council. Timothy Tracy, Executive Vice President and Principal-in-Charge of the Florida practice will provide invaluable expertise and experience in all areas of preparing the design criteria package through construction administration, similar to his roles with the City of Miami Beach DCP



projects. Tim is also the lead for DESMAN on two recent DCP projects for Port Canaveral to provide parking consulting and structural engineering for two new garages. As requested in Section 4.1.4, and included in this submission, Tim has the authority to act for DESMAN regarding this submittal. Tim has over 30 years of experience in feasibility, structural design, construction of mixed-use parking garages and design/build parking projects. DESMAN's structural lead for this assignment is John Judge. John has been involved in all Florida projects as the lead structural consultant and/or engineer-of-record. DESMAN staff including Chris, Tim, and John have all been involved in multiple DCP projects in Florida (see Section 4.2.4).

We have provided references (see Section 4.2.6) for several of DESMAN's clients on past projects for your review. DESMAN relies on our performance and relationships with current and past clients to sustain the core of the firm's practice. A hallmark of our business is establishing and maintaining clear and open communication between our clients and the senior management of DESMAN. We have committed senior management to active and meaningful roles on your Project so you will always have an opportunity to communicate with them directly at any time. We pride ourselves in being flexible and responsive to our clients which is evident in our high level of repeat clients. We are committed to providing this same high standard of service on this assignment.

Your single point of contact is DESMAN's proposed Project Manager, Christian R. Luz, PE, AICP. Chris can be contacted at the address, email, office, or cellphone number listed in this letter and this Statement of Qualifications. DESMAN will serve as the prime DCP for this assignment while bringing to bear a team of experts available to respond to any planning issue, development program, site condition, or design challenge with creative, cost-effective, feasible, and implementable solutions for any site under consideration. We believe we have proposed a unique and flexible approach that will serve the City in the best way possible. The balance of the DESMAN Team is represented by the most talented engineering, planning, and technical firms located in Fort Lauderdale or Broward County as shown in our Organization Chart (see Section 4.2.4). DESMAN has had an office in Fort Lauderdale for over ten years and is very excited about the opportunity to bring our expertise to your project.

Just as you are vested in the community you serve; we are committed to serving you. We truly appreciate your consideration of our qualifications, and we look forward to the opportunity of putting the DESMAN team to work in the successful and expeditious completion of this assignment. Should you have any questions regarding this submission of our qualifications, please contact Christian R. Luz at 100 SE 3rd Avenue, 10th Floor, Fort Lauderdale, FL 33394 at 305.900.8199 (m) or 954.526.9494 (o).

Very truly yours, **DESMAN Inc.** 

Christian R. Luz, PE, AICP Associate Vice President

cluz@desman.com

Executive Vice President/COO ttracy@desman.com



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### **DESMAN'S MISSION STATEMENT:**

### Innovation through Collaboration, Success by Design

### ABOUT US

DESMAN specializes in the parking and traffic planning, design and restoration of costefficient and aesthetically pleasing parking assets within the United States and around the world. DESMAN was founded in 1973 as an abbreviation for Design Management with the vision to combine creativity with innovation. We're problemsolvers and strategists who help decision-makers with big picture planning, providing inspired and flexible solutions. We have served public, private and institutional clients and owners throughout the U.S. providing planning, design and restoration services for over 5,000 parking projects. DESMAN is an employee-owned corporation with strong financial stability that currently employs a staff of over 100 personnel and operates nationally from the following nine ofice locations:

- Ft. Lauderdale
- Washington
- New York
- Hartford
- Chicago
- Boston
- Pittsburgh
- Denver
- Cleveland

The principals of the firm have an average of over 25 years of experience and are active members of numerous parking and planning-related industry organizations that have business goals to increase the breadth of knowledge within the parking industry. These include such organizations as the Institute of Certified Planners (AICP), the Institute of Transportation Engineers, the National Parking Association (NPA), and International Parking & Mobility Institute (IPMI), and American Concrete Institute (ACI).

PARKING PLANNING - DESMAN has conducted all types of parking planning assignments for universities, colleges, medical, retail, special event and mixed-use developments nationwide. Each of these user groups have distinct parking characteristics and needs that can be satisfied by a variety of parking and/or traffic/transit improvements. The ultimate objective of our parking planning efforts is to assist in the generation of a eamless traffic and parking solution that efectively completments, rather than confounds, the user's experience of getting to and from their primary destination.

**DESIGN** - DESMAN has provided unique and innovative parking design solutions for sites having challenging constraints or characteristics. As structural engineers, DESMAN has designed parking garages constructed with a variety of structural framing systems and materials. We understand the applicability, construction market and long-term durability advantages/disadvantages for each type of structural system given the project location. Parking structures must be designed for maximum comfort and utilization, yet offer an aesthetic blend with the surrounding buildings. DESMAN will examine current construction technology to establish the most cost effective, efficient system for your specific project.

**RESTORATION** - From free-standing parking garages and parking facilities in mixeduse developments to facades, roofs, plazas and bridges, all structures need proactive maintenance and repairs. DESMAN's specialists provide comprehensive repair and restoration services that stand the test of time. We help owners and property managers



preserve and protect their assets for the long haul, avoiding unexpected and costly headaches. Our specialists focus on the most efficient and economical solutions that enable sound budgeting decisions.

### Where DESMAN Excels

**CREATIVITY AND INNOVATION:** DESMAN challenges itself every day to come up with the most creative and innovative solutions possible, so that the projects that we work on show ong-term improvement. Our projects shape lives.

GOING GREEN: Sustainability is the not just a checklist, it is fundamental to good design. Making wise choices with your resources and the earth's resources are responsibilities of the entire design, construction and operations teams. Even below grade parking can benefit from sustainable design. DESMAN was quick to adopt 'green' principles in our design approach, resulting in award-winning designs for Salem State University, Cornell University, Cal Poly San Luis Obispo and the National Renewable Energy Laboratory among others. We have been on the forefront of implementation of Transportation Demand Management initiatives in the planning process. By incorporating sustainable design, technology, programs and management; high performance parking facilities:

>> Lower their operating costs >> Boost their revenue >> Score points with tenants, patrons and community >> Enhance their Value

Our team members were among the first class of certified Parksmart Advisors certified through the U.S. Council of Green Buildings.

**TECHNOLOGY:** DESMAN has long been on the forefront of building technology and as such has always invested in appropriate tools to best communicate our designs to owners, contractors and consultants.

**BUDGET:** Good design doesn't matter if it exceeds the budget limitations. DESMAN understands that each design, schedule, quality, and system decision has a cost impact. You can rely on the expertise of the DESMAN team to help balance those factors to meet your project goals.

**CHECK AND RECHECK:** DESMAN has developed an independent quality control system that we employ throughout the project.

**SCHEDULE:** Maintaining project schedules will be a priority for the DESMAN team. Through years of various project experiences we have developed check lists, design schedule data and other project management tools that will be utilized to maintain schedule.

**FOLLOW-UP:** We have developed a long term working relationships with our clients. We do not take those relationships for granted. We believe the key to the creation of an enduring and meaningful project is collaboration. Only through a genuinely collaborative design process, in which clients, users, and design professionals continually engage, can a project successfully meet the needs of the many and varied constituent groups supporting and utilizing the facility.

**IMPROVED MAINTENANCE:** 30% of DESMAN's work is focused on the restoration of deteriorated parking facilities. It is through that work that we have learned what does and doesn't work when detailing components of a parking garage. We design garages that will be durably enhanced and require minimal maintenance over the buildings useful life. We also utilize state-of-theart engineering techniques that increase the life of the building.

**DEPTH OF EXPERIENCE:** Our team consists of a very talented group of professionals. DESMAN's staff of over 100 people serve as valuable resources for all of our projects.



HEADQUARTERS | MAIN OFFICE LOCATION 3 West 35th Street | 3rd Floor New York, NY 10001 212.686.5360



KEY CONTACT
Christian Luz
Associate Vice President
cluz@desman.com

Mr. Luz's resume is included in section 4.2.4 of this request for qualifications. With regards to management style, Christian is very much a hands-on project manager, technical expert and administrator for the team's scope of services which includes frequent contact with the City to ensure that the project is meeting city expectations.

DESMAN Celebrating 50 Years

WWW.DESMAN.COM

PROJECT OFFICE LOCATION 100 S.E. 3rd Avenue | 10th Floor Fort Lauderdale, Florida 33394 954.526.6464

**DESMAN'S Mission Statement:** 

Innovation through Collaboration, Success by Design

City of Fort Lauderdale | Request for Qualifications
Design Criteria Package – Federal Courthouse Parking Garage
RFQ Event #122 | Project # 12687

4.2.2 | EXECUTIVE SUMMARY

CAM 23-1080 Exhibit 3





CANAVERAL PORT AUTHORITY DCP FOR CRUISE TERMINALS 3, 5/6, AND 10 PARKING GARAGES

Cape Canaveral, Florida

**COMPLETION DATE** Estimated November 2024

CONSTRUCTION COST (CT3) \$18M

(CT 5/6) approx. \$37M (CT10) approx. \$17M

### CONTACT Scott Bakos, AIA Partner BERMELLO AJAMIL & PARTNERS INC.

900 SE 3rd Avenue | Suite 203 Fort Lauderdale, FL 33316 954.627.5109 sbakos@bermelloajamil.com

### **DESMAN TEAM**

Timothy Tracy Christian Luz John Judge

### **FEATURES**

DESMAN was responsible for development of a Design Criteria Package for three (3) garages at Port Canaveral including a 1,000- space, eight level garage serving Cruise Terminal (CT) 3 (completed), a new 1,850-space garage serving CT 5 & 6 and a new 1,140-space garage serving CT 10 (bid July, 2023).

### PROJECT DETAILS AND SCOPE OF SERVICES

DESMAN was retained in 2018 to provide parking consulting and structural engineering for the new 1,000 space parking structure serving the new Cruise Terminal 3 at Port Canaveral. DESMAN provided the functional design for the garage which included a Ground Transportation Area (GTA) at the grade level of the garage which includes 33 bus bays, 100's of linear curb feet for passenger pickup/drop-off, recirculation/return to terminal roads, separate access for motor coaches, as well as staging areas Private Transportation Networks such as Uber and Lyft. The garage has seven levels of parking above the GTA which is served by a pair of speed ramps and a pedestrian connection to the terminal at the second level of the garage. The entry/exit plazas are located at the second level of the garage to minimize traffic congestion and queuing in the GTA.

DESMAN provided the structural engineering for the garage establishing a column grid that is integrated with the functional design and space layout to achieve the most efficient design. DESMAN is also providing bid and design assistance to the D/B contractor and construction administration services for the Port.



DESMAN was once again

retained in 2023 to provide Parking Consulting and Structural Engineering services for two additional garages, an 1,850-space garage serving CT 5 & 6 and a 1,140-space garage serving CT 10.



DESIGN CRITERIA PROFESSIONAL MULTIPLE MIXED-USE GARAGES

Miami Beach, Florida

**COMPLETION DATE** January, 2022

#### **FEATURES**

DESMAN provided Parking Consulting and Structural Engineering Services and acted as the Prime Firm with seven (7) subconsultants.

CONTACT
David Martinez, PE

Director Capital Improvement Projects Office

City of Miami Beach

1700 Convention Center Drive Miami Beach, FL 33139 305.673.7071 There was six projects DESMAN provided DCP services on:

- 1. City Parking Lot 13;
- 2. City Parking Lot 16;
- 3. City Parking Lot 23
- 4. City Parking Lot 55;
- 5. Collins Park; and
- Lot 92 (72nd Street Community Center.



### **DESMAN TEAM**

Timothy Tracy Christian Luz John Judge

### **PROJECT DETAILS AND SCOPE OF SERVICES**

Due to increasing parking demand, the need to expand transit options, and the availability of suitable City-owned sites, the City funded the potential construction of 10 or more parking structures located in key areas of the City. DESMAN was retained by the City as their Design Criteria Professional (DCP) Consultant for the garages. As the City's DCP Consultant, DESMAN role was to provide feasibility and design services necessary to develop a design criteria package, detailing specified performance-based criteria ultimately for inclusion in a design/build request for proposals. The projects also had to meet sea-level rise criteria and be eligible for Parksmart certification.

DESMAN typically separated the work on these six assignments into five tasks. The first task included a comprehensive alternatives analysis to determine the Preferred Concept Design that would serve as the basis of the DCP. The selection of a preferred Concept, in some cases, required the City to grant waivers including height and setbacks. The second task was development of the design performance criteria and ultimately, the DCP, which would be sent to bidders as part of the RFP process. The third task involves assisting the City in the selection of a Design/Build Firm (DBF), attending the DBF team interviews, reviewing each DBF bid and providing a written recommendation on each DBF's ability to meet the DCP, as well as budget. The fourth task was assistance in design review working with the City and the DBF to ensure the DCP design intent was incorporated into the project and the final task was providing construction administration on the project as the City's representative.

DESMAN is the prime consultant on a team consisting of a team of seven (7) architectural and engineering firms used in preparation of a full scope of services of the project including survey, geotechnical and environmental studies, MEP, architectural and structural schematics, design review and construction administration.



ORANGE | LIME & LEMON PARKING GARAGES DPC CONSULTANT

Orlando, Florida

COMPLETION DATE Orange Garage | 2014 Lime Garage | 2017 Lemon Garage | 2021

#### **FEATURES**

Three new multi-level parking structures that are designed to house over 8,000 vehicles.

#### CONTACT Kathryn Kolbo, P.E. Manager, Planning and Engineering Reedy Creek Improvement District 1900 Hotel Plaza Blvd. Lake Buena Vista. FL 32830

407 828 2250

### PROJECT DETAILS AND SCOPE OF SERVICES

DESMAN served as Reedy Creek Improvement District's Consultant for the conceptual planning, feasibility design, schematic design and design development phases of three new multi-level parking structures that are designed to house over 8,000 vehicles. DESMAN provided bridging documents for an RFP developed for Design-Build teams to fast-track one of the three anticipated facilities. In addition DESMAN provided traffic analysis for both facilities which included garage operations, external ramping design, entry and egress capacities and traffic flow and internal/external traffic simulations.

### DESMAN's role in the project included:

- Review and confirmation of project goals and program statement documents.
   This included the master plan concept, mix of parking user groups and length of stay durations and peak occupancies based on projections provided by the Owner
- Review and configuration of site constraints at selected parking garage site.
- Development of multiple alternate functional design concepts during the
  conceptual design phase. Modifications made in the development of the
  original concepts were incorporated into the schematic and design development
  drawings. Drawings depicted parking layouts, internal/external traffic flow, exit/
  entrance lanes, ramping system configuration, connections to external roadway
  systems, etc. Issues addressed during the conceptual layout included vehicle
  ingress points, ramping methods, number and location of entrance lanes,
  internal traffic flow, parking geometry, vehicle exiting, auxiliary space location

and allocation, pedestrian routes/facilities, etc.

 Consultation during the design development phase included finalizing plans, traffic analysis, details and specifications for numerous components for the RFP.



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MIAMI INTERNATIONAL AIRPORT EMPLOYEE PARKING GARAGE DESIGN CRITERIA PROFESSIONAL

Miami, Florida

**COMPLETION DATE** Start 2019

**CONSTRUCTION COST** Budgeted at \$1,360,015

### **FEATURES**

Miami Dade County Aviation Department (MDAD) has selected the team including DESMAN for development of a DCP for purposes of retaining a design/build firm. Key objectives included reducing vehicle travel circulation time

and providing shuttle operations reduce circulation time airport wide, provide convenient employee pickup locations, and provide flexibility for MDAD in structuring the shuttle routes during and after construction.

### PROJECT DETAILS AND SCOPE OF SERVICES

MDAD has identified the need for a 2,000-space employee parking garage. The garage will be delivered through a design/build process and based on a Design Criteria Package (DCP) to be developed by the Consultant. DESMAN is the primary subconsultant to the prime designer, Bermello Ajamil & Partners. DESMAN's role will be as Parking Consultant and Structural Engineer for development of the DCP. The basic services to be provided by the DCP Consultant shall include but not be limited to preparation of bidding documents incorporating schematic de sign, performance specifications and design criteria for the garage. Services shall include the enforcement of the design criteria including but not limited to notifying MDAD regarding the Design-Builder's compliance or non- compliance with the requirements of the design criteria.

The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build firms to prepare a bid or a response to MDAD's request for proposal, or to permit MDAD to enter into a negotiated Design-Build contract. The Design Criteria Package must at a minimum specify performance-based criteria for the construction project, including the legal description of the site, survey information concerning the site, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, storm water retention and disposal.

MDAD has selected an architectural team including DESMAN for development of a DCP for purposes of retaining a design/build firm. Key objectives of the garage include designing easy access for employees, reducing vehicle circulation time and incorporating shuttle operations and travel routes to reduce circulation time airport wide, provide

convenient employee pickup locations, and provide flexibility for **MDAD** structuring the shuttle routes during and after construction.

### Christian Luz John Judge

**DESMAN TEAM** 

**Timothy Tracy** 

CONTACT

Suite 1000

Miami, FL 33133 305.859.2050

Partner

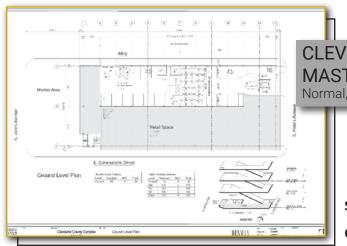
Carlos Bonzon, PE

2601 S. Bayshore Drive

Ajamil Bermello & Partners, Inc.



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CLEVELAND COUNTY GOVERNMENTAL MASTER PLAN GARAGE

Normal, Oklahoma

**STUDY PERIOD** 2017

CONSTRUCTION COST Est. \$9,680,000

CONTACT Katy Halgren, VP EDSA

1512 East Broward Boulevard Fort Lauderdale, FL 33301 954.524.3330 KHallgren@edsaplan.com

### **FEATURES**

The Preferred Garage Concept PGC was a two-bay (130' wide x 310' long) four-story structure with 22,000 SF of commercial use at-grade. The east end of the garage is bordered by an open Market Area. There is 370 spaces in the garage with another 20 spaces located at-grade with separate, secure access for County Judges.

### PROJECT DETAILS AND SCOPE OF SERVICES

The Cleveland County Courthouse Master Plan identifies the need for a new parking structure to serve the courthouse as well as other uses in the area. Through meetings and workshops with the County and other key stakeholders, the EDSA Team identified an approximate program for the garage and the location. The garage is to be located on the block adjacent and north of the courthouse and across S. Jones Avenue from the AMTRAK Station. The block is bound to the east by S. Peters Avenue, to the south by E. Comanche Street, and to the west by S. Jones Avenue.

The key criteria to incorporate into the garage program included the following items, as feasible:

- 22,000 SF of active use at the grade-level along E. Comanche Street and S. Peters Avenue,
- maximize the number of parking spaces that can fit in a four-story garage,
- incorporate secure parking for County judges and other dignitaries, and
- maintain a width that was sufficient to provide a viable public gathering area along the west edge of the garage within the footprint of the block.

A number of options were evaluated in an effort to include as many of the key criteria as possible in the garage concept. The alternatives and options were evaluated and a PGC was chosen. The PGC included a total of 390 spaces comprised of 370 public parking spaces (9 ADA spaces) above grade with access to/from S. Peters Avenue. Another 20 parking spaces (1 ADA space) are shown in a "nested arrangement, at-grade, with an overhead door providing secure access to/from the alley along the north edge of the garage. This area could serve as secure, controlled parking for the County Judges or others as desired.



JUSTICE CENTER PARKING FACILITY

St. Louis, Missouri

**COMPLETION DATE 2010** 

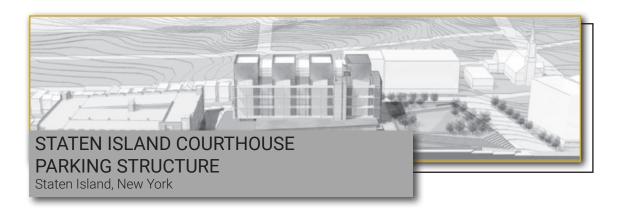
**CONSTRUCTION COST** Est. \$10M

### CONTACT

Mr. Steve Baker - Retired Director of Planning and Support Services City of St. Louis Treasurer's Office 314.644.3497

### **PROJECT DETAILS AND SCOPE OF SERVICES**

DESMAN was the Architect and Engineer of Record for this 7-level, 600-car cast-inplace parking facility with retail at the base. The parking facility will be utilized for daily parking for a government complex (City Hall, Federal Building and a Correctional Facility) and event parking for the Scottrade (formerly Savvis) Center.



CONTACT Dormitory Authority, State of New York STUDY PERIOD November, 2009

### **CONSTRUCTION COST** \$26M **FEATURES**

Four (4) story, five (5) level pre-cast parking structure for 660 cars serving the new Staten Island Courthouse and surrounding community

### PROJECT DETAILS AND SCOPE OF SERVICES

This structural precast parking structure has 660 parking spaces to serve the new Staten Island Courthouse and the surrounding community. Segregated parking (totaling of 155 spaces) was provided for the Courthouse Judges in a secured area and also for Courthouse staff on the second and third levels of the garage. The remainder of the parking (505 spaces) are for the general public, jurors summoned to the Courts and visitors to adjacent facilities. The structure is three bays wide and contains four supported levels above grade level parking.

The structure was designed to compliment the Courthouse with precast spandrels and screened panels for vines to grow up on.

**DESMAN's Project Manager for the Federal Courthouse Garage DCP will be Christian R. Luz, Associate Vice President.** Chris opened our Fort Lauderdale office over ten years ago and he endeavors to stay connected with the City, most recently as a member of the Central Beach Community Redevelopment Advisory (CRA) Board when he was appointed well before the start of the Las Olas Garage and the Fort Lauderdale Aquatic Center projects through sunset of the CRA.

Chris possesses an impressive educational background, holding a Bachelor's Degree in Civil and Environmental Engineering, as well as a Master's Degree in Civil Engineering from the

University of Wisconsin - Madison (UW). He has further enhanced his expertise by obtaining professional certifications such as a registered professional engineer (PE), a certified planner (AICP), and a Parksmart Advisor accredited by the US Green Building Council (USGBC). Certification by USGBC demonstrates not only his commitment to sustainable and environmentally-friendly practices, but DESMAN's, as well.

In addition to his educational achievements, Chris has actively contributed to the field by serving as an adjunct instructor at the Northwestern University Traffic Institute, UW-Madison Engineering Extension program. He has also taught certification classes for many years at the International Mobility and Parking Institute (IMPI). Notable, Chris has held significant roles, including past chairman of the National Parking Institute (NPA) Parking Consultants Council (PCC) as well as the first consultant board member of the NPA.

Chris has strived to stay up-to-date with the latest developments in the industry, he has been actively involved in professional associations as a founding member of the Institute of Transportation Engineer's (ITE) Parking Council, Parking Advisor to the Urban Land Institute (ULI), and Technical Advisor to the American Planning Association (APA). Chris's commitment to professional engagement is reflected in his extensive contribution to the field. He has authored or coauthored numerous articles for professional journals and has presented at dozens of state, national, and international conferences. His commitment to the industry was recognized years ago by the NPA who awarded Chris with the Bernard Dutch Award for outstanding contributions to the parking industry.

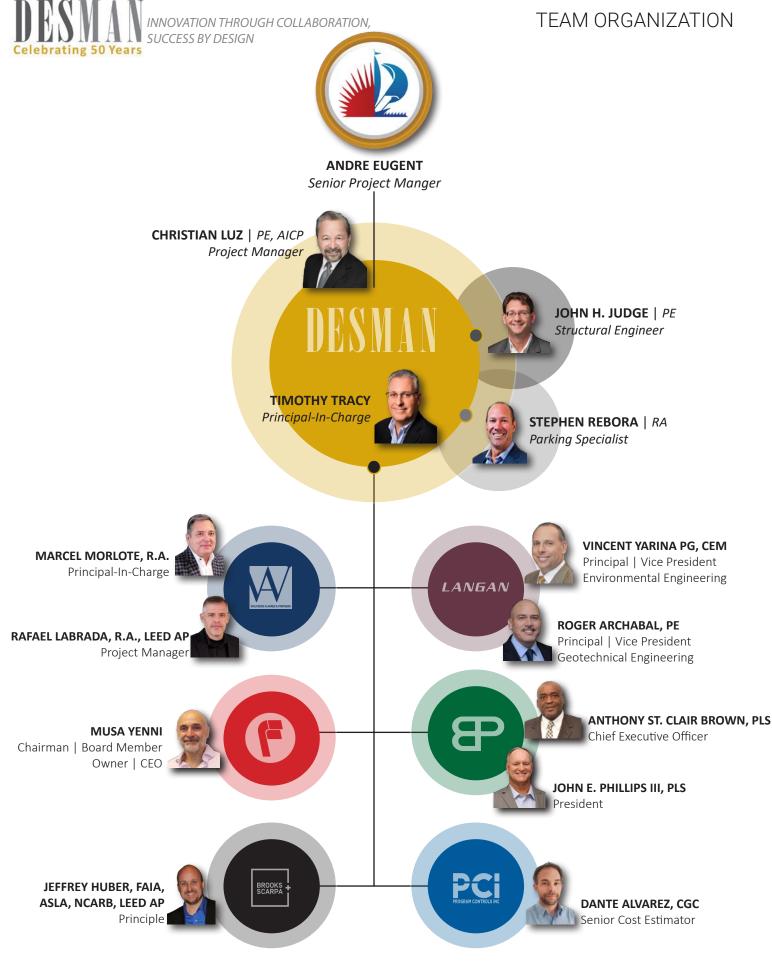
With almost four decades of experience as a parking consultant, Chris brings a wealth of DCP-specific expertise to your project. While at DESMAN, Chris has led DESMAN as the prime A/E firm or managed DESMAN's role on the following DCP projects:

Client	DCP Project	Role
Miami Dade County	Miami International Airport Garage #6	Parking Consultant/Structural Engineer
Port Canaveral	Cruise Terminal (CT) 3 Garage	Parking Consultant/Structural Engineer
Port Canaveral	CT 5 & 6 and CT 10 Garages	Parking Consultant/Structural Engineer
City of Miami Beach	72nd St. Mixed-Use Garage	Prime/Parking Consultant/Structural Engineer
City of Miami Beach	Collins Park Parking Mixed-Use Garage	Prime/Parking Consultant/Structural Engineer
City of Miami Beach	Lot P13 and Lot P16 Mixed-Use Garages	Prime/Parking Consultant/Structural Engineer
City of Miami Beach	Lot P23 Mixed-Use Garage	Prime/Parking Consultant/Structural Engineer
City of Miami Beach	Lot 55 Mixed-Use Garage	Prime/Parking Consultant/Structural Engineer
Reedy Creek (Disney)	Lime, Lemon, and Orange Garages	Prime/Parking Consultant/Structural Engineer

Through its nearly 100 additional staff members and nine offices, DESMAN brings expertise on dozens of DCP projects across the country to your project. DESMAN relies on our performance and relationships with current and past clients to sustain the core of the firm's practice. Please check our references, particularly Chris, so you can better appreciate the commitment and quality of work he provides to his clients.

A hallmark of our business is establishing and maintaining clear and open communication between our clients and the senior management of DESMAN. We have committed senior management, like Chris, to active and meaningful roles on your Project so you will always have an opportunity to communicate with us directly.







TIMOTHY TRACY
Executive Vice President | COO
Role: Principle-In-Charge | Parking Planning

YEARS OF EXPERIENCE

YEARS WITH DESMAN 27

# EDUCATION NJ Institute of Technology Newark, NJ B.S. Civil Engineering

# AFFILIATIONS Institute of Transportation Engineers (ITE)

National Parking Association (NPA)

International Parking & Mobility Institute (IPMI)

Mr. Tracy is an Executive Vice President and is involved with and oversees the transportation and parking planning assignments and project management for the firm. He is the Principal-in-Charge for all of our Florida parking projects. Mr. Tracy's experience is in transportation and parking planning and traffic engineering. He has worked on both public and private sector projects for the past fourteen years and has designed and managed a diversified number of projects. Through this involvement, he has developed a wide range of planning studies that include feasibility, master planning, traffic impact, parking demand and municipal parking programs.

Mr. Tracy has been involved in developing parking and transportation master plans for institutional, corporate, transportation agencies, municipal and medical facilities. Through this experience, conceptual and functional planning techniques have been applied to integrate internal roadway circulation and access, pedestrian movement and geometrics into short and long-range infrastructure improvements and master plans.

Additionally, Mr. Tracy has served as Project Manager and Principal-in-Charge on numerous parking projects ranging from feasibility studies, functional design planning to preparation of construction documents. Mr. Tracy is applying his transportation/parking expertise by providing his clients with infrastructure improvement programs, operational consulting and master plans.

Mr. Tracy has been involved with countless Municipal Parking Projects throughout the United States. This experience extends to both free standing and mixed-use projects. Mr. Tracy's experience enables him to assume any and all responsibilities as is necessary throughout the duration of this project in support of the project team. He will ensure that the necessary corporate resources are available in the efficient and expeditious completion of these services and in ensuring Client satisfaction.

### SOME OF MR. TRACY'S NOTABLE PROJECTS INCLUDE:

- Miami International Airport/MDAD Employee Garage
- Lake Nona HQ Garage | Orlando, FL
- · Port Miami RCCL Garage | Miami, FL
- PortMiami Terminal B NCL Garage | Miami, FL
- Port Canaveral CT-3 Garage | Cape Canaveral, FL
- Miami Dade Expressway Authority
- · City of Miami Beach, FL
- District of the Gardens Parking Garage | Palm Beach Gardens, FL
- Bayside Market Place Garage Expansion | Miami, FL
- BHSF Comprehensive Cancer Center | Kendall, FL
- A1 and A2 Parking Structures at Downtown Disney | Orlando, FL
- Town of Lauderdale by the Sea Parking Strategic Plan
- City of Hollywood Parking Study | Hollywood, FL
- City of Pompano Garage Feasibility Studies | Pompano, FL
- Oak Ave Parking Garage, Coconut Grove, Miami, FL
- Banyan Garage Condition Assessment | West Palm Beach, FL
- 1212 Lincoln Road Retail Center & Garage | Miami Beach, FL



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### YEARS OF EXPERIENCE

### YEARS WITH DESMAN

### **EDUCATION**

University of Wisconsin B.S. Civil Engineering B.S. Env. Eng. M.S. Civil Engineering

### ACTIVE REGISTRATIONS

P.E. – Wisconsin AICP – American Institute of Certified Planners Parksmart Advisor - GBCI

Affiliations
Past Chair National
Parking AssociationParking Consultant's
Council

Past Board Member, National Parking Association

Past Vice Chair Institute of Transportation Engineers-Parking Council

Urban Land Institute Shared Parking Special Advisor

American Planning Association PAS Technical Advisor

Urban Land Institute Smart Growth Solutions Panel

IPI Instructor-Certified Administrator of Public Parking (CAPP) Program

### CHRISTIAN R. LUZ, PE, AICP

Associate Vice President Role: **Project Manager** 

Mr. Luz is an Associate Vice President with DESMAN and leads their South Florida office. He has a BS in Civil and Environmental Engineering and a MS in Civil Engineering. Mr. Luz is also a registered Professional Engineer, a Certified Planner and a Parksmart Advisor (Green Garage Assessor) through the GBCI and USGBC. Some of Mr. Luz's accomplishments follow:

- Awarded the Bernard Dutch Award for outstanding contributions to the parking industry.
- Provided parking and transportation planning expertise on several ULI publications including, Ten Principles for Re-inventing Strip Shopping Centers and Ten Principles in Transit-Oriented Development and served as a technical consultant for the publication Parking Standards published by the American Planning Association.
- Past Chair of the NPA-Parking Consultants Council and was co-author of Parking Geometrics publication and the Editor-in-Chief for the 4th Edition of The Dimensions of Parking prepared for the NPA and Urban Land Institute.

He has extensive experience in the conduct of a wide variety of planning and design studies in urban conditions involving all types of parking garage and system studies and design. His clients include municipalities, seaports, airports, downtown community colleges, universities, corporate and medical campuses, retail centers, shopping malls and centers, municipal economic development corporations, institutional and private sector clients, transit agencies, metropolitan planning organizations, port authorities, including dozens of cities and parking authorities. His leadership, experience and continued involvement in professional societies and research keep Mr. Luz on top of current state-of-the-art parking practices.

Over the past eight years, Mr. Luz has been involved as DESMAN's Project Manager or as Parking Consultant for the following Design Criteria Professional projects in Florida:

- 1. City of Miami Beach, 72nd Street Community Center Mixed-use Parking Garage DCP Project Prime, Structural and Parking Consulting (completed 2022)
- 2. City of Miami Beach, Collins Park Mixed-use Parking Garage DCP Project Prime, Structural and Parking Consulting (completed 2021)
- 3. City of Miami Beach, Lot P13 Mixed-use Parking Garage DCP Project Prime, Structural and Parking Consulting (completed 2017)
- 4. City of Miami Beach, Lot P16 Mixed-use Parking Garage DCP Project Prime, Structural and Parking Consulting (completed 2017)
- 5. Canaveral Port Authority, Garage CT 5/6 DCP Structural Engineering and Parking Consulting (to be completed July 2023)
- 6. Canaveral Port Authority, Garage CT 10 DCP Structural Engineering and Parking Consulting (to be completed July 2023)
- 7. Canaveral Port Authority, Garage CT 3 DCP Structural Engineering and Parking Consulting (completed 2021)
- 8. Gainesville International Airport, Garage DCP Parking Consulting (completed 2020)
- 9. Reedy Creek Improvement District, Disney Springs Grapefruit Garage DCP Structural Engineering and Parking Consulting (completed 2017)
- 10. Reedy Creek Improvement District, Disney Springs Lime Garage DCP Structural Engineering and Parking Consulting (completed 2015)
- 11. Reedy Creek Improvement District, Disney Springs Lemon Garage DCP Structural Engineering and Parking Consulting (completed 2015)





JOHN H. JUDGE, PE

Vice President

Role: Structural Engineer

YEARS OF EXPERIENCE

YEARS WITH DESMAN 29

### **EDUCATION**

Syracuse University Syracuse, NY B.S. in Civil Engineering

### **ACTIVE REGISTRATIONS**

15 States including West Virginia NCEES 17-357-49

### **AFFILIATIONS**

American Society of Civil Engineers

Precast/Prestressed Concrete Institute

American Concrete Institute

International Code Council

**Green Parking Council** Green Garage Assessor Mr. Judge has extensive experience in the design, inspection, evaluation, and rehabilitation of structures with an emphasis on transportation facilities including parking structures, bridges, retaining walls, tunnel portal buildings, viaducts, wharves, and train station platforms.

Recently, he has combined his parking industry knowledge bases of durability, user acceptance, and sustainability by authoring parking design guides for a number of organizations including:

- City of Miami Beach DCPs
- Miami International Airport DCP

His current responsibilities with DESMAN include oversight of activities in the Washington, providing assistance where needed. During his career with DESMAN, he has been involved in the field investigation, alternatives consideration, design, and implementation of numerous parking solutions including oversight of structure evaluation projects. His current responsibilities with DESMAN include oversight of all technical production in the Virginia office and hands-on project management.

### SOME OF MR. JUDGE'S NOTABLE PROJECTS INCLUDE:

### Parking Facility Design Projects:

- Alleghany County Sanitary Commission Garage | Pittsburgh, PA
- Penn Rose Parking Deck | Pittsburgh, PA
- Wexford Hospital Parking Garage | Wexford, PA
- City of Frederick Decks 4 & 5 | Frederick, MD
- RPC Tech Park Garage | Baltimore, MD

### Concrete Structure Restoration Projects:

- Lottery Commission Building Parking Garage | Charleston, WV
- Kanawha County Parking Garage | Charleston, WV
- Structural Assessment of 7 Garages | City of Greenville, SC
- Montgomery County Executive Office Building & Courthouse Garage Restoration Rockville, MD
- Court Street Garage Restoration | City of Frederick, MD
- City-wide Structured Parking Evaluation | City of Virginia Beach
- Church Street Garage Restoration | City of Frederick, MD
- Structural Assessment & Restoration of 2 Garages | Revenue Authority of Prince George's County, MD

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### STEPHEN REBORA, RA

President

Role: Parking Specialist

### YEARS OF EXPERIENCE

### YEARS WITH DESMAN

#### **EDUCATION**

University of Illinois B.A., Architectural Design (5 - year degree) Minor - History of Art and Architecture

### ACTIVE REGISTRATIONS

Alabama
Arizona Louisiana
Arkansas Maryland
California Missouri
Colorado Nevada
Florida North Carolina

Georgia Ohio
Hawaii Pennsylvania

Hawaii Pennsylvania
Illinois South Carolina
Indiana Tennessee
Iowa Texas
Utah

**NCARB** 

(National Council of Architectural Registration Boards)

### **AFFILIATIONS**

Art Institute of Chicago

Cleveland Restoration Society

National Parking Association - Parking Consultants Council Mr. Rebora is a recognized leader with 38 years of national & international experience on a broad range of projects, which includes involvement on over 200 parking facility designs and restoration projects. Mr. Rebora has been with DESMAN since 1985. As president, this experience has become instrumental in instilling core values to all of DESMAN's professionals which include; tireless quality control along with excellence in parking consulting, planning, functional design, economic feasibility, budget and schedule control.

His experience within the architectural field includes Building Design, Project Management and Field Coordination. Through his involvement of parking structure design, he has developed a wide range capabilities pertaining to parking structures. These capabilities include architectural design and document production of exterior facade elements, parking functional planning, site selection, cost estimating, parking demand analysis, revenue control systems, security, lighting, way finding and value engineering. Mr. Rebora understands the importance of the implementation of project and client requirements and will utilize all of the necessary company resources to assure a successful project.

#### SOME OF MR. REBORA'S NOTABLE PROJECTS INCLUDE:

- Tampa Bay Performing Arts Center, FL
- Banyan Garage | West Palm Beach, FL
- Digital Domain-West | Palm Beach, FL
- Hyatt Place | Melbourne, FL
- 10th & Central Parking Facility | Dubuque, IA
- The Children's Hospital | Aurora, CO
- NREL | Golden, CO
- Washington DC Nationals Ballpark Garages | Washington DC
- University Hospitals | Cleveland, OH
- Cleveland Clinic East 89th Street | Cleveland, OH
- Cleveland Clinic JJ North | Cleveland, OH
- Memorial Medical Center | Springfield, IL
- Springfield Clinic | Springfield, IL
- Truman College | Chicago, IL
- 31st Street Harbor | Chicago, IL
- National Harbor Parking Deck | Washington, DC
- Scottsdale Crossing Decks E & J | Scottsdale, AZ
- Sioux City Parking Deck | Sioux City, IA
- Rush Copley Medical Center Parking Garage | Aurora, IL
- Vail Avenue Parking Garage | Arlington Heights, IL
- Police District 9 Parking Deck | Chicago, IL
- Justice Center Garage | St. Louis, MO
- Cleveland Museum of Art Parking Garage | Cleveland, OH







# MARCEL MORLOTE, R.A. Principal-In-Charge

### YEARS WITH WA

### YEARS OF EXPERIENCE 44+

#### **EDUCATION**

Bachelor of Science Architecture University of Miami 1978

### CERTIFICATION

Florida No. AR9564

### RELEVANT QUALIFICATIONS

- Experience in the preparation of DCPs
- Extensive parking garages experience
- Experience working with DESMAN
- LEED and ParkSmart experience

Marcel Morlote is a principal of WA and has been with the firm for over 40 years. During his tenure he has led design teams in a diverse range of projects for both the private and public sectors, with an extensive portfolio of standalone and mixed-use garage projects. His knowledge of the design profession is highly regarded, and he has earned the respect of clients, officials and others involved in the design and construction industry.

### **PROJECT EXPERIENCE:**

30+ Parking Garages/7 Garages in the last 2 years

### BRAMAN SHOWROOM AND PARKING GARAGE - Miami, FL Principal-in-Charge

New automotive showroom and parking garage. The total area of the facility is in excess of 500,000 SF, on seven levels with parking for 1,800 cars. Showrooms are located on the ground floor and partial second floor with a combined area of approximately 90,000 SF. The structural system is pre-cast double-tees with architectural metal panels attached to the structure.

### MPA GROVE BAY PARKING GARAGE - Miami, FL Principal-in-Charge

The project includes 540 parking spaces and 33,500 GSF of retail on a 4-level structure. The garage employs a PSI joist system to minimize overall building height as required by the City. The exterior skin was carefully detailed to allow the garage to be classified as an "open garage"; a requirement of Miami Parking Authority (MPA). The elaborate metal skin was used literally as the canvas for the Art in Public places program. The project is the recipient of design excellence awards.

### COLLINS PARK PARKING GARAGE - Miami Beach, FL Principal-in-Charge

New 7 story, mixed-use retail/parking garage with 15,000 S.F. of retail and 500 parking spaces, including electric vehicle charging stations, bicycle storage and ride share provisions. Structural framing systems employs pre-cast double-tees, to minimize construction time, reduce construction disruptions to this extremely active part of the city and reduce construction cost. The project is recipient of numerous design awards and received both LEED Certification and ParkSmart.

### CITY PLACE COMPLEX AND PARKING GARAGE - Palm Beach, FL Principal-in-Charge

City Place features specialty retail, restaurant, cinema, live theater, hotel, office, and residential uses. The multi-level parking garages were a pre-cast double- tees system.

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## RAFAEL LABRADA, R.A., LEED AP Project Manager

### YEARS WITH WA

### YEARS OF EXPERIENCE 24+

#### **EDUCATION**

Bachelor of Architecture Florida International University, 1997

Masters of Architecture Georgia Institute of Technology 1999

### CERTIFICATION

Florida No. AR92404 LEED AP

### RELEVANT QUALIFICATIONS

- Experience in the preparation of DCPs
- Extensive parking garage experience
- Experience working with DESMAN
- LEED and ParkSmart experience

Rafael Labrada leads the public sector portfolio at WA and has extensive experience managing new construction with similar scope as this project, including parking garages. He has extensive, current and relevant experience working in Miami-Dade County and has first hand knowledge of the County's building department.

### **PROJECT EXPERIENCE:**

12 Parking Garages/5 Garages in the last 2 years

### BRAMAN SHOWROOM AND PARKING GARAGE - Miami, FL Project Manager

New automotive showroom and parking garage. The total area of the facility is in excess of 500,000 SF, on seven levels with parking for 1,800 cars. Showrooms are located on the ground floor and partial second floor with a combined area of approximately 90,000 SF. The structural system is pre-cast double-tees with architectural metal panels attached to the structure.

### MPA GROVE BAY PARKING GARAGE - Miami, FL Project Manager

The project includes 540 parking spaces and 33,500 GSF of retail on a 4-level structure. The garage employs a PSI joist system to minimize overall building height as required by the City. The exterior skin was carefully detailed to allow the garage to be classified as an "open garage"; a requirement of Miami Parking Authority (MPA). The elaborate metal skin was used literally as the canvas for the Art in Public places program. The project is the recipient of design excellence awards.

### COLLINS PARK PARKING GARAGE - Miami Beach, FL Project Manager

New 7 story, mixed-use retail/parking garage with 15,000 S.F. of retail and 500 parking spaces, including electric vehicle charging stations, bicycle storage and ride share provisions. Structural framing systems employs pre-cast double-tees, to minimize construction time, reduce construction disruptions to this extremely active part of the city and reduce construction cost. The project is recipient of numerous design awards and received both LEED Certification and ParkSmart.

### KENDALL TOYOTA AND LEXUS OF KENDALL SHOWROOMS AND PARKING GARAGE - Kendall, FL

### **Project Manager**

Complete interior and exterior renovations to show room, executive/administrative areas, employee amenities, service bays, parts, and parking garage. Re-roofing, including relocation of roof mounted equipment and waterproofing of garage.

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### VINCENT **YARINA PG, CEM** Principal | Vice President

**EDUCATION** M.S., Engineering Geology, **Drexel University** 

B.S., Earth Science (Geosciences), Pennsylvania State University

**PROFESSIONAL** REGISTRATIONS **Professional Geologist** (PG), FL, NY, PA

Licensed Environmental Professional (LEP No. 73)

**AVAILABILITY** 25%

Mr. Yarina has 31 years of environmental and geological consulting experience in the eastern United States and abroad. Mr. Yarina sits in Langan's Fort Lauderdale office and oversees Florida's environmental practice. He has extensive experience working with regulatory agencies on issues such as tank closures, environmental site assessments (ESA), and remedial actions. Mr. Yarina's experience includes Phase I and II ESAs and groundwater impact studies, remedial investigation plan development and implementation, well and boring installation planning and oversight, groundwater and soil sampling, construction dewatering plan development, regulatory permitting, and aquifer pump test data analysis.

### **RELEVANT EXPERIENCE:**

- **Broward County Courthouse Parking** Garage Dewatering | Fort Lauderdale, FL
- **Broward County Courthouse Air** Monitoring | Fort Lauderdale, FL
- City of Hollywood Police Headquarters, Hollywood, FL
- City of Fort Lauderdale Fire Rescue Station No. 13 | Fort Lauderdale, FL
- City of Fort Lauderdale Mola Avenue Flood Resiliency Improvements Fort Lauderdale, FL
- Fort Lauderdale Airport South Terminal Remediation | Fort Lauderdale, FL
- U.S. Border Patrol at Dania Beach Dania Beach, FL
- City of Oakland Park Public Works **Administration Property** Oakland Park, FL
- City of Oakland Park Square Oakland Park, FL
- **Broward County Convention Center** Renovations and New Hotel Fort Lauderdale, FL
- 1155 Collins Avenue Proposed Retail and Parking Garage | Miami Beach, FL
- 72nd Street Municipal Complex DCP Miami Beach, FL
- Collins Park Garage D-B Criteria Miami Beach, FL

- 1025 SE Miami Avenue Road 5-Story Parking Garage | Miami, FL
- Fontainebleau Resort Ballrooms and Parking Garage Miami Beach, FL
- 5-Story Lincoln East Garage Miami Beach, FL
- City of Miami Maintenance Operations Facility | Miami, FL
- Marlins Ballpark Parking Garages Miami. FL
- New Interceptor Garage at Lot P23 Miami Beach, FL
- P16 Garage D/B Criteria Miami Beach, FL
- P13 Garage D/B Criteria Miami Beach, FL
- Surface Lot P55 DCP Miami Beach, FL
- Met3 Mixed-Use Development and Parking Garage | Miami, FL







ROGER ARCHABAL PE Principal | Vice President Geotechnical Engineering

### **EDUCATION** M.S., Civil Engineering (Geotechnical), University of **New Orleans**

B.S., Civil Engineering, Arizona State University

### **PROFESSIONAL** REGISTRATIONS

Professional Engineer (PE) in FL, LA, NV, NY

**AVAILABILITY** 25%

Mr. Archabal has more than 33 years of geotechnical engineering experience throughout the United States and abroad. His expertise includes engineering geotechnical solutions for difficult foundations in coastal environments for projects across Florida, the Gulf of Mexico region, the Caribbean, and Central and South America. He has performed hundreds of geotechnical explorations of varied size and scope for residential, commercial, and institutional developments; park and recreation facilities; retaining walls; marinas and port facilities; large-diameter storage tanks; underground utilities; transmission towers; roadways; airports; bridges; and earth structures.

### RELEVANT EXPERIENCE:

- City of Oakland Park Fire Station No. 9 Oakland Park, FL
- City of Fort Lauderdale Public Works Facility | Fort Lauderdale, FL
- Sawgrass Mills Mall Parking Garages Sunrise, FL
- U.S. Border Patrol at Dania Beach Dania Beach, FL
- U.S. Embassy Matamoros and Nuevo Laredo, Mexico
- MacDill Air Force Base Project Tampa, FL
- Medley Truck Parking Facility | Medley, FL
- Fontainebleau Convention Center Parking Garage | Miami Beach, FL
- University of Miami Life Science Center Miami, FL
- Braman Auto Storage and Parking Facility Miami. FL
- Coconut Creek Lifestyle Center Coconut Creek, FL
- Expansions to Seminole Hard Rock Hollywood and Parking Garages Hollywood, FL
- Hollywood Bread Building Mixed-Use Redevelopment | Hollywood, FL
- City of Hollywood Incinerator Ash Dump Redevelopment Feasibility Study Hollywood, FL
- Aventura Medical Tower and Parking Garage | Aventura, FL

- Block 40 Residences and Garage Hollywood, FL
- 8-Story Medical Office Building Hallandale, FL
- 300 W Broward Boulevard Mixed-Use Development and Garage Fort Lauderdale, FL
- 1858 Hollywood Boulevard Mixed-Use Development and Garage Hollywood, FL
- City of Fort Lauderdale North Fork Riverfront | Fort Lauderdale, FL
- Huizenga Park, Fort Lauderdale, FL
- & 90 Wave Mixed-Use Development and Parking Garages Dania Beach, FL
- Kaseya Center and **Parking** (Formerly Miami Airlines Arena) Miami, FL
- Broward County Performing Arts Center Pavement Distress Evaluation | Fort Lauderdale, FL



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MUSA YENNI Chairman | Board Member Owner I CEO

Mr. Yenni has had decades of investment and company building experience. Prior to founding Yenni Capital in 1991, he held various positions on Wall Street, including as a Senior Vice President of Investment Management with Cowen & Company, Vice President of International Sales with Oppenheimer and Company, and as an associate with Goldman Sachs.

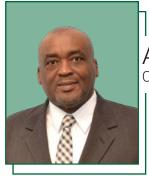
Prior to his Wall Street experience, Mr. Yenni worked at IBM, where he received an IBM award of excellence for developing and presenting a comprehensive price change package to the CFO. Mr. Yenni also worked for Intel Corporation as an industrial engineer and process control manager, where he supervised three shifts of employees.. Mr. Yenni is chairman and managing partner of the recently launched Yenni Income Opportunities Fund GP, LLC and Yenni (Cayman) Income Opportunities Fund GP, LLC. He has had international real estate development experience through his family companies.

Musa received his B.S. in Industrial and Operations Engineering, magna cum laude, from the University of Michigan in 1980. He received his MBA in Finance and Marketing from Harvard Business School in 1984. In addition to his many professional accomplishments, Musa has had a long history of distinguished community service activities, Including chairing his Harvard Business School 15th year reunion program which resulted in record attendance and promoting American-Turkish-Israeli trilateral cooperation which flourished during his involvement. He has been an active member of the board of the American Jewish Committee Westchester/Fairfield since 2009. Musa enjoys sports, is fluent in Turkish and French, and has a working knowledge of Spanish and Hebrew.

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### ANTHONY ST. CLAIR BROWN, PLS Chief Executive Officer

#### **EDUCATION**

College of Arts, Science and Technology, Jamaica Diploma in Land Surveying And Mapping, 1981

#### **REGISTRATIONS**

Professional Land Surveyor, Florida #4977

#### **AFFILIATIONS**

American Congress of Surveying and Mapping (ACSM) Florida Land Surveyors Council

#### **AWARDS**

Black Chamber of Commerce Zenith Award 2015

Anthony Brown is a Professional Land Surveyor with over 40 years of land surveying and project management experience. He is the Chief Executive Officer of Brown & Phillips and is responsible for the development and implementation of the firm's administrative policies and procedures, business development activities, and employee training programs. He also serves as the Principal in Charge of all field related assignments. As such, he is responsible for scheduling and performing field work, data gathering and research, and the scheduling and supervision of the field crews. One of his most important responsibilities is to perform quality reviews for the documents that are prepared in the office.

Over the years, he has been responsible for the preparation of numerous legal descriptions, boundary and topographic surveys, plats, parcel abandonment documents, condominium documents, record drawings and for performing construction layouts for utilities, roads, highways, buildings, and bridges.

Additionally, Mr. Brown possesses more than three years of experience in performing cadastral surveys for the government of Jamaica. He has performed hydrographic surveys of the ocean within 1/4 mile of the shore and geodetic surveys as part of the densification of triangulation network control surveys.

### **PROJECT EXPERIENCE:**

### Seaview Park | Palm Beach, Florida

Mr. Brown served as lead surveyor for this project which was a boundary & topographic survey for a 4.5-acre park site for the design of a new recreational center. The survey included locating all above-ground features, including existing tennis courts, parking lot and trees. Cross sections were performed on a 100' grid. As-built data was obtained for all storm and sanitary sewer structures within the limits of the survey.

#### Burt Reynolds Park - West Side Expansion | Jupiter, Florida

Mr. Brown served as lead surveyor for this project which included boundary, tree and topographic surveys, necessary for the design and permitting for the boat parking expansion and modifications to the west side of the park. The survey also included locating the Mean High-Water Line and showing it on the survey drawing. The survey was performed to meet the Florida Minimum Standards of Practice. The survey drawing showed all above-ground features including the existing building with dimensions and finish floor elevations, drainage as-builts, property lines, easements and benchmarks. All trees 4 inches in diameter or larger were located and shown on the survey drawing as well.

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## JOHN E. PHILLIPS III, PLS

#### **EDUCATION**

Bachelor of Land Surveying University of Florida, 1985

#### **REGISTRATIONS**

Professional Land Surveyor, Florida #4826

#### **AFFILIATIONS**

Florida Surveying and Mapping Society

Florida Land Surveyors Council John E. Phillips, III is a Professional Land Surveyor with over 35 years of land surveying and project management experience. He is the President of Brown & Phillips and is responsible for the preparation, negotiation, and management of contracts. With his collaborative and multi-disciplinary approach, he has a proven track record of meeting financial targets, working well with government agencies, effectively managing people and exceeding client objectives.

Mr. Phillips has extensive experience in performing office computations, preparing right-of-way acquisition sketches, legal descriptions, boundary and topographic surveys, platting documents, condominium documents, record surveys, and for performing construction layout services for water, sewer, gas, drainage, building, roads, and highway improvements. His responsibilities include managing field operations and final quality assurance/quality control of all deliverables before client submission.

Mr. Phillips is proficient in the latest industry technology, as well as developing and implementing successful management strategies. He is proficient in the use of AutoCAD Civil 3D, and has a thorough understanding of resources management, forecasting, and scheduling techniques as well as project accounting practices. He also has been approved as an expert witness in US Federal Court.

### **PROJECT EXPERIENCE:**

### Greymon Drive Improvements | West Palm Beach, Florida

Mr. Phillips served as project manager for this roadway improvements project. Brown & Phillips performed a full topographic survey for the design of Greymon Drive roadway improvements from Dixie Highway to Washington Road. Mr. Phillips coordinated with the City of West Palm Beach Survey Department for right-of-way information. Topography and cross sections were obtained for the entire right-of-way corridor and extending to 15' beyond the right-of-way including the full width of intersecting cross roads. As-built information was obtained for all of the drainage structures. Trees with a caliper size above 3" were located and identified within the limits of the survey.

### Riviera Beach Utility Special District – Avenue C and Avenue U Repump Stations Riviera Beach, Florida

Mr. Phillips served as project manager for the surveying of two repump stations at Avenue C and Avenue U for the City of Riviera Beach Utility Special District for the design of renovations. Brown & Phillips performed a topographic survey at each site tying in all visible features including ground storage tank, hydro tank building with pump room, pavement, walks, utilities, drainage structures and trees over 4" in diameter. The survey also included the interior of the pump room (walls and the location of the pumps and inlet/outlet piping). Cross sections were obtained at 25' intervals and as-builts were obtained on all of the drainage and sanitary sewer structures.

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JEFFREY HUBER, FAIA, ASLA, NCARB, LEED AP Principle

Jeffrey Huber manages the South Florida studio, he also serves as Director of Landscape Architecture, Urban Design and Planning at Brooks + Scarpa. In addition to practice, Mr. Huber is an educator and currently serves as an Associate Professor of the School of Architecture at Florida Atlantic University in downtown Fort Lauderdale. He holds master's degrees and licenses in both architecture and landscape architecture.

A distinguished architect and landscape architect, Huber's work specializes on public realm projects that combine ecological, landscape, urban, and architectural design. He has advanced sustainability initiatives in soft cities, agricultural urbanism, green school design, missing-middle housing, transit-oriented development, low impact development/green infrastructure and adaptation/transformation design methodologies to addresses emerging and future climate disruptions. Current and recent projects include; Salty Urbanism, Fast Forward Fort Lauderdale Design and Construction Manual, DC Alexander Park in Fort Lauderdale, Youth Sports Complex and Centennial Park in Pompano Beach, Mennello Museum of American Art in Orlando, Art and Arts & Culture Center in Hollywood, The Heron and Vista Breeze Elderly Affordable Housing, 41st Street Corridor Revitalization Project and Collins Park Mixed-Use Garage in Miami Beach; and University of Florida School of Architecture Building Renovations and Expansion in Gainesville.

Huber's research, teaching, and professional work have garnered 75+ national design awards, including multiple Progressive Architecture Awards, AIA National Institute Honor Awards in Architecture, and Regional and Urban Design, American Society of Landscape Architects (ASLA), American Architecture Awards, EDRA/Places, and the American Collegiate Schools of Architecture (ACSA). His professional work has been published in hundreds of books and periodicals including Architect, Residential Architect, The Plan, The Plan Journal, Landscape Architecture Magazine, and Architectural Record. Huber has taught at the University of Florida, Mississippi State University, University of Southern California, and University of Arkansas. Huber has delivered dozens of papers at conferences around the world on the topic of landscape urbanism, housing, adaptation design, transportation, and other issues regarding the design of cities and neighborhoods.

He has received more than \$3 million in federal, state, and local grants for his interdisciplinary research and design work. Recent grants include two NOAA Sea Grants for development of adaptation planning and an AIA Upjohn Research Initiative Grant. Other grants have included the National Endowment of the Arts (NEA), Kellogg Foundation and United States Environmental Protection Agency, to name a few.

Huber currently serves as a Strategic Councilor for AIA National and on the Florida Association of the American Institute of Architects (AIA Florida) Board.

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## DANTE ALVAREZ, CGC Senior Cost Estimator

### YEARS OF EXPERIENCE 12+

#### **EDUCATION**

MS Construction Management, Florida International University

BS Construction Management, Florida International University

### **AREAS OF EXPERTISE**

Estimating/Bidding Change Management Construction & Contract Administration Surveying Project Management

### **TYPES OF PROJECTS**

Commercial Education Residential

#### LICENSES | CERTIFICATION

Certified General Contractor, C1520888

OSHA30hr Safety (Multiple)

#### **SOFTWARE & SYSTEMS**

Primavera
Strategic Planning
Corecon
UDA Technologies
On-Screen Takeoff
AutoCAD
Procore
MCSquared
CMIC
Planswift
ISqFt

Dante Alvarez is a Construction Management Professional and certified General Contractor with over 10 years of proven leadership and Project Management abilities developed multi-disciplined cost estimates from a range of projects large and small while working with leading members of the construction and development community. Having both field and office experience on a variety of project size and scopes has provided an extensive knowledge base that affords the ability to arrive at creative and unique solutions to modern construction and development issues.

### **RELEVANT EXPERIENCE:**

### Capital Improvement Program, Miami-Dade College, Miami, Florida

Chief Estimator and Controls Lead. MDC's Capital Improvement Program (CIP) is over \$700 million multi-year plan for new construction, remodeling and renovation of over 66 projects and related land/facilities acquisition at each of the College's eight campuses and one permanent center. Responsibilities include supervising the estimating and controls group, budget validation, estimating and reconciliation, change management, review and negotiations, and project status reporting. Project scope includes new buildings and renovation, HVAC, electrical, plumbing, low voltage, and commercial finishes.

### James S. Rickards Middle School, Broward County Public Schools Fort Lauderdale, Florida

Chief Estimator. The \$84M project is to include the replacement of the main campus facilities with exception of buildings 2 and building 5 while the campus is partially occupied. The facility will consist of a new multi-story middle school facility re-use from Ammons Middle School includes offices, cafeteria, kitchen, labs, classrooms, media center, exterior covered crosswalks along with a new gymnasium and locker room facility re-use from parkway middle school. Responsible to provide an estimate for the 100% design development which includes demolition of the existing building and asphalt paving, erosion control, water main, fire-main, sanitary sewer, and drainage installations and the installation of new asphalt, concrete paving, landscaping and irrigation components.

### Emerald Construction Corp., Dania Beach, Florida

**Director Preconstruction.** Department head in charge of all Preconstruction activities including but not limited to estimating, purchasing, securing hard-bids, contract negotiations, assigning preconstruction personnel (estimators, schedulers, marketing personnel) to projects for completion. Oversee all buyout and finalized contracts for estimated projects going into operations. Average project value of \$40 Million for Commercial Areas and Renovations, Municipal Projects including Transit, High-End Single-Family Homes, Multifamily Units and Office Buildouts.





### ARCHITECTURAL AND ENGINEERING/DESIGN CRITERIA PROFESSIONAL SERVICES FOR CITY OF FORT LAUDERDALE – FEDERAL COURTHOUSE GARAGE

The Scope of Services includes Professional Architectural and Engineering services to serve as the DESMAN team (DESMAN team) for the preparation of the Design/Build Criteria Package (DBCP) and/or Design Criteria Package (DCP). The purpose of the DCP is to furnish sufficient information to permit Design/Build (D/B) firms to prepare a bid or a response to the City of Fort Lauderdale, FL (City) Request for Proposals (RFP), or to permit the City to enter into a negotiated D/B contract for a 350-space, multi-level garage. The DCP, at a minimum, will specify performance-based criteria for the public construction project, including survey information concerning the site, material quality standards, 30 Percent Complete Contract Documents and design standards/specifications of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater management, 3D rendering of concepts and if requested, ParkSmart/LEED requirements applicable to this project.

Additionally, the DESMAN team will identify all permits required, dewatering and stormwater pollution prevention requirements, and impacts on local businesses and residents. The DESMAN team will provide the City with design options and alternatives. Each option provided to the City will include an opinion of probable construction cost and construction schedule.

The selected option will progress to detailed design and may require additional value engineering. The DESMAN team may, if necessary, obtain permits from the Florida Department of Environmental Protection, and any other agency having jurisdiction in the area.

The following three tasks are often provided by DESMAN on DCP projects and are discussed herein as Optional Tasks.

#### **OPTIONAL TASKS**

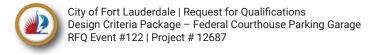
If requested, the DESMAN team is prepared and qualified to provide technical expertise for the following three Optional Tasks, Bid & Award, Design Review, and Construction Administration.

### **Bid & Award**

The DESMAN team can also assist the City during the bid and award of the D/B Contract for the work according to the DCP Contract Documents. The DESMAN team could assist the City in reviewing submissions for completeness, technical compliance, and satisfaction with the design intent of the DCP on its technical merits. The deemed appropriate, the DESMAN team could also participate in pre-bid conference(s) and attend the Bid opening.

### **Design Review**

The DESMAN team would provide technical guidance in the review of the Design/Builder's final design of the City of Fort Lauderdale – Federal Courthouse Garage. The DESMAN team would work with the D/B in a cooperative team effort to ensure the City receives a conforming final design.



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#### **Construction Administration**

The DESMAN team is available to assist the City in performing technical support during the construction of the approved design of the City of Fort Lauderdale – Federal Courthouse Garage and contract administration such as attendance at City requested meetings, monitoring shop drawing submittals for conformance with the intent of the design and periodic job site visits.

The following is a detailed Scope of Services addressing the City's RFQ.

### **Scope of Services**

The DESMAN team will be tasked with the following duties, responsibilities, and deliverables for this assignment. The DESMAN team shall provide Design Services through the 30 Percent Complete Contract Documents. The DESMAN team shall submit to the City of Fort Lauderdale the deliverables listed in the format approved by the City. In addition, we shall submit with each set of deliverables a complete listing of the items required to be delivered for that Phase, by



discipline, and indicate which of those items are being submitted..

### TASK 1 – Project Definition Documentation

Upon selection, the first priority of the DESMAN team will be to facilitate a comprehensive and interactive programming session. We believe the most effective design will come from the combined knowledge and expertise of the collective design team, City staff, and project stakeholders. This working session will unite the entire team on project priorities, challenges, and common dialogue. The following provides a detailed discussion of Task 1 which will be undertaken by the DESMAN team.

### TASK 1A - Project Planning and Conceptual Design

During subtask 1A, the DESMAN team will research, discuss, and review existing information with the City to develop the basis for design concepts. The DESMAN team will undertake the following elements as part of this subtask:

- 1. Meet with City for an initial interactive work session to review the program definition and concept development work plan.
- 2. Establish City's goals and objectives. As part of this subtask, the DESMAN team will confirm the project budget and schedule.
- 3. Perform a preliminary study of applicable permit requirements and discuss them with the City (further detail in Task 1C).
- 4. Review City Zoning Standards for the proposed site to identify all requirements versus constraints and/or variances.
- 5. Collect and review any past studies, concepts, and data pertaining to this assignment.
- 6. As part of this phase, we develop a clear understanding of the garage users and the intended destinations. This would include preferred pedestrian routes and anticipated vehicular flow.
- 7. Establish a clear understanding of the site and existing and proposed buildings/structures.



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- 8. Refine and update program requirements including functional design, parking capacities, utility plan, equipment requirements, and building systems to prepare the final program statement.
- 9. Study and discuss alternatives.
- 10. Early preliminary solutions will be developed and presented for input and critique. Preliminary design concepts will illustrate basic parking structure opportunities.
- 11. Review the preliminary design concept sketches, cost models, work plan, and schedule.

Meet with City to review the preliminary design concept sketches, any cost models, work plan, and schedule.

#### **TASK 1B - Preliminary Design Presentations**

- 1. The DESMAN team will provide the City with a list of permitting agencies for review and input.
- 2. This list will include, but not necessarily limited to:
  - City's Department of Sustainable Development Permitting Process;
  - National Electric Code;
  - National Fire Protection Association;
  - Florida Department of Environmental Protection;
  - South Florida Water Management District;
  - · Broward County Environmental Protection and Growth Management Department; and
  - Other permitting agencies having jurisdiction.
  - The DESMAN team shall also review pertinent documents with the agencies having permitting or other
    approval authority concerning the proposed Federal Courthouse Garage. The DESMAN team shall report in
    writing the findings of such reviews with said agencies and provide recommendations for approval by the
    City relative to such findings.

The DESMAN team has experience and is familiar with the review agencies listed above as well as the permitting process. As part of this task, the DESMAN team will coordinate with the City, regulatory agencies, and other government entities having interest or jurisdiction, including the GSA, that may require permits for this project. The DESMAN team will provide an estimate of fees and duration associated with the permit process. The assumption is that the D/B firm will be responsible for obtaining all necessary permits with the completed design. The actual requirements will be defined as part of this task.



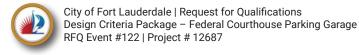
#### Task 1C – Meet with City Staff

For purposes of this Scope of Services, DESMAN has assumed a meeting with the City every two weeks. We understand that bi-weekly meetings might not be necessary, but the entire team is local so meeting as needed should be relatively easy to accomplish.

#### Task 1D – Compile Documentation to be used as the Basis for the DCP

The DESMAN team will incorporate and compile zoning standards and

applicable codes, as well as review and organize other agency codes for inclusion in the DCP. The DESMAN team will meet with City staff to determine if there are additional sources of information to be included in the DCP related to standards the City has adopted that are specific to the City of Fort Lauderdale. The DESMAN team will also discuss design requirements and programming that have been agreed to with GSA that will be included in the DCP. We will also ensure the permitting agencies and requirements are compiled for inclusion in the DCP.



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#### Task 1E – Prepare Three 3D Rendering Options

The DESMAN team will prepare three 3D renderings of the proposed garage based on the information gathered and selected alternatives to be considered. The renderings will provide general massing and design intent based on the program as shared by the City.

#### TASK 2 - Design Criteria

The goal of this subtask is to develop the Design Criteria Package to be used to bid the project to a D/B firm. The

following elements of Task #2 - Design Criteria Package are listed below and briefly discussed.



#### 1. Introduction to the Project and Purpose of the DCP

The Design Criteria methodology, procedures, format, and other specifics that the DCP shall contain. The DESMAN team will prepare the Technical Sections and Criteria of the DCP for bidding by incorporating all information as required by the City, and all federal, state, and applicable local codes.

#### 2. Chosen Design Rendering

The DCP will include project renderings refined from Task #1.

#### 3. Design Criteria

The preparation of the DCP bidding documents shall include, but not be limited to the following Table of Contents. During preparation of the Design Criteria, the DESMAN team will meet with City Departments, as needed, to present/discuss the DCP Bid Documents and seek input.

#### 1. INTRODUCTION

- 1.1. General Overview
- 1.2. Project Description
- 1.3. Permitting Requirements
- 1.4. Code Requirements
- 1.5. Design Submittals

#### 2. SITE OVERVIEW

- 2.1. Site Design Intent
- 2.2. Existing Conditions

#### 3. PARKSMART NARRATIVE (if requested)

- 3.1. Requirements and Overview
- 3.2. Project Requirements

#### 4. CIVIL ENGINEERING NARRATIVE

- 4.1. Base Flood Elevation Requirements
- 4.2. Site Lighting
- 4.3. Drainage and Surface Water Management
- 4.4. Sanitary Sewer Service
- 4.5. Water Service
- 4.6. Paving & Grading Improvements
- 4.7. Other Roadway Improvements

#### 5. ARCHITECTURAL NARRATIVE

- 5.1. General Requirements
- 5.2. Architectural Design Intent
- 5.3. Opportunities





#### 6. STRUCTURAL NARRATIVE

- 6.1. General Requirements
- 6.2. Design Methodology
- 6.3. Design Criteria

#### 7. MECHANICAL & PLUMBING NARRATIVE

- 7.1. General Requirements
- 7.2. HVAC
- 7.3. Plumbing
- 7.4. Fire Protection

#### 8. ELECTRICAL NARRATIVE

- 8.1. General Requirements
- 8.2. Normal Power
- 8.3. Emergency Power
- 8.4. Lighting Systems
- 8.5. Lightning Protection
- 8.6. Fire Alarm & Detection System
- 8.7. Telecommunication System
- 8.8. Security System
- 8.9. Parking, Access & Revenue Control System

#### 9. BASIS OF DESIGN SPECIFICATIONS

#### **APPENDICES**

Appendix A: Site Survey

Appendix B: Engineering Calculations, etc.

Appendix C: Geotechnical Soils Report

Appendix D: Environmental Assessment Reports, if

necessary

#### 4. Engineer's Opinion of Probable Cost

Concurrent with City reviews of the DCP and drawings developed as part of this task, the DESMAN team will prepare an Opinion of Probable Construction Costs and submit to the City for review. Once the DCP is in final form, a final Opinion of Probable Construction Costs will be developed and submitted to the City.

#### 5. Preliminary Drawings

The DESMAN team will deliver to the City a set of Preliminary Plans that will include:

- Site Plan
- Site Utilities
- Storm Water/Erosion Control Plan
- Geotechnical Documentation
- Landscaping Plan
- Architectural Requirements
- Structural Engineering Requirements
- Grading, Paving & Drainage Plans
- ADA Compliance
- Mechanical/Electrical/Plumbing and Fire Protection Plans
- Onsite Utilities
- The Architectural Plans will include:
  - o Grade, Typical, and Roof Plans, which will delineate:
  - Vehicular ingress and Egress locations













- o Ramping methods, slopes, and locations
- o Internal traffic flow
- o Parking geometry, including bay widths, parking angle, and stall widths. ADA Accessible Stalls, including routes and headroom requirements.
- o Stair/elevator locations.
- o Building sections.
- o Occupied spaces, if any.
- The DESMAN team will update our Opinion of Probable Construction Costs.
- The DESMAN team will meet with City Departments, as selected by City staff, to present the concepts and seek input. It is anticipated that a series of meetings will be held during this phase to ensure the concepts, program, and design criteria provided as part of the DCP can be endorsed by the various Departments during the awarded D/B approval phase.



#### 6. 30 percent Documents

The DESMAN team shall prepare drawings to an approximate 30 percent level of detail based on the approved Preliminary Plans developed in Task 5. The 30 percent documents will consist of Drawings, Outline Specifications, Work Sequencing Schedules, and other documents as may be necessary to fix and describe the size and character of the systems and components to be included in the D/B RFP. The documents will be sufficient for solicitation of proposals from D/B firms for design and pricing of the project. In addition, the DESMAN team will update our Opinion of Probable Construction Costs.

#### **OPTIONAL TASKS**

The DESMAN team has the qualifications, expertise, and experience to assist the City in the following tasks if requested.

#### **OPTIONAL TASK - Bidding, and Award of Contract**

The DESMAN team shall assist the City during the bid and award of the D/B Contract for the work that was bid pursuant to the DCP Contract Documents. The DESMAN team will assist the City in reviewing Submissions for completeness, technical compliance, and satisfaction with the design intent of the DCP on its technical merits. The DESMAN team shall also participate in pre-bid conference(s) and attend the Bid opening.



To the extent necessary, the DESMAN team will prepare an Evaluation Matrix comparing and scoring each submission. Additionally, the DESMAN team will assist and represent the best interests of the City during any interviews with short-listed D/B Teams.

#### <u>OPTIONAL TASK – Design Review Phase</u>

The Design Review Phase shall consist of the DESMAN team's involvement in the review of the Design/Builder's final design of the Federal Courthouse Garage. The DESMAN team will work with the Design/Builder in a cooperative team effort to ensure the City receives a conforming final design. DESMAN team will also notify the City of any design submissions that are not in compliance with the Professional Services Deliverables, Contract, Building Code, or any other applicable standards. Most importantly, the DESMAN team will make the City aware of any issues that have the potential to jeopardize the project's goals relating to schedule, quality, scope, or budget. DESMAN team's principal tasks during the design phase are as follows:

- Monitoring the design progress.
- Coordinating design reviews.
- Reviewing design submittals.
- Assisting the City in resolving design problems.



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DESMAN team will perform design reviews for the 75 Percent Complete Contract Document and the 100 Percent Complete Contract Document submissions by the Design/Builder. DESMAN team will perform two (2) formal design reviews on plans and specifications submitted to the City. DESMAN team shall also perform additional informal on-board reviews with the D/B's design team as required during the project, including a minimum of two (2) and a maximum of four (4) during each of 75 Percent and 100 Percent Design Phases. DESMAN team shall also assist the City in the review of any requested design modifications, technical

data, or other project correspondence submitted by the Design/Builder during the design phase.

For each specified design submission from the Design/Builder, the DESMAN team shall consolidate all design review comments into a single Design Review Report to include any constructability comments and any City regulatory review comments. The report shall be submitted to the City for review, approval, and transmission to the Design/Builder for action. We anticipate the Design Review Report will consist of:

- Formal design submission.
- Corresponding design review reports.
- Minutes from design review meetings.
- Any City approved modifications.
- Summary of issues resolved, decisions reached, clarifications, instructions, etc.
- Documentation of significant clarifications and decisions.
- Outstanding unresolved design items.

The DESMAN team shall assist the City in problem resolution during the design phase. The DESMAN team shall review the D/B's methods for correcting problems with respect to both design and constructability and point out to the City any errors or omissions found. DESMAN team shall not take any action, however, that will change the professional and



contractual responsibility for the design of the project. DESMAN team shall advise the City immediately of any problem which may have the potential for jeopardizing the project goals relating to cost, schedule, quality, or scope.

DESMAN team will review the D/B's ParkSmart Certification Plan for compliance regarding inventory and receipt of action documentation, including any construction-related activities. DESMAN team will advise the City of the ability of the plan and proposed construction to meet the required certification.

It is anticipated the City will perform customary Regulatory Reviews for the issuance of Building Permits. These regulatory reviews will ensure that Design/Builder's proposed design complies with applicable regulations, codes, and standards, as well as with the established contractual requirements of the project.

#### <u>OPTIONAL TASK – Construction Phase Services</u>

The performance period for construction phase services extends to project close-out. DESMAN team shall assist the City in performing the technical aspects, as they relate to construction of the approved design of the Federal Courthouse Garage and contract administration activities listed below:

- Attendance at City requested meetings.
- Monitoring shop drawing submittals, for conformance with the intent of the design.
- Responding to information requests.
- Periodic job site visits.
- On-call technical services.
- Progress payment reviews.



DESMAN team shall attend construction progress meetings. The progress meetings should be held at or near the construction site. Periodic site visits are intended to check the construction activities for compliance with the design intent and to measure, compute and check quantities of work performed. The DESMAN team will also review Applications for Payment and advise the City on the appropriateness of the application concerning the construction completed. Normally the progress meetings will be attended by:

- City representatives.
- DESMAN team.
- A/E representative(s) of Design/Builder.
- Construction project executive, superintendent, safety manager, and others as appropriate
- Appropriate sub-contractor representatives.

The DESMAN team will assist the City in the review, acceptance, or take other appropriate action on required submittals including construction schedules and phasing programs, shop drawings, product data, catalog cuts and samples, etc. DESMAN team shall also:

- Review alternative construction methods proposed by the Design/Builder and advise the City of the impact of the methods on the schedule and quality of the project, as well as any possible changes to the overall construction costs.
- Review supplemental drawings and change orders as necessary to properly execute the work within a reasonable time frame while resolving potential claims and disputes.
- Provide interpretation of the contract document requirements and advise the City of any non-compliance design issues during the construction period.
- Assist City in responding to any Requests for Information (RFI) during the construction period. Caution and due diligence will be exercised so that responses to RFI's are not interpreted as directives for contract modifications.

The Design/Builder is responsible for providing required construction testing agencies and testing. DESMAN team shall review the construction contract and testing schedule in accordance with the Contract. DESMAN team's responsibilities regarding monitoring of tests include:

- Reviewing test results.
- Retaining test records.
- Notifying the City of test failures and planned corrective actions.
- Monitoring corrective actions and retesting verification.



The DESMAN team shall assist the City with the monitoring of modifications to the approved Final Design Documents. DESMAN team will not take actions that commit additional City funds or that could be interpreted as authorizing modifications to the contract. DESMAN team shall perform or assist the City in performing the steps in the modification process listed below:

- Determining and verifying the need for modification.
- Verifying whether a modification is not within the scope of the contract.
- Defining the scope of the change.

Upon substantial completion of the project, the DESMAN team will review the work completed and prepare a punch list. Upon completion of the project and final inspection, the DESMAN team shall prepare a final report addressing all technical issues relating to the project including recommendations concerning final payments to Contractors and the release of retained Percentages as appropriate.



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The DESMAN team will provide a final review of the D/B's ParkSmart Certification Plan for compliance. DESMAN team will advise the City of any corrective measures needed for the proposed construction to meet the required certification.

The DESMAN team shall assist the City to monitor, with respect to the technical aspects of the project, all facets of project completion and close-out, including contracts and coordination with other City agencies having jurisdiction over the project.



#### **Design Standards:**

The DESMAN team shall determine the standards of work necessary to meet the requisite regulatory approvals. The final Project Definition Report will be used as the basis for developing the scope of work of the design, which shall include but is not limited to, the preliminary drawings and specifications, which describe all major systems, elements, details, components, materials, equipment, and any other information necessary for the D/B contractor to develop and finalize the design and construction. The design shall be adequate for the D/B contractor to develop and finalize the design and construction, and conform, and in compliance, with applicable laws, codes, permits, and regulations.

#### **Quality Control:**

DESMAN will be responsible for the quality control (QC) of their work and the work of the DESMAN team. DESMAN will be responsible for the professional quality, technical accuracy, and coordination of pre-design services, designs, drawings, specifications, and other services furnished for a 30% level of design. It is DESMAN's responsibility to independently and continually provide QC on the DESMAN team plans, specifications, reports, electronic files, progress payment applications, schedules, and deliverables required.

#### Schedule

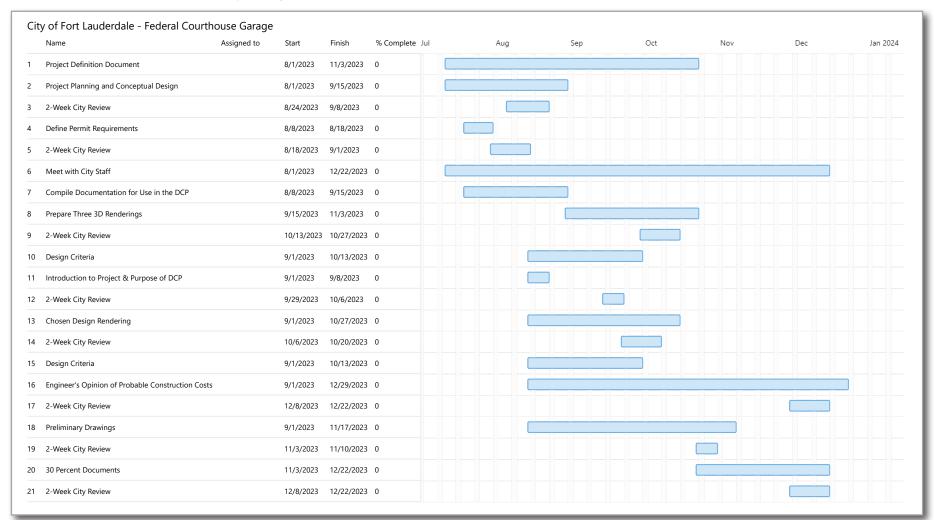
The DESMAN team will submit a preliminary project schedule. A preliminary schedule is included below for your review. DESMAN has prepared the following preliminary schedule in MS Project based on a Notice-to-Proceed (NTP) of August 1, 2023. The project schedule covers the full duration of the scope of services and includes a typical period of two weeks for City review. DESMAN anticipates the complete scope of services can be completed within 150 days of receipt of an NTP. It is our experience that with City expedited reviews and early/prompt receipt of pertinent data/information, the schedule can be reduced.





DESMAN will ensure that, with the least amount of reasonable notice, our Project Manager, Architect and Engineers will act on or be available for a meeting regarding any issue of concern to the project. This will be accomplished through assigned workload to the Project Team. Should we be fortunate enough to be awarded this contract, the proposed Project Manager will be given this assignment as a Primary Project.

While DESMAN consistently employees a national staff of 100, your dedicated Project Manager, Christian Luz, will ensure that every request will have full resources of the team to serve the City throughout the duration of this contract.

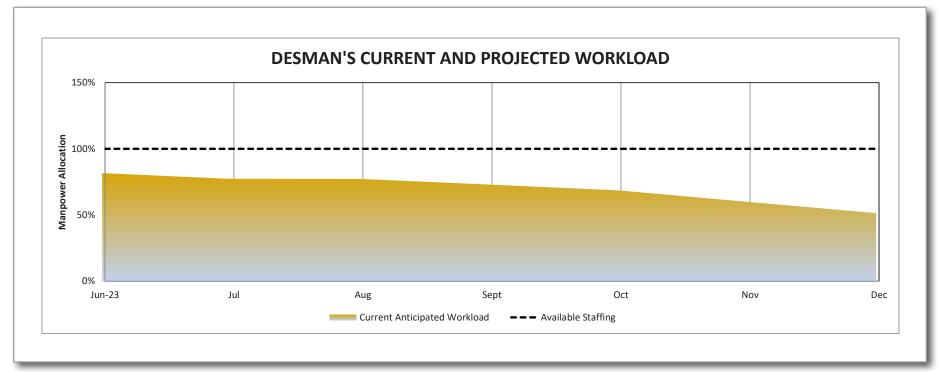




The acknowledged key personnel for the DESMAN Team, assigned and introduced are available and will be devoted to this project in their identified roles for the duration of this assignment.











DESMAN has built its reputation upon a foundation of successfully completed projects. More than 75% of our business is with repeat clients or referrals. We could not enjoy this level of success without our successful previous collaborations. We encourage you to contact our references.



#### **CLIENT | CITY OF MIAMI BEACH**

David Martinez
Director of Capital Improvements Project
305.673.7071
DavidMartinez@miamibeachfl.gov







#### CLIENT | CITY OF RIVIERA BEACH, FL

Randy Sherman
Director of Finance & Administrative Services
561.845.4040
Rsherman@rivierabch.com



PROJECT | Comprehensive City-wide On-call Parking Consulting Services



#### **CLIENT | CITY OF CLEAR WATER, FL**

Jeremy Alleshouse
Parking Administration
727.562.4774
Jeremy.Alleshouse@myclearwater.com



PROJECT | Comprehensive City-wide On-call Parking Consulting Services



#### **CLIENT | PORT CANAVERAL**

Bill Crowe, PE VP Engineering, Construction and Facilities 321.394.3208 bcrowe@portcanaveral.com



PROJECT | Canaveral Port Authority

CT 3 Garage DCP, CT5/6 Garage DCP, CT10 Garage DCPI

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#### **CLIENT | BUILT FORM ARCHITECTS**

Daniel Summers, AIA VP Engineering, Construction and Facilities 935 West Chestnut Street | Suite 520 | Chicago, IL 606422 305.902.8629



bbisty@built-form.net

PROJECT | Lansing Township Mixed-use Garage, MI,
709 Alton Road Mixed-use Garage, Miami Beach, FL,
City of Miami Beach DCP, FL, City of Wilson Public Garage,
Town Center Gateway Mixed-Use Garage, Miami Beach,
72 Park Mixed-use Garage, Miami Beach, NC, Spring
Street Public Garage, Danville, VA, Mooresville
Mixed-use Public Garage, NC Robert Bistry, AIA



#### **CLIENT | BSSW ARCHITECTS, INC**

Daniel Summers, AIA VP Engineering, Construction and Facilities 949 Central Avenue, Naples, FL 34102 239.278.3838 daniels@bsswarchitects.com



PROJECT | Naples Playhouse Parking Garage, City of Naples, FL





DESMAN is a certified Minority Business Enterprise ("MBE") firm. Below is DESMAN's National Minority Supplier Development Council MBE Status, nationally certified by New York & New Jersey Minority Supplier Development Council. This MBE certification is recognized through numerous city and state agencies across the United States as reciprocal Minority Business Enterprise Status. DESMAN's certification is good through 9/30/2023.





# State of Florida

**Minority Business Certification** 

Brown & Phillips, Inc.

Is certified under the provisions of 287 and 295.187, Florida Statutes, for a period from: 11/23/2021 to 11/23/2023

J. Todd Inman Florida Department of Management Services



Office of Supplier Diversity 4050 Esplanade Way, Suite 380 Tallahassee, FL 32399 850-487-0915 www.dms.myflorida.com/osd





JOIN FORCES. SUCCEED TOGETHER.

hereby grants

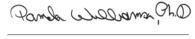
# National Women's Business Enterprise Certification to

Brooks + Scarpa Architects, Inc.

who has successfully met WBENC's standards as a Women's Business Enterprise (WBE). This certification affirms the business is woman-owned, operated and controlled and is valid through the date herein.

Certification Granted: November 1, 2012 Expiration Date: November 1, 2023 WBENC National Certification Number: 2005121230

WBENC National WBE Certification was processed and validated by Women's Business Enterprise Council - West, a WBENC Regional Partner Organization.





Authorized by Pamela Williamson, President & CEO Women's Business Enterprise Council

NAICS: 541310, 541320, 541410 UNSPSC: 72102906, 81101508, 81111705, 94101605



























# State of Florida

# **Minority Business Certification**

Program Controls, Inc.

Is certified under the provisions of 287 and 295.187, Florida Statutes, for a period from: 03/28/2022 to 03/28/2024

J. Todd Inman Florida Department of Management Services



Office of Supplier Diversity 4050 Esplanade Way, Suite 380 Tallahassee, FL 32399 850-487-0915 www.dms.myflorida.com/osd





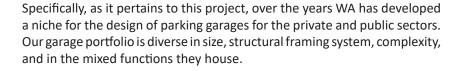


#### MEET WOLFBERG ALVAREZ & PARTNERS

WA is a local South Florida firm that has established a reputation for design initiative and high level of performance. A Florida corporation founded in 1976, the firm has provided comprehensive design services for a diverse range of public facilities.

WA has received numerous awards for architectural design and engineering excellence, including several for parking garages in the last several years. Throughout our history we have remained committed to the basic precept of quality design and client service. The firm has enjoyed continued client growth over the last 45+ years, continually adding to its list of new and satisfied returning clients.

WA has earned a reputation for the preparation of quality design documents and performance and typically receives high or perfect scores in evaluations performed by public entities, including Miami-Dade County (ISD), M-DCPS, City of Miami and others. We have experience in both, the preparation of DCP's and in the implementation of DCP'S with contractors. This experience is invaluable in understanding the intricacies and uniqueness of Design-Build projects. For example, WA is the prime design consultant in a Design-Build project consisting of 2,240 parking space garage located at Miami International Airport, recently awarded to our team. Our task is to implement and enhance the conceptual design included in the DCP prepared by another consultant. The Collins Park Garage for the City of Miami Beach was also delivered via DCP and has been the recipient of numerous design awards.



WA has also been the primary design firm for several mixed-use and dedicated parking garages which have been recipient of LEED and ParkSmart certifications.

Senior staff members that participated in the design of those projects remain with the firm and will be intimately involved with this commission. The proposed personnel have all the attributes necessary for successful completion of this project: parking garage experience, experience in the preparation of DCPs, LEED/ParkSmart projects and have current and relevant experience collaborating with DESMAN.

WA is proud of our extensive list of repeat clients spanning over 4 decades, a testament to the quality of our work product. The firm's projects can be found in almost all municipalities and includes the gamut of project types. Parking garages are a project type in which we feel very comfortable with.



Collins Park Garage (City of Miami Beach)

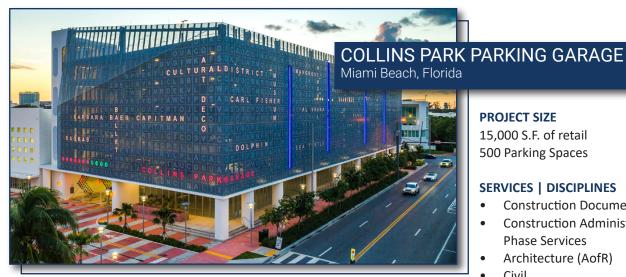


Wynwood DS (Goldman Properties)



Grove Bay Parking Garage (MPA)





CONTACT Carla Dixon CITY OF MIAMI BEACH 305.673.7071 carladixon@miamibeachfl.gov

#### PROJECT DETAILS AND SCOPE OF SERVICES

New 7 story mixed-use retail/parking garage with 15,000 S.F. of retail and 500 parking spaces. The term "Arts & Letters" refers to the fine arts, performing arts, and liberal arts, all considered together. With The Arts & Letters Garage, it presents a new signature building for Collins Park, the cultural center of Miami Beach. The story of Miami Beach, and the Collins Park neighborhood, can be told through the names, places, buildings, geographical features, events and institutions that have generated a singular sense of place here. Arts & Letters is a project-based installation that transforms the Collins Park

#### **PROJECT SIZE**

15,000 S.F. of retail 500 Parking Spaces

#### **SERVICES | DISCIPLINES**

- **Construction Documents**
- **Construction Administration** Phase Services
- Architecture (AofR)
- Civil
- **HVAC**
- Plumbing
- Fire Protection
- Electrical



garage and its breathable, perforated aluminum skin into a poignant word matrix that represents the collective memory of the neighborhood as a distinct cultural place. The project employed a double-tee precast concrete system to minimize cost and disruption to the adjacent community and accelerate construction. The metal skin is attached to the concrete structure and is back illuminated to display the text. As requested by the City, the garage is naturally ventilated. The facility is LEED Gold Certified and ParkSmart, the first City garage to receive this certification. The design incorporates resiliency principals and is designed to accommodate future raising of adjacent streets.



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**PROJECT SIZE** 40,000 S.F. Retail 444 Parking Spaces

CONTACT Jennifer Garcia MIAMI PARKING AUTHORITY 305.467.4688 jgarcia@miamiparking.com

#### **SERVICES | DISCIPLINES**

- Master Plan
- **Construction Documents**
- Construction Administration Phase Services
- Architecture
- Civil
- **HVAC**
- **Plumbing**
- Fire Protection
- Electrical

#### PROJECT DETAILS AND SCOPE OF SERVICES

Miami Parking Authority (MPA) selected WA after an exhaustive evaluation and selection process as the design firm responsible for this highly visible and important project located at the intersection of Pan American Dr., the main access to City of Miami City Hall and S. Bayshore Dr. The facade is inspired by the original use of City Hall as a sea terminal for Pan American Airlines, which employed sea plane service from the site. The garage levels of the façade employs an open steel mesh to conceal the vehicles from exterior view, as required by the Miami zoning code, and is a canvas for the introduction of "art-in-public places" which tells the history of the site via graphics and text. To provide visual enhancement from the tall adjacent developments, the upper level employs an extensive trellis with canvas "sails". The garage employs a PSI joist system to minimize overall building height as required by the City. The exterior skin was carefully detailed to allow the garage to be classified as an "open garage"; a requirement of Miami Parking Authority (MPA). The garage employs the latest in technology regarding traffic control, vehicle count, POS, tag readers, etc. At very advanced stage of construction, MPA in responding to community requests to increase parking capacity, added an additional parking level to the project. WA was tasked with expeditiously revising the construction documents to add this level while minimizing the impact on on-going construction activities. WA was also retained to provide infrastructure improvements to accommodate the two primary retail tenants occupying the building.





#### CONTACT Victor Sanchez GOLDMAN PROPERTIES 786.525.6921 victor@goldmanproperties.com

Marlo Courtney GOLDMAN PROPERTIES 305.531.4411 marlo@goldmanproperties.com

#### PROJECT DETAILS AND SCOPE OF SERVICES

The project consists of a new 8 story mixeduse project located in Wynwood, which includes 40,000 S.F. of retail, 40,000 S.F. of office space, and a 6 level parking garage that accommodates 428 parking spaces. The design of the façade will become a "canvas"

#### **PROJECT SIZE**

80,000 S.F. shell space 428 Parking Spaces

#### **SERVICES | DISCIPLINES**

- Master Plan
- Construction Documents
- Construction Administration Phase Services
- Architecture (AofR)
- Civil
- HVAC
- Plumbing
- Fire Protection
- Electrical

for graffiti artists to create their art piece in situ; what Wynwood is known for world wide. The metal panels can be removed and the art sold and replaced with new pieces. WeWork occupies the entire office plate and a restaurant occupies the ground floor. The garage is fully automated with the latest technologies for fare collection, which includes fare cost adjustments predicated on supply and demand, special event surcharges, etc.







**PROJECT SIZE** 

90,000 S.F. Retail 1,600 Parking Spaces

CONTACT Mike Rodriguez **BRAMAN AUTOMOTIVE** 305.438.2101

#### **SERVICES | DISCIPLINES**

- Master Plan
- **Construction Documents**
- Construction Administration Phase Services
- Architecture
- Civil
- **HVAC**
- **Plumbing**
- Fire Protection
- Elcetrical

#### PROJECT DETAILS AND SCOPE OF SERVICES

WA was retained by Braman Motors to provide complete architectural and engineering professional design services for a new automotive showroom and parking garage. The total area of the facility is in excess of 500,000 SF, on seven levels with parking for 1,600 cars. Showrooms are located on the ground floor and partial second floor with a combined area of approximately 90,000 SF. An interior, monumental stair is strategically located to entice and facilitate access to the second floor showroom. The facades of the building received significant attention and were scrutinized by the Planning and Zoning Departments and the Board given the projects size and the direct adjacency to the existing, critically acclaimed Bacardi Buildings which reside directly north of the property. The buildings, which are now owned by the Young Arts Museum, are considered iconic and will include a park and other improvements in the near future. As a condition of the approval the Planning and Zoning Board requested that the Young Arts Museum "approve" the proposed design of the Braman project; the approval was granted. In a collaborative gesture, the Braman building incorporates large mural areas integrated within the architectural vocabulary of the exterior elevations. The project employed a double-tee precast concrete system to minimize construction cost and accelerated construction period. The garage satisfies the minimum requirements for "openness" and is a naturally ventilated garage. The ramping system and upper levels of the garage are completed isolated from the showroom spaces to prevent sound and vibration intrusion into the room.





**PROJECT SIZE** 

60,000 S.F. Retail 3,000 Parking Spaces

CONTACT Kevin Ryan CITY PLACE, LLC 212.421.5333

#### **SERVICES | DISCIPLINES**

- **Design Documents**
- Construction Administration Phase
- Architecture
- **HVAC**
- **Plumbing**
- Fire Protection
- Electrical

#### PROJECT DETAILS AND SCOPE OF SERVICES

Wolfberg Alvarez and Partners was the Architect and Engineers of Record for this development. Located in the center of Downtown West Palm Beach, City Place features specialty retail, restaurant, cinema, live theater, hotel, office and residential uses. City Place offers over 600,000 SF of leasable retail space organized around cultural and entertainment activities. The physical heart of the project is "Church Plaza", a pedestrianfriendly open air square. This activity intensive plaza is anchored by a landmark former church structure to be transformed into a performance hall. The street front environment is further enhanced by on-street parking, individualized retail storefronts, outdoor dining in twelve distinctive destination restaurants and extensive use of arcade, loggia, landscape and water features. Phase I includes the retail and residential portion of the development on approximately 33 acres. The initial phase of City Place is designed to establish the project as the preeminent cultural, shopping, dining and entertainment destination for the entire regional marketplace. Daily performances, including theater, opera, concert and cinema, combined with twelve signature restaurants, a gourmet food hall and market, and frequent programmed events, make City Place the destination of choice for Palm Beach County residents and visitors. Phase I development includes 350,000 SF of specialty and service retail, 100,000 SF of cinema, 150,000 SF of restaurants, a 5,000 SF Children's Museum, 3,600 seats of theaters/concert halls, 500 residential units and parking for 3,000 vehicles in a multi-level parking garage.

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ACORD 25 (2016/03) 1 of 1 #S39614499/M39614496

**MRLEW** 

# THE CIVIL | ENVIRONMENTAL GEOTECH ENGINEER



# LANGAN

# INTEGRATED SOLUTIONS. MEASURABLE VALUE.

Langan provides an integrated mix of engineering and environmental consulting services in support of land development projects, corporate real estate portfolios, and the oil and gas industry. Our clients include developers, property owners, public agencies, corporations, institutions, and energy companies around the world.

Founded in 1970, Langan employs over 1,200 professionals in its Parsippany, NJ headquarters and among regional offices in:

- New York City, NY
- White Plains, NY
- New Haven, CT
- Boston, MA
- Lawrenceville, NJ
- Philadelphia, PA
- Bethlehem, PA

- Doylestown, PA
- Pittsburgh, PA
- Cleveland, OH
- Arlington, VA
- Denver, CO
- Houston, TX
- Phoenix, AZ

- San Francisco, CA
- Oakland, CA
- Sacramento, CA
- San Jose, CA
- Los Angeles, CA
- Santa Barbara, CA
- Irvine, CA

- Seattle, WA
- Portland, OR
- Miami, FL
- Fort Lauderdale, FL
- Tampa, FL
- Orlando, FL
- West Palm Beach, FL

Langan International, the firm's wholly owned subsidiary headquartered in New York City, provides all firm services for projects in the Middle East, Eastern Europe, Latin America, and the Caribbean. Langan International regional locations are in:

Athens

Calgary

- Dubai
- London

• Panama

Langan's broad range of services includes the following:

- Site/Civil Engineering
- Geotechnical Engineering
- Foundation Design
- Environmental Engineering
- Earthquake/Seismic
- Surveying
- 3D Laser Scanning
- Building Information Modeling (BIM)
- Natural Resources
- Assessments & Permitting
- Landscape Architecture + Planning
- Transportation/Traffic Engineering
- GIS/Data Management
- Asbestos, LBP, Indoor Air Quality/Mold Consulting
- Waterfront Design
- Demolition Engineering





CONTACT Reynaldo Lopez ELM SPRING 305.384.7104

305.384.7104 rlopez@elmspringinc.com **COMPLETION DATE** June 2020

**SERVICE FEE** \$90,500

#### **SERVICES**

- Geotechnical Engineering
- Site/Civil Engineering

#### PROJECT DETAILS AND SCOPE OF SERVICES

Langan was the site/civil engineer and geotechnical engineer-of-record for this parking garage located at the intersection of SE 7th Street and Brickell Avenue next to the Brickell City center project site. Langan designed the site grading and drainage, improvements to SE 6th Avenue and provided geotechnical engineering recommendations for the foundation.

The garage consists of a 12-story above grade parking garage and one below grade basement level valet garage. Built adjacent to the existing 600 Brickell World Plaza Tower, the two structures are connected at basement level under the existing active private.

The 13-level garage structure contains 474 parking spaces located between the basement and 11th levels. The garage also will feature a 7,000-square-foot restaurant space on the first level, 8,600 square feet of retail space available on the Mezzanine level and a plaza featuring green and hardscape spaces.



CONTACT Edward O'Donnell ODP 954.518.0833 eodonnell@odparchitects.com **COMPLETION DATE** Ongoing

**SERVICE FEE** \$314,265

#### **SERVICES**

- Site/Civil Engineering
- Geotechnical Engineering
- Environmental

#### PROJECT DETAILS AND SCOPE OF SERVICES

The new Police Headquarters is anticipated to be approximately 110,000 SF to 120,000 SF in total size, with structured parking for approximately 350-450 vehicles and a high first floor bay for large vehicle storage.

The facility will include all functions including training and gun range, property and evidence, quartermaster, patrol, holding cells, detective units, recruitment, administration and public information. Langan is providing geotechnical, environmental, traffic, and surveying services for this project

# THE CIVIL | ENVIRONMENTAL GEOTECH ENGINEER PROOF OF INSURANCE

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ACORD 25 (2016/03)



## Established Leader In MEPFP Engineering Design

Feller Engineering has been providing high-quality, state-of-the-art MEPFP Engineering consulting services since 1979. Since then we have provided quality HVAC, Electrical, Plumbing, Fire Sprinkler, Life Safety Systems Design, Peer Review, LEED and Green Building Design as well as Forensic Investigative Services for any type and size project. Our expertise has been applied to a wide range of new construction projects as well as retrofit and reuse of existing and historic buildings.

From high rise office buildings, condominiums and hotels to large single family homes, regional malls, industrial warehouses, airports, municipal and Federal facilities, sports arenas and much more. We have designed the Electrical, Mechanical, Plumbing, Fire Sprinkler, and Life Safety Systems for all of these projects. We welcome the largest projects as well as the much smaller ones; we will provide personalized high quality attention to every client no matter the size of the project. While the bulk of our work remains within Florida, we have completed many projects nationwide and internationally. In the past ten years, we have increased our work in Western Florida and Orlando, in addition to New York and other states; we expect to grow in all of these regions.

#### **OUR CONCEPTS REFLECT:**

- The latest technological innovations
- A creative vision especially with design challenges
- The integrity of the architectural and interior design A cost effective approach in all phases of design and development
- A precise vision of the owner's operational and financial objectives

#### **CORPORATE PHILOSOPHY**

Serving our clients with a high degree of professionalism, imagination and skill is a **Feller Engineering** trademark. Our designs:

City of Fort Lauderdale | Request for Qualifications
Design Criteria Package – Federal Courthouse Parking Garage
RFQ Event #122 | Project # 12687

- Encompass the latest technological innovations where applicable
- Are creative in approach (especially with renovation projects)
- Will be in complete accord with the architect's design concept and the owner's operational and financial objectives

Design schedules are consistently met. All documents incorporate sufficient detail to expedite Building Department approval and Contractor's bidding. Cost effectiveness is foremost in our engineers' minds during all phases of design and contract administration.

Being a member of the Broward County Board of Rules and Appeals for the past two decades has also given Steve Feller and our firm an opportunity to help reshape the local Building Code and work closely with all Building Departments in both Dade and Broward Counties. Familiarity with Plan Reviewers and Building Department procedures enable us to help expedite permitting through these departments, which saves our clients time and money.

#### **OUR CLIENT COMMITMENT**

Our commitment to the team concept requires that the mechanical and electrical engineering of a project support the architectural and interior design concepts which have been approved by the client. As engineers, we look for inventive methods and solutions to maintain the integrity of the design, comply with codes and meet expected probable construction costs.

We have chosen consciously to remain a mid-size firm enabling Feller Engineering's associates, officers and principals to provide personal attention to our client's needs, assure that all the project requirements are met without over or under design, and that they are within the agreed budget.

We are not only committed to the design areas of the project, but once the construction documents are completed and the contractors are selected, we will meet with the client/architect and the assigned contractors to review the MEP design and resolve any areas of concern.

This commitment assures the client that Feller Engineering will not only provide the design for the project, but will also provide engineering services through the entire construction and startup occupancy phases. Additionally, we remain available to resolve any issues that arise naturally or as a result of system changes as the project ages.

#### **MINORITY STATUS**

Feller Engineering has a joint venture arrangement with several established and certified women owned and Afro-American owned engineering firms with minority status. This allows us to provide a complete package enabling your design team to meet almost any project's minority requirements.



### MECHANICAL SYSTEMS DESIGN

Our HVAC department, headed by Eser Hur, has a staff of engineers and designers (several registered Professional Engineers and

LEED AP). It has enormous experience and expertise with every conceivable type of air conditioning and ventilation system commercially available. Our engineers are constantly being briefed by major manufacturers as to the current state of the art equipment in monthly lunch and learn sessions.



### ELECTRICAL SYSTEMS DESIGN

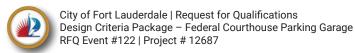
The Electrical Department headed by Bob Raynor with his staff of Electrical Engineers and Electrical Designers (several of whom

are registered Professional Engineers and or maintain LEED AP status) have the responsibility to support our HVAC, Plumbing and Fire Sprinkler Departments.



#### PLUMBING SYSTEMS DESIGN

Greg Badal (Department Head) and his staff of engineers and designers (several of whom are CIPD and LEED AP) have extensive experience and expertise in a





myriad of projects. Some members of the staff (including Greg) at Feller Engineering have over 30 years of design experience.

#### FIRE PROTECTION SYSTEMS DESIGN



We know that a fire can be an overwhelming experience. We believe in treating your home or business like it is our own, because we want you to feel comfortable when visiting us. Fire Protection

Systems Design offers a comprehensive fire protection system that optimizes the effectiveness of your space to protect against fire, smoke and other hazards. Headed by Anand Kris Singh our engineering team will create a fire protection design for your project and save you time, money and heartache! Fire protection systems design and installations are fundamental to the safety, success and code compliances of your facility.

#### **EXPERIENCE**

Over the past 40 years we have gained a tremendous resume of varied projects. From high rise office buildings, condominiums and hotels to large single family homes, regional malls, industrial warehouses, airports, municipal and Federal facilities, sports arenas and much more. We have designed the Electrical, Mechanical, Plumbing, Fire Sprinkler, and Life Safety Systems for all of these projects. We welcome the largest projects as well as the much smaller ones; we will provide personalized high quality attention to every client no matter the size of the project. While the bulk of our work remains within Florida, we have completed many projects nationwide and internationally. In the past ten years, we have increased our work in Western Florida and Orlando, in addition to New York and other states; we expect to grow in all of these regions.

## Major Parking Garages Completed for Government Clients

- 1. BCJC Garage at 3rd Avenue, Fort Lauderdale
- 2. Fort Lauderdale Airport Terminal #1 Parking
- 3. Car rental facility at Miami Airport Parking
- 4. City of Fort Myers Airport Parking
- 5. Renovation at City of Fort Lauderdale Parking Structure in Downtown Fort Lauderdale

We have completed approximately 40 major Parking Structures for Apartment/Condo Buildings (Between 500 to 800 Cars) for the last 15 years.

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rit	e 130					IN:	SURER(S) AFFOR	DING COVERAGE		NAIC #
rt	Lauderdale			FL 33309	INSURE	na.		nsurance Company		30104
U	RED				INSURE	no.		ndemnity Company		22357
	Steven Feller, P.E, LLC			,	INSURE	no.		ance Company		29424
	dba Feller Engineering			ļ	INSURE	Ro: Landmar	k American Ins	surance Company	1	33138
	500 NE 3rd Avenue				INSURE	RE:				
_	Fort Lauderdale			FL 33301	INSURE	RF:				**
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R	TYPE OF INSURANCE	INSD	SUBR WVD	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMI		
	COMMERCIAL GENERAL LIABILITY  CLAIMS-MADE OCCUR							EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000	
								MED EXP (Any one person)	\$ 10,00	
				21SBMAK8N5W		04/01/2023	04/01/2024	PERSONAL & ADV INJURY	\$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$ 2,000,000	
	POLICY PRO- JECT LOC							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
	AUTOMOBILE LIABILITY					04/01/2023	04/01/2024	COMBINED SINGLE LIMIT (En accident)	\$ 1,000,000	
	X ANY AUTO							BODILY INJURY (Per person)	\$	
	OWNED SCHEDULED AUTOS ONLY AUTOS			21UECDH4083				BODILY INJURY (Per accident)	nt) \$	
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	WORKERS COMPENSATION AND EMPLOYERS LIABILITY							➤ PER OTH-		
	ANY PROPRIETOR PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N/A	A	21WBCAL1FLX		04/01/2023	04/01/2024	E.L. EACH ACCIDENT	\$ 1,000	
	(Mandatory in NH)							E.L. DISEASE - EA EMPLOYEE		
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	s 1,000	
,	Professional Liability		1					Each Claim	2,000	
	Claims Made			LHR801081		02/05/2023	02/05/2024	Aggregate	4,000	,000
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	Fort Lauderdale			FL 33394	AUTHO	RIZED REPRESE				

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ACORD 25 (2016/03)



### **QUALIFICATIONS**

Brown & Phillips, Inc., a Small/Minority Business Enterprise (SBE/MBE), was founded in March 1993 to provide professional land surveying services to clients in the public and private sectors. The firm provides a full range of land surveying services which include legal descriptions, boundary surveys, topographic surveys, hydrographic surveys, tree surveys, construction layout, condominium documents, record drawings, expert witness testimony, GPS surveying and all facets of platting.

This dedicated land surveying entity is certified as a Small/Minority business by the Florida Statewide Office of Supplier Diversity; the South Florida Water Management District; the School Districts of Palm Beach County and Broward County; the City of West Palm Beach; and the Palm Beach County Departments of Engineering, Water Utilities, Facilities, Department of Airports and Palm Tran. We are certified as a Disadvantaged Business Enterprise by the Florida Department of Transportation.





Brown & Phillips is staffed by four Florida registered Professional Land Surveyors, who are all graduates of

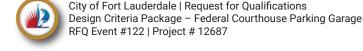
formal Land Surveying programs. The firm currently employs ten people and has three fully equipped survey crews. Among the firm's resources are boats which are used for performing soundings and hydrographic cross sections, all-terrain vehicles, Topcon total stations, Topcon field computers, and Topcon GPS equipment.

The firm also possesses computers connected to a fully integrated network system on which it runs the latest version of AutoCAD Civil 3D, TDS Survey Link, word processing, and project management software. The firm has an excellent record of providing surveying services to support land and right-of-way acquisitions along with road, utility, drainage, and building construction projects for clients in the public and private sector. Since its founding, the firm has performed land surveying assignments for the Florida Department of Transportation, the Palm Beach County Departments of Engineering, Capital Improvements, Water Utilities, Traffic and Airports, Palm Tran, the School District



of Palm Beach County, the School District of Broward County, the City of West Palm Beach, the City of Riviera Beach, the Port of Palm Beach District, the Village of Wellington, and the South Florida Water Management District. Through these assignments, Brown & Phillips, Inc. has become thoroughly knowledgeable of the planning, scheduling, and management requirements for land surveying work in the public sector.

Among its private clients are a number of prestigious local engineering, law, construction, and environmental consulting firms. The firm provides boundary and topographic surveys, tree surveys, right-of-way surveys, route surveys, quantitative surveys, as-built surveys, platting, mapping services, and construction layout services to its private sector clients. The firm is also qualified and possesses experience in providing accident reconstruction services, accident investigations, and expert witness services. For more information, please visit our website at brown-phillips.com.





Florida Department of Agriculture and Consumer Services Division of Consumer Services Board of Professional Surveyors and Mappers 2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: LB6473

Expiration Date February 28, 2025

#### Professional Surveyor and Mapper Business License

Under the provisions of Chapter 472, Florida Statutes

BROWN & PHILLIPS INC 1860 OLD OKEECHOBEE RD STE 509 WEST PALM BEACH, FL 33409-5242



WILTON SIMPSON COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.



Florida Department of Agriculture and Consumer Services Division of Consumer Services Board of Professional Surveyors and Mappers 2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: LS4977

Expiration Date February 28, 2025

#### Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

ANTHONY ST BROWN 1928 GARDENIA CT RIVIERA BEACH, FL 33404-1871



WILTON SIMPSON COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.



Florida Department of Agriculture and Consumer Services Division of Consumer Services Board of Professional Surveyors and Mappers 2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: LS4826

Expiration Date February 28, 2025

#### **Professional Surveyor and Mapper License**

Under the provisions of Chapter 472, Florida Statutes

JOHN E PHILLIPS III 1860 OKEECHOBEE RD STE 509 WEST PALM BEACH, FL 33409-5242

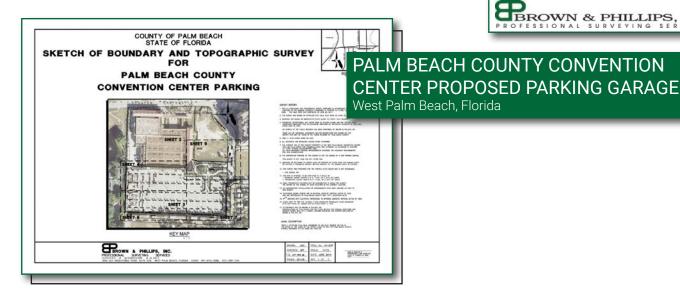


WILTON SIMPSON COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

#### RELEVANT PROJECT EXPERIENCE





CONTACT Mr. Jeff Trompeter, P.E. **CIVIL DESIGN INC.** 

1400 Centrepark Blvd. Suite 905 West Palm Beach, FL 33401 561.659.5760 jtrompeter@civil-design.com

#### PROJECT DETAILS AND SCOPE OF SERVICES

Brown & Phillips performed a boundary and topographic survey for this 19.48-acre site for the design of additional exhibition space and parking garage. The survey was performed in accordance with the Standards of Practice in Rule 5J-17.050 - 0.53, Florida Administrative Code, pursuant to Chapter 472.027 of the Florida Statutes and included locating all above-ground features and marked underground utilities. Cross sections were performed on a 100' grid. As-built data was obtained for all storm and sanitary sewer structures within the limits of the survey.

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ACORD'	RTI	FICATE OF LIA	IABILITY INSURANCE					DATE (MM/DD/YYYY) 1/31/2023		
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nsurance Office of America Abacoa Town Center 1200 University Blvd, Suite 200 Jupiter, FL 33458				PHONE (A/C, No E-MAIL ADDRES	<sub>ss:</sub> Annie.U	296-5966 26 ribe@ioaus	a.com		561)	776-0670
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ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A		WCV027593004		11/20/2022	11/20/2023	E.L. EACH ACCID	ENT	\$	1,000,000
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For Information Purposes
ACORD 25 (2016/03)

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# MEET THE LANDSCAPE ARCHITECT



# MEET BROOKS + SCARPA

Brooks + Scarpa is a collective of architects, landscape architects, urban planners, designers and creative thinkers dedicated to enhancing the human experience. They have garnered international acclaim for the creative use of conventional materials in unique and unexpected ways and have pioneered more holistic ways of delivering affordable housing, sustainable architecture and advances in social equity.

Honored with the 2022 AIA Gold Medal and the Smithsonian Cooper-Hewitt National Design Award, Brooks + Scarpa has redefined the role of the architect resulting in some of the most remarkable and exploratory design today. They do so by looking,

questioning and reworking the very process of design and building. Each project appears as an opportunity to rethink the way things normally get done; to redefine and cull-out latent potentials that exist in materials, form, construction and even financing—to, as Scarpa says, make the "ordinary extraordinary." This produces entirely inventive work that is quite difficult to categorize because it is driven by exploration rather than an initial intent. It is environmentally sustainable, but not about 'sustainable design.' It employs new materials, digital practices and technologies, but is not defined by nor molded by technologies. It is socially and community conscious, but it is not created as a politically correct statement. Rather, it is deeply rooted in conditions of the everyday, and works with our perception and preconceptions to allow us to see things in new ways.

Over the last ten years, BROOKS + SCARPA has received more than 50 major design awards, notably 22 National AIA Awards, including the AIA Architecture Firm Award and AIA California Council Firm of the Year Award, five AIA Committee on the Environment "Top Ten Green Project" awards, Record Houses, Record Interiors, and the Rudy Bruner Prize. Their work has been exhibited in museums worldwide including MOCA Los Angeles, the National Building Museum in Washington, DC and the Gwangju Bienale. They have also been featured in Newsweek and appeared on The Oprah Winfrey Show.







# State of Florida Department of State

I certify from the records of this office that BROOKS + SCARPA ARCHITECTS, INC. is a California corporation authorized to transact business in the State of Florida, qualified on May 26, 2017.

The document number of this corporation is F17000002444.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on January 23, 2023, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of January, 2023



Secretary of State

Tracking Number: 7704771496CC

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

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







City of Laguna Beach Parking Structure and Historic Renovation Laguna Beach, California



City of Los Angeles Police Station Parking Structure Los Angeles, California



Miami Beach Mixed-Use Parking Miami Beach, Florida



Angle Lake Transit Station and Plaza Seattle, Washington



Mixed-Use Parking Structure San Diego, California



**Youth Sports Facility and Community Park** Pompano Beach, Florida



Santa Monica Place Mall Santa Monica, California







**Just Add Salt: Envisioning a Future of Salty Urbanism** Fort Lauderdale, Florida



First & Broadway Civic Park Los Angeles, California



**DC Alexander Park**Fort Lauderdale, Florida



**Centennial Park** Pompano Beach, Florida



Plummer Park West Hollywood, California



UCSB Parking Structure with Housing Santa Barbara, California





Program Controls Inc. (PCI) is a minority-owned firm providing professional engineering services on large and complex programs in infrastructure, transportation, aviation and other government and public sectors for the last 20 years. PCI has been the controls lead on many large programs in South Florida and is currently providing such services at City of Ft Lauderdale, Broward County, City of Miramar, Miami-Dade Expressway Authority, Miami-Dade Aviation Department, and other public agencies in South Florida.

Founded in 2002 as a Florida Corporation, PCI is one of the few firms in South Florida with a specialization and complete focus on all control's aspects of large construction projects. Since its inception, the firm with its expertise and superior performance has gained wide-spread recognition and has even been credited with "best-of-class" practices by peer reviews and independent boards towards the successes of complex programs

CORE COMPET	ENCIES
Conceptual and Definitive Estimates	Risk Analysis
CPM and Forensic Scheduling using P6	Cash flow Projections
Process improvement support	Bid Analysis
Analyze time and cost impact for changes	Change Management
GMP, GC, MGC Negotiations	Claims Analysis
Review Contract Documents & Specifications	BIM Support
Work in Place and Earned Value Value	Value Engineering
Management Information Systems	Budget Validation
Maintain cost and schedule databases	Mitigation Strategies
Cost and Schedule reports	Constructability Reviews
Construction Management & Inspection	Construction Engineering
Contract Administration & Close-out	Cost Tracking & Controls

PCI has a great team of trained and skilled controls professionals who have been the

force behind firm's superior and successful performance. Some of the services provided by the firm range from project and construction scheduling to estimating and VE; from cost engineering and budget control to change management and claims analysis; from contract administration and inspection to construction management on Design-Build, CMAR, and Conventional delivery methods; from cost engineering and earned value to VE and budget controls; from setting up PMOs and KPIs to developing core processes, procedures, and systems.

### **LOCAL PROGRAM EXPERIENCE**

PCI has been the controls lead for many local and large Capital Improvement Programs as shown in the following table. Many of these billion-dollar programs not only have the strict budget constraints but are also mandated with timesensitive completion milestones to add to the complexity. We have contributed significantly to the successes of these programs and have attained a great deal and depth of knowledge and experience.

We pride ourselves on our quality and timely services on all the projects and programs. We have a proven record of performance with every project we have ever worked on. Having a team of highly qualified, trained, and skilled staff is imperative to ensuring great performance and quality service

LOCAL CAPITAL PROGRAM EXPERIENCE								
		CONSTRUCTION & CONTROLS						
PROGRAM	SIZE	Estimating, VE	Scheduling, Phasing	Claims & Changes	Cost Controls	Constrn Support	Processes, Procedures	Dashboard 8 Digital Towe
City of Ft Lauderdale - Master Utility Plan	\$100M	Х						
FLL International Airport - Terminal 5	\$370M	Х	Х		Х	Х	Х	Х
FLL Capital Improvement	\$1B		Х	Х		Х		
Miami Dade Courthouse	\$200M	Х	Х	Х				
PortMiami Capital Improvement	\$1B	Х	Х	Х		Х		
Miami Dade College Capital Construction	\$700M	Х	Х	Х	Х		Х	
MIA Terminal Optimization	\$1.4B	Х	Х	Х	Х	Х	Х	
MIA North Terminal Development	\$3B	Х	Х	Х	Х	Х	Х	
Palm Beach Schools Program	\$1.2B		Х		Х	Х	Х	
Miami Public Schools GOB	\$1.2B		Х	Х				
MDX Bridge Rehabilitation	\$2.5M		Х	Х			Х	
MD-WASD Consent Decree	\$2B	Х	Х	Х	Х	Х	Х	



#### **TEAM QUALIFICATIONS**

Our team led by local controls leaders is one of the most experienced and qualified team in South Florida. We know the local market, local construction industry, local architects and engineers and local contractors. Our estimators having worked with General Contractors know how the bids are put together. Our schedulers know

how to build in South Florida and can develop realistic and

constructible phased schedules. Based in South Florida and having worked on these programs, our team members are intimately familiar with local regulations and procedures, local market and interact and coordinate with various Departments and Divisions. In addition, being local assures the responsiveness and delivery with a sense of urgency.

<b>PROFESSIONAL</b>	. SOFTWARE	<b>EXPERTISE</b>
---------------------	------------	------------------

Success in construction management and controls not only requires the right people with knowledge and experience, but also with an array of software capabilities and expertise. We keep abreast with industry leading applications and maintain expertise of software to achieve maximum results. We maintain competency in the general areas with industry software but the team is also well versed and are proficient in most relevant industry softwares, such as P6 Primavera, MS Project, Timberline Sage, HCSS Heavy Bid, Blue Beam, e-Builder and Proliance

S	OFTWARE EXPERTISE				
	SOFTWARE	Scheduling	Estimating	ProjectMgmt	3D CAD/BIM
e-Builder	e-Builder®			Х	
Oracle Unifier	ORACLE Primavera Unifier			Х	
SharePoint	S SharePoint			Х	
Proliance PCTS	<b>Meridian</b>			Х	
Primavera Enterprise P6	PRIMAVERA P6	Х			
MS Project	P Project	Х			
Schedule Analyzer Pro	Chedule nalyzer Pro	Х			
Acumen Schedule Analyzer	Deltek ACUMEN	Х			
Zummer Schedule Analysis	Lummer	Х			
Sage Timbeline	sage		Х		
Heavy Bid HCSS	HeavyBid		Х		
On-Screen Takeoff	Classic On-Screen Takeoff*		Х		
Blue Beam	BLUEBEAM.		Х		
Success Estimator			Х		
RS Means	RS <b>Means</b>		Х		
Autodesk Revit	REVIT'				Х
AutoCAD	AUTODESK* AUTOCAD*				Х



#### **TEAM CREDENTIALS**

PCI follow the industry standards and practices to provide our services and to develop controls processes, procedures, systems and products. Our team operates under the broad principles of the PMBOK® by PMI, the CMAA Standards of Practice (SoP), and using the AACE International Recommended Practices (RP) as our implementation guidelines. PCI has a deep bench of qualified, experienced and certified professionals who are considered some of the best subject matter experts in the local industry. They are also

licensed engineers by the State of Florida and certified with Project Management Institute (PMI), AACE International, Construction Management Association of America (CCMA) and other professional organizations. This ensures that our team members remain up to date with innovation and other improvements.

With a deep bench of qualified and experienced resources and extensive experience with public projects and programs, we believe we not only have the credentials, capabilities and capacity but is also best suited to effectively provide the required services.



# State of Florida Department of State

I certify from the records of this office that PROGRAM CONTROLS, INC. is a corporation organized under the laws of the State of Florida, filed on April 15, 2002.

The document number of this corporation is P02000040369.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on February 23, 2023, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of February, 2023



Secretary of State

Tracking Number: 6984655217CC

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

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





**COMPLETION DATE** June 2024

**PROJECT COST** \$700M

CONTACT **Fernando Calcines MIAMI DADE COLLEGE** 305.237.0581 fcalcine@mdc.edu

#### **FEATURES**

66 Projects (Various) Program Controls | Scheduling | Estimating | Change Management

#### PROJECT DETAILS AND SCOPE OF SERVICES

The MDC's Capital Improvement Program (CIP) is a multi-year plan for new construction, remodeling and renovation projects and related land/facilities acquisition at each of the College's eight campuses and one permanent center. The CIP contains approximate 66 projects worth over \$700 million of work around the eight campuses including remodeling of School of Justice Tactical Training Facility, Artificial Intelligence Center, renovation of Dyer Courthouse Building, construction of New Student Success Center, Parking Building Renovations, Gym Facilities and labs rooms.

#### FIRM'S INVOLVEMENT

PCI's responsibilities include managing all aspects of program controls, estimating and scheduling and program reporting.

- Estimating price new and change work, quantify direct and indirect costs, and value analysis.
- Scheduling baselines, review of cost-loaded monthly updates
- Change Management change logs, review of cost and time impacts and negotiations.
- Claims Assistance and Support propose recovery plans.





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**COMPLETION DATE** January 2024

**PROJECT COST** \$270M

CONTACT Ralph Colarusso MIAMI DADE COUNTY ralph.colarusso@aecom.com

#### **FEATURES**

23-Story Scheduling | Estimating | Change Management

#### PROJECT DETAILS AND SCOPE OF SERVICES

The new \$270 Million 23-story Civil and Probate Courthouse for Miami-Dade County will replace the 1928-era courthouse at 73 West Flagler Street through a Public-Private-Partnership (P3). The new building will have 46 courtrooms, space to accommodate future growth and 59 parking spaces. Site development includes necessary utilities to support the Facility, hardscape/landscape, parking, road, and traffic control improvements (if required), construction site security and utility improvements to support the complex.

The 30-year contract with Plenary is to develop, design, construction, finance, operate and maintain the facility. The new facility will provide space and services related to Civil and Probate Divisions of the Eleventh Judicial Circuit of Florida, the Clerk of Courts and other related court partners and agencies.

#### FIRM'S INVOLVEMENT

- Planning and Program Management (Validate project cost and schedule)
- Scheduling and Cashflow (project schedule, monthly tracking and reporting, review of contractor baselines and monthly updates, claims review and support and propose recovery plans)
- Budget and Cost Controls (track, monitor and report on project budget, project costs, cash flows, variances and forecasts)
- Estimating (price new and change order work, quantify direct and indirect costs, and value analysis)
- Change Management (change logs, review of cost and time impacts)
- Reporting (analysis & status
- Change Management change logs, review of cost and time impacts and negotiations.
- Claims Assistance and Support propose recovery plans.







PORT OF MIAMI CRUISE TERMINAL B (NORWEGIAN) CAPITAL IMPROVEMENT PROGRAM

**COMPLETION DATE** October 2021

PROJECT COST \$200M

**SERVICE FEE** \$500K

CONTACT
Helga Sommers, PE
Chief, Capital Development
PORT OF MIAMI
305.347.3229
Helga.Sommer@miamidade.gov

#### **FEATURES**

Scheduling | Estimating | Change Management

#### PROJECT DETAILS AND SCOPE OF SERVICES

The Terminal B for Norwegian at PortMiami is 700 ft. long by 150 ft. high and can accommodate ships of up to 5,000 passengers. It features new technology to support faster and more efficient embarkation and disembarkation processes, as well as expedited security screening and luggage check-in. The project also includes a new 1,054-space parking garage that is connected to the terminal via a walkway on the second level.

#### FIRM'S INVOLVEMENT

For the Cruise Terminal B projects at PortMiami, our scope of services includes:

- Scheduling baselines, review of cost-loaded monthly updates
- Claims Assistance and Support propose recovery plans
- Change Management change logs, review of cost and time impacts, negotiations and issuance of change orders
- Estimating price new and change work, quantify direct and indirect costs, and value analysis



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	3150 Southwest 38th Avenue				INSURE					
Suite 1304				INSURE						
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ACORD 25 (2016/03)

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Below is DESMAN's current Professional Liability and General Liability certificate of coverage. DESMAN is able to comply with insurance requirements as listed in Section 2.15 of the RFQ.

TIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS ATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES HIS CERTIFICATE HOLDER. THE POLICIES HIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED NOTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.  NT. If the certificate holder is an ADDITIONAL INSURED, the policy(les) must have ADDITIONAL INSURED provisions or be endorsed. ASTON IS WANUED, subject to the terms and conditions of the policy, certain policies may require an endorsement, A statement on cate does not confer rights to the certificate holder in lieu of such endorsement(s).  TOWN THOM TIME THE POLICIES OF INSURANCE AFFORDOO ON THE MASSER 22-23 Florids  Desman, Inc.  100 SE 3rd Avenue, 100 SE 3rd Av
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NSURER A   Selective Insurance Co. of the Southeast   39926
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Desman, Inc.  100 SE 3rd Avenue, 10th Floor Fort Lauderdale  S  CERTIFICATE NUMBER: Master 22-23 FLorida  CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS TEMMY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, IS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.  TYPE OF INSURANCE  INSURER E: INSURER E: INSURER BY: INSURER C: Endurance American Specialty Insurance Company  41718  INSURER C:
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#### **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.

he vendor has indicated that no such relationsh	ips exist.
ne vendor has indicated that no such relationsh	
Timothy Tracy Digitally signed by Timothy Tracy Date: 2023.07.05 11:47:27 -04'00'	ips exist.
n the event the vendor does not indicate any name he vendor has indicated that no such relationsh  Timothy Tracy Digitally signed by Timothy Tracy Date: 2023.07.05 11:47:27 -04'00'  Authorized Signature  Timothy Tracy	Executive Vice President

**RELATIONSHIPS** 



NAME

Rev 09-2022



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

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

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

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

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

The Contract shall include provisions for the following:

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

Timothy Tracy, Executive VP

7-6-2023

Date



## **E-VERIFY AFFIRMATION STATEMENT**

Solicitation/Bid /Contract No:
Project Description:
Design Criteria Package – Federal Courthouse Parking Garage Project # 12687
Contractor/Proposer/Bidder acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of,
<ul> <li>A. all persons employed by Contractor/Proposer/Bidder to perform employment duties within Florida during the term of the Contract, and,</li> </ul>
B. all persons (including subcontractors/vendors) assigned by Contractor/Proposer/Bidder to perform work pursuant to the Contract.
The Contractor/Proposer/Bidder acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the Contract is a condition of the Contract.
Contractor/Proposer/ Bidder Company Name: DESMAN INC.
Authorized Company Person's Signature:  Timothy Tracy Digitally signed by Timothy Tracy Date: 2023.07.05 12:27:50 -04'00'
Authorized Company Person's Title: Executive Vice President
Date: 7-6-2023





#### **CONTRACT PAYMENT METHOD**

The City of Fort Lauderdale has implemented a Procurement Card (P-Card) program which changes how payments are remitted to its vendors. The City has transitioned from traditional paper checks to credit card payments via MasterCard or Visa as part of this program.

This allows you as a vendor of the City of Fort Lauderdale to receive your payments fast and safely. No more waiting for checks to be printed and mailed.

In accordance with the contract, payments on this contract will be made utilizing the City's P-Card (MasterCard or Visa). Accordingly, bidders must presently have the ability to accept the credit card or take whatever steps necessary to implement acceptance of a card before the start of the contract term, or contract award by the City.

All costs associated with the Contractor's participation in this purchasing program shall be borne by the Contractor. The City reserves the right to revise this program as necessary.

By signing below, you agree with these terms.

Please indicate which credit card navment you prefer:

i lease maleate which creat care payment you	protor.
✓ MasterCard	
Visa	
DESMAN INC.	
Company Name	
Timothy Tracy	Timothy Tracy Digitally signed by Timothy Tracy Date: 2023.07.05 11:51:33 -04'00'
Name (Printed)	Signature
Executive Vice President	7-6-2023
Title	Date



#### CITY OF FORT LAUDERDALE BID/PROPOSAL CERTIFICATION

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

that held.	
in accordance with Florida Statute §607.1501 (visit http://ww	
Company: (Legal Registration) DESMAN INC.	EIN (Optional):
Address: 100 S.E. Third Avenue, 10th Floor	
City: Fort Lauderdale	State: Florida Zip: 33394
Telephone No.: 954.526.6464 FAX No.:	Email: cluz@desman.com
Delivery: Calendar days after receipt of Purchase Order (see	ction 1.02 of General Conditions):
Total Bid Discount (section 1.05 of General Conditions): _	
Check box if your firm qualifies for DBE (section 1.09 of Ge	neral Conditions): 🔲
<u>ADDENDUM ACKNOWLEDGEMENT</u> - Proposer acknowle included in the proposal:	dges that the following addenda have been received and are
Addendum No. Date Issued 6-22-2023 Addendum No. Date Issued	Addendum No. Date Issued Addendum No. Date Issued
requirement in this competitive solicitation you must specific reference in the space provided below all variances containing be attached if necessary. No exceptions or variances such is listed and contained in the space provided below the space	to any term, condition, specification, scope of service, or y such exception or variance in the space provided below or ined on other pages within your response. Additional pages will be deemed to be part of the response submitted unless ow. The City does not, by virtue of submitting a variance, ed in the below space, it is hereby implied that your response to not have variances, simply mark N/A.
all instructions, conditions, specifications addenda, legal at later read all attachments including the specifications and proposal, I will accept a contract if approved by the Ci specifications of this bid/proposal. The below signatory also a response, that in no event shall the City's liability for respexemplary damages, expenses, or lost profits arising out of to public advertisement, bid conferences, site visits, evaluamount of Five Hundred Dollars (\$500.00). This limitation indemnification or the City's protest ordinance contained in the contraction of	article(s) or services at the price(s) and terms stated subject to advertisement, and conditions contained in the bid/proposal. If the standard what is required. By submitting this signed to the such acceptance covers all terms, conditions, and hereby agrees, by virtue of submitting or attempting to submit condent's direct, indirect, incidental, consequential, special or this competitive solicitation process, including but not limited ations, oral presentations, or award proceedings exceed the m shall not apply to claims arising under any provision of this competitive solicitation.
Submitted by:	Timothy Tracy Digitally signed by Timothy Tracy
Timothy Tracy	Timothy Tracy Date: 2023.07.05 12:29:52 -04'00'
Name (printed)	Signature  Executive Vice President
7-6-2023  Date	Executive Vice President Title
Date	THE

### CORPORATE STATEMENT for DESMAN, INC.

Reference: Request for Qualifications, RFQ Event #122

Federal Courthouse Parking Garage, Project 12687

City of Fort Lauderdale, FL

I, Anup Chhabra, Chief Financial Officer of DESMAN, INC. state that:

**Timothy Tracy**, as Executive Vice President/COO of the Corporation, is hereby authorized to enter into contracts, whereby the Corporation will agree to provide services and said officer is hereby authorized and directed to take whatever action and to sign whatever documents that may be necessary for respective project with the City of Fort Lauderdale, Florida.

Dated: June 12, 2023

Anup Chhabra, CFO



City of Fort Lauderdale • Procurement Services Division

100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301

954-828-5933 Fax 954-828-5576

purchase@fortlauderdale.gov

### **ADDENDUM NO. 1**

Event No. 122
TITLE: Design Criteria Package – Federal Courthouse Parking Garage (CCNA)

ISSUED: June 22, 2023

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

1. Section II – General Terms and Conditions – item 2.24 Indemnity/Hold Harmless Agreement is changed to:

The Consultant shall indemnify and hold harmless the City, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Consultant and other persons employed or utilized by the design professional in the performance of the contract.

All other terms, conditions, and specifications remain unchanged.

Company Name:	DESMAN Inc.
Bidder's Signature:	(please print)

Date:

7-6-2023

James Hemphill

James Hemphill Program Manager