



*The City  
you never  
want to leave!*

# City of Fort Lauderdale Fast Forward Fort Lauderdale Design and Construction Manual RFP # 875-11675

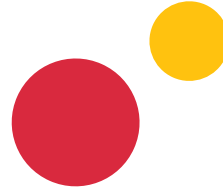
APRIL 18, 2017



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April 18, 2017

■ MIAMI ■ NEW YORK

Attn: Laurie Platkin, Procurement Specialist II  
 City of Fort Lauderdale  
 Procurement Services Division  
 100 N. Andrews Avenue, Suite 619  
 Fort Lauderdale, FL 33301

**Re: RFP 875-11675; Fast Forward Fort Lauderdale Design and Construction Manual for a Sustainable and Resilient Community and Cohesive Public Realm**

Dear Ms. Platkin and Selection Committee Members:

**ZYSCOVICH ARCHITECTS** is pleased to submit our qualifications to the City of Fort Lauderdale to serve as lead consultant for the development of the **Fast Forward Fort Lauderdale (FFFL) Design and Construction Manual**. Zyscovich is one of the largest multi-disciplinary design firms in Florida, with offices in Miami, Winter Park, New York City, and Bogotá, Colombia. Our professional reputation of 40 years is based upon a solid foundation of experience and a diversified staff of 120+ professionals who are committed to executing award-winning, innovative plans and designs that enhance the character of the communities of which they are a part. Zyscovich has provided municipalities throughout Florida and the U.S. with master planning, urban design, place making, design standards, guidelines and zoning codes, historic preservation, architectural and interior design services.

Together with Chen Moore & Associates, TLC Engineering, Moffatt & Nichol, and Dr. Sarah Slaughter, founding member of the Built Environment Coalition, we combine **deep local understanding** of planning and development dynamics within Fort Lauderdale with a breadth of **national experience producing sustainable and implementable plans and standards** at the citywide scale. We are united in our commitment to the art of city-building, and in combining our diverse strengths, we offer a focused, creative, and disciplined approach to this assignment. Building on the City's Fast Forward Fort Lauderdale Vision, the FFFL Design and Construction Manual for a Sustainable and Resilient Community and Cohesive Public Realm (Manual) will provide a foundation to achieve that Vision through state of the art design and construction guidance and examples. There is one driving reason to conduct this study: **to ensure Fort Lauderdale leverages its abundant assets and resources to create a cohesive public realm as it seeks to become increasingly competitive, equitable, livable, sustainable, and more resilient**. The value of the plan will be measured by progress made towards achieving the City's Fast Forward Vision for 2035. We believe we can add considerable value to this task, as we have in New Orleans, Miami, West Palm Beach, Palm Beach County, Hollywood, Tampa, Orlando and, most importantly, Fort Lauderdale itself.

The FFFL Manual has been envisioned by the City as more than simply a guiding design and construction manual for City officials, design professionals and the development community. As the first integrated design and construction manual in over 35 years, the assignment calls for seizing a generational opportunity to develop a **cohesive framework** for the City that combines past and ongoing planning efforts into a **long-term strategy** for the design and construction of the City's public realm. In partnership with citizens and City staff, our approach is to situate this framework within a holistic, system wide structure that encompasses all aspects of city building. Through this 20-month process, we will create a reference guide to ensure that the design and construction of the City's public realm incorporates **resilient, sustainable and aesthetic components for development and infrastructure**. We will establish a clear citywide direction, and translate that direction into spatial and policy priorities accompanied by a **clear implementation framework**. Throughout this process, we will use creative and engaging approaches that exhibit national best practices and leadership, as well as our local experience and connections to gather both input and feedback from the City and engaged stakeholders.

For this assignment, we have assembled an in-house team expressly chosen for their expertise in sustainable design, urban planning, construction standards, and their knowledge of the City and its regulating agencies. The team has extensive experience helping local governments in Florida seize opportunities to **maximize resource efficiency**, while **improving the health and resilience** of the communities they serve. We are also knowledgeable of the current rules and regulations of local, state, and federal agencies for regulating the environment as well as all land use regulations. Our skills in facilitating quick responses to public agencies will be extremely beneficial to the City of Fort Lauderdale. With over 25 LEED® Accredited Professionals on staff, we are fully capable of creating sustainable design guidelines.

# ZYSCOVICH

ARCHITECTS

Leading this effort in our Miami office, our proposed **Project Manager, Grace Perdomo, Assoc. AIA**, has over 25 years of experience working on more than 40 public sector projects for cities, municipalities and counties. Grace was a former Chair of the AIA's Committee on Design Assistance, a ten-group member committee charged with providing leadership, oversight, and knowledge of the AIA's policies and programs on sustainable, healthy, safe, and livable communities through the AIA's Sustainable Design Assessment Team (SDAT) program, and experienced planners and designers. Our **Director of Sustainable Initiatives, Thorn Grafton, AIA, LEED AP**, is a founding member of the US Green Building Council's South Florida Chapter. Thorn has over 40 years of experience as a design professional and in-depth, specialized training in sustainable and LEED design principles. Our proposed **Principal-in-Charge, Bernard Zyscovich, FAIA**, will have overall responsibility and accountability for the performance of the entire Zyscovich team and will be personally involved with your project to provide you with senior leadership experience and knowledge.

The Zyscovich Team's sustainability experience incorporates **proven technical solutions** for generating **economic benefits** while considering the **unique needs** of the communities we serve. Our technical areas of expertise include: energy and fuel efficiency, coastal resiliency, resource conservation, land use development, natural area preservation, recycling and waste reduction, and education and outreach, among other capabilities detailed in our proposal. While these technical capabilities are indispensable to the pursuit of sustainability, there are a full range of benefits that lie beyond, i.e. resilient communities, innovation, productivity, etcetera. Achieving these benefits requires **adaptive solutions** realized through a common vision, stakeholder engagement and motivation, measurement and continual improvement. ***The Zyscovich Team delivers both the technical and adaptive solutions essential to the short and long-term success of the FFFL Manual.*** Our tested and proven sub-consultant team comprises the following firms, with whom we have completed multiple successful projects:

<b>Chen Moore &amp; Associates (DBE)</b>	Civil, Environmental, Transportation, GIS, Stormwater, Drainage & Landscape
<b>TLC Engineering</b>	Sustainable M/E/P, Fire Protection Design, Structural, Energy Efficient Lighting Design & Cost Benefit Analysis
<b>Moffatt &amp; Nichol</b>	Coastal Resiliency & Envision Sustainable Infrastructure Rating System Expertise
<b>Dr. Sarah Slaughter</b>	Resiliency, Sea Level Rise & Climate Change in Urban Design and Construction

With the consistent leadership and vision provided by our firms, we will ensure a **collaborative process** by engaging City staff and stakeholders from a variety of disciplines including planning, engineering, development, facilities, and sustainability in order to provide a foundation to achieve the City's vision for the Fast Forward Fort Lauderdale Design and Construction Manual for a Sustainable and Resilient Community and Cohesive Public Realm. In the following pages, we describe our team's approach, qualifications, and experience. We look forward to further discussing our team's ability to lead a transformative process for the City of Fort Lauderdale.

Sincerely,

**ZYSCOVICH ARCHITECTS**



Bernard Zyscovich, FAIA  
Founding Partner





# Executive Summary

# 1



## EXECUTIVE SUMMARY

**ZYSCOVICH ARCHITECTS**, is a 120+-person integrated Urban Planning, Architecture and Interior Design firm headquartered in downtown Miami with additional offices in West Palm Beach, Orlando, New York City and Bogotá, Colombia. Known since 1977 for its award-winning retail, educational, sporting, community, urban and commercial projects, Zyscovich is nationally recognized for its work in architecture, urban planning, interior design, master planning, historic preservation, and site analysis. Zyscovich's team approach as planners, architects, and interior designers is to rationalize and facilitate the process from a project's conception to its successful completion. We offer a comprehensive scope of services by partnering with the client, consultants, stakeholders and jurisdictional authorities to develop solutions that will be thoroughly integrated with the client's vision. **The quality of our staff, coupled with our size and proven expertise, enable us to provide solutions of the highest design quality.** The firm has garnered a national reputation for its expertise in the area of market-based design solutions, as well as for the creative and implementable strategies it brings to complex redevelopment master plans, architecture and urban design projects. We have provided these services to both the public and private sectors—locally, nationally and internationally.

### SERVICES AND EXPERTISE

Zyscovich is recognized by the industry for **both innovation and a practical approach** to design. The firm has extensive public and governmental facility design experience and will bring our expertise in these projects types to ensure that we deliver the most cost effective, efficient and sustainable design and construction manual for the City of Fort Lauderdale. Our record of performance, including our willingness to meet time and budget requirements, is proven by the fact that **a vast majority of our clients are repeat clients**, not just for a project or two, but year after year because of our commitment to high quality active design and responsive customer service.



Zyscovich was recently ranked as one of the “**Top Ten Green Design Firms in Florida**” by *Engineering News-Record* and has **more than 150+ LEED, Green Globes or other sustainability rating system projects** underway or already certified, including the recently completed Galaxy E3 Elementary, the **first LEED Platinum** certified school in Florida. **We are committed to the incorporation of sustainable or LEED principles within our designs. Through the application of sustainable design tenets, we are able to create facilities that provide highly efficient operational systems and healthy environments for the occupants. Our firm has over 20 LEED Accredited Professionals who are currently implementing our sustainable strategies throughout the state and are ready to bring these same principles to your projects.**

### WE MAKE PEOPLE PLACES

Zyscovich is a collaborative practice of architects, interior designers and urban planners who offer a comprehensive collection of services to clients at every phase of a project. Our holistic approach to design takes into account the interrelationship of a project and its environment, as well as the practical realities of project development. Zyscovich planning architecture is driven by the need to create places and buildings that contribute to the quality

### YEARS IN BUSINESS

40 Years

### BUSINESS STRUCTURE

Corporation

### OUR TEAM

120+ Talented Professionals

### LOCATIONS

#### Miami

New World Tower  
100 N. Biscayne Boulevard  
27<sup>th</sup> Floor  
Miami, FL 33132  
305.372.5222  
[www.zyscovich.com](http://www.zyscovich.com)

#### West Palm Beach

Clear Lake Plaza  
500 Australian Avenue  
Suite 634  
West Palm Beach, FL 33401  
561.214.6087

#### Winter Park

Heritage Park Business Center  
941 W. Morse Blvd., Suite 135  
Winter Park, FL 32789

#### New York

270 Lafayette St.  
Suite 905  
New York City, NY 10012  
212.343.0044

#### Bogotá

Transversal 18A No. 37-67  
Bogotá, D.C. Colombia  
+57 (1) 381.9390

### SUSTAINABILITY

20+ LEED-Accredited Professionals

100+ LEED, Green Globes, FGBC, or Sustainable Projects

### SELECT 2016 RANKINGS

Architectural Record 2016 Top 300 Firms

Building Design + Construction  
2016 Giants Top 100  
Architecture Firms

Building Design + Construction  
2016 Giants Top 80 Local  
Government Architecture  
Firms

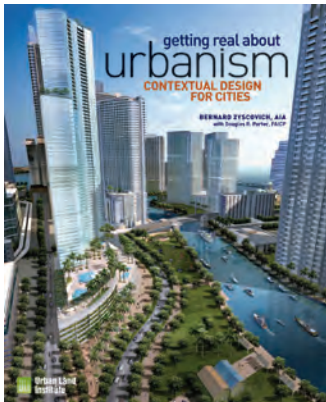
Building Design + Construction  
2016 Giants Top 130 Green  
Building Architecture Firms

Building Design + Construction  
2016 Giants Top 120 Transit  
Architecture Firms

of life. Our designs are intended to reinforce the cultural, socio-economic and recreational opportunities of the urban fabric. Zyscovich Architects has 40 years of experience performing architectural design and comprehensive planning services. Our world-class experience, combined with our considerable in-house resources, will allow us to expeditiously complete this project within time and budget.

## A CUSTOMIZED APPROACH TO CREATING VALUE

Our firm has developed a big picture design process, which signifies our credentials in Architecture, Master Planning and Community Building. We approach planning and design projects by identifying opportunities to create a sense of place. We have termed this design philosophy **Real Urbanism®**, a concept that supports sustainable development by understanding how a city or neighborhood came to be and considers past and present development patterns, local needs for better communities, and economic obstacles and opportunities. Based on this philosophy, our team creates authentic environments specific to each community by providing design solutions for livable places with diverse population, cultural amenities, and economic vitality.



*Getting Real About Urbanism: Contextual Design for Cities*

Zyscovich has created urban infill redevelopment plans, design standards, regulatory frameworks and building designs that capitalize on the unique historic, economic, cultural, and natural attributes which give places their unique characteristics. Our focus is on merging economic development opportunities with appropriate design solutions. Solutions reflect the community stakeholders' needs and desires and match the cultural aesthetic which is inherent in the community, with special attention to scale, character, and preservation. Our plans are specific to each area and our solutions are based on thorough economic analysis, an evaluation of the defining characteristics, a deep understanding of building design and aesthetic value, an investigation of transportation and infrastructure issues and opportunities, and sensitivity to each community's needs. This design philosophy is featured in two books published by the firm's Founding Partner, Bernard Zyscovich, FAIA: **Getting Real About Urbanism: Contextual Design for Cities**, published by the Urban Land Institute, and I'ARCAEDIZIONI's Monograph **Zyscovich Architecture and Real Urbanism®**, featuring Zyscovich projects with a preface by Frank O. Gehry.

As architects, Zyscovich brings an intimate knowledge of constructability and viability to the design process and can help to ensure that the final plan or design can be realized. Our designs have been consistently recognized by the industry for both our innovation and our practical approach. A key component of our design approach is to study and incorporate the surrounding architectural context into our designs to ensure that our project complements and enhances its surroundings. We have designed a substantial number of new construction and renovated mixed-use, multi-phased projects of various scales for 40 years.

## WORKING WITH MULTIPLE STAKEHOLDERS

Zyscovich has specific and extensive experience working with city officials and key stakeholders to develop clear visions and **implementable active design solutions**. By collaborating with stakeholders and staff, and forming a true partnership, we are able to identify the most important issues in a community and to develop realistic and feasible solutions to those issues. As part of our master planning and visioning efforts, we favor building consensus by presenting ideas which **motivate the community to embrace a comprehensive vision**. We have successfully conducted thousands of stakeholder meetings, community workshops, and presentations. Our customized approach can help shorten the overall timeline of a project while maintaining the integrity of the final product.

## THE RESOURCES TO GET THE JOB DONE

As one of the largest architectural firms in Florida, Zyscovich has the resources and experience to expeditiously complete the proposed work. We are committed to definitive scheduling and the timely performance of our services. **The firm's broad experience allows us to create design solutions that address issues related to the social consciousness, vitality and sustainability of all residents while meeting our clients' budget and scheduling needs.** Our previous successes in the public sector are based upon a solid foundation of executing award-winning, innovative concepts that enhance the character of the surrounding environment and a history of exceeding our clients' expectations. From our depth of experience working with governmental clients to our expertise in all the various delivery models, we understand the need to apply all available tools of design management to realize a project.

## NATIONAL EXPERTISE AND RECOGNITION BY OUR PEERS

Many of our projects have been published in national periodicals, including *Urban Land Magazine*. Zyscovich has also received hundreds of design awards over our 40-year history. Some of our recent relevant awards include: AIA Florida's Firm of the Year Award; the AIA Florida Merit Award of Excellence for the Little Haiti Cultural Center; the FEFPA Architectural Showcase First Place Award (Best Elementary School in Florida) for Galaxy E3 Elementary School; the USGBC North Florida Building Design & Construction: Honorable Mention Award for the U.S. Navy Mayport Fitness Center; the AIA Florida Awards of Excellence in Architecture for both the 500 Block of Collins Mixed-Use Parking Garage and the Mirador Mixed-Use Parking Garage; and the Trust for Historic Preservation Award for Outstanding Achievement in Adaptive Reuse and the AIA Award of Excellence for the Adaptive Re-use and Historic Restoration of the 21st Street Community Center on Miami Beach.

## SUMMARY

The Zyscovich team proposed for this project combines the strengths of the diverse firms to serve the City's Public Works Department Sustainability Division. Our knowledge and expertise in innovative, sustainable urban design and project management with the State of Florida and the City of Fort Lauderdale is paired with the **team's visionary design and creative energy to develop an innovative, sustainable and resilient design and construction manual for the City of Fort Lauderdale.**

**Our team's goal is to create achievable guidelines and standards that can elevate the City's development and infrastructure resulting in a cohesive public realm.** We will focus on the City's Fast Forward vision to provide a foundation to achieve that vision through providing state of the art design and construction guidance and examples the built environment including streets, parks, plazas, open spaces and places where people may gather

**As the prime consultant, Zyscovich will manage the team through its Architectural and Planning Division out of its Miami office and provide sustainability architecture and urban planning, guidelines, manuals and standards.** Zyscovich has worked in dozens of Florida communities and has direct working knowledge of the practical realities of the City of Fort Lauderdale and issues that will have direct impact on the successful implementation of designs and guidelines standards.

Zyscovich has successfully completed a wide variety of community master plans, transit oriented developments, complete streets studies, planning reports and studies, as well as regulatory documents such as zoning ordinances, redevelopment plans and community design guidelines and has deep South Florida-based urban planning expertise on staff, including former Chair of the AIA's Committee on Design Assistance, a 10-group member committee charged with providing leadership, oversight, and knowledge of the AIA's policy and programs on sustainable, healthy, safe, and livable communities through the AIA's Sustainable Design Assessment Team (SDAT) program, and experienced park planners and designers.



### WE ARE CONNECTED.

We move seamlessly and easily through a safe transportation system where the pedestrian is first.



### WE ARE HERE.

We are an urban center and a vacationland in the heart of South Florida.



### WE ARE READY.

We are a resilient and safe coastal community.



### WE ARE PROSPEROUS.

We are a subtropical City, an urban laboratory for education and business.



### WE ARE COMMUNITY.

We are a neighborhood of neighborhoods.



### WE ARE UNITED.

We are a strong and vibrant kaleidoscope of multi-generational cultures, ethnicities, and community partners.

**We are Fort Lauderdale, a community of choice.  
We are the City you never want to leave.**

*Fast Forward Vision Statement*



The City's single point of contact and Project Manager, Grace Perdomo is committed to sustainable urbanism and has overseen a diverse group of projects centered on assisting communities in the development and implementation of sustainable policies, practices and plans that improve and integrate issues such as density, transportation, preservation, land use and development with infrastructure capacity, natural resource management, energy systems and buildings to create livable, walkable and diverse communities within a framework for long-term sustainability and will be readily available to the City throughout the project. As designers of both small and large scale plans, the principals have a solid understanding of integrating multiple districts, agencies, institutions and priorities into coherent visions. In the firm's 40 years of experience, the resulting designs consistently infuse sustainable principles while the firm views each project, whether city, district, street or building, as a unique opportunity to create a better environment for the future.



The subcontractors will work collaboratively with Zyscovich on the urban design, civil, transportation, structural, environmental, MEP and landscape architecture and strategies. As firms that have created urban designs and plans in diverse cities throughout the country, they bring a breadth of knowledge on current effective processes and creative tools that can shape the public realm through carefully crafted guidelines. As Zyscovich, our proposed subcontractors are also committed to timely delivery and to having staff available to complete the design and construction manual within the required time frame. Our tested and proven subcontractor team comprises the following firms, with whom we have completed multiple successful projects:

#### CHEN MORE & ASSOCIATES (MBE)

Civil, Environmental, Transportation, GIS, Stormwater & Drainage and Landscape

#### TLC ENGINEERING

Sustainable Mechanical, Electrical, Plumbing, & Fire Protection Design, Structural, Energy Efficient Lighting Design and Cost Benefit Analysis

#### MOFFATT & NICHOL

Envision Sustainable Infrastructure Rating Systems

#### DR. SARAH SLAUGHTER (INDEPENDENT CONSULTANT)

Resiliency, Sea Level Rise and Climate Change in Urban Design and Construction

Zyscovich and its team of subcontractors have provided award winning, nationally recognized sustainability services to a diverse range of clients across the globe for more than 30 years. We are well versed in the development, implementation, and communication of Sustainability Master Plans. We offer fully integrated, multidiscipline experience and expertise in:

- Land Use and Development
- Sustainable Planning and Active Design
- Transportation Design
- Energy Efficiency and resource Conservation
- Education and Outreach
- Sustainable Infrastructure

Our experience with Florida governments positions us to help Fort Lauderdale thrive, while achieving its economic, quality of life and sustainable goals. **The project team will be led by Project Manager, Grace Perdomo, Assoc. AIA. As head of the company's Planning Services, Grace is a professional architect focused on integrating business practices into organization-wide operations.** She has assembled a project team of in-house professionals and subcontractors partners to provide cutting-edge, comprehensive insights into the City's sustainability objectives.

As with all urban design and planning projects, This design and construction manual will receive direct attention by founding Principal Bernard Zyscovich, AIA and design Principal Suria Yaffar, Assoc. AIA, LEED® AP ensuring that valuable lessons learned will be applied. Suria Yaffar, AIA, LEED® AP, Partner-in-Charge; Director of Design, has 30 years of experience and is well versed in all phases of the planning process including community outreach, consensus building, strategic vision planning and urban design for downtowns, transit-oriented design and all phases of land development.

**BERNARD ZYSCOVICH, FAIA**, Principal-in-Charge, will have overall responsibility and accountability for the performance of the entire Zyscovich team. He will ensure that the team is staffed correctly and adequately. A dedicated urbanist, Bernard is committed to design that reinforces the cultural, commercial, and recreational opportunities of the urban fabric. Out of this commitment, he has developed a planning method known as Real Urbanism that offers the most viable approach to preventing suburban sprawl, developing economic opportunity, and building community consensus.

**SURIA YAFFAR, ASSOC. AIA, LEED AP**, Principal and Director of Design, will help lead the manual design effort to successfully achieve the vision and innovative sustainability requirements of the project. As a LEED Accredited Professional, Suria helps guide the application of sustainable design principles throughout the firm's design initiatives.

**GRACE PERDOMO, ASSOC. AIA**, Project Manager, will be the Team Leader and key point of contact. She will be responsible for the management of the contract and the day-to-day communication between all team members and City of Fort Lauderdale staff as the single point of contact. With 25 years of experience, Grace has managed over 40 urban planning projects within the State of Florida. Clients include Miami-Dade, Palm Beach and Broward Counties, City of Jacksonville, City of Miami, Miami Beach, City of Tampa, and Jacksonville Transit Authority among others.

**THORN GRAFTON, AIA, LEED AP**, Director of Sustainable Initiatives, will bring his knowledge and expertise in the area of sustainable design principles to the project. With over 40 years of experience, his project expertise ranges from community development, environmental education and neighborhood planning to sustainable design and construction

**TRENTON BAUGHN, RA, AICP, LEED AP**, Senior Urban Planner, will work closely with the Project Manager to provide planning services involving visioning, redevelopment, design guideline/code development, community engagement and zoning analysis. Grace and Trenton have worked together on numerous planning projects, one of which is the Mobility Works Complete Streets Program for the Jacksonville Transit Authority.

**MICHAEL MCGUINN, AIA, LEED AP**, Senior Project Architect. As project manager for many of our LEED projects, Michael has developed a particular expertise in the special requirements for USGBC LEED submission guidelines and requirements, enabling certification for projects up to the platinum level.

ZYSCOVICH PERSONNEL BY DISCIPLINE	
Discipline	# of Employees
Registered Architect	27
Project Manager	23*
Graduate Architect	48
Information Technology	2
Planner: Urban/Regional	5
Interior Designer	9
Construction Managers	9
3-D/Graphic Designer	4
Marketing Staff	4
Doc. Control/ Admin.	11
Specification Writer	1*
Total	120
* Employee with multiple disciplines; this designation not included in total.	

**MANUEL DEL MONTE**, Senior Urban Designer, will provide support for the urban design/architectural services involving visioning, programming, conceptual design, design guideline development and zoning analysis.

**CHEN MOORE & ASSOCIATES** is a multi-discipline consulting firm that is a Florida State and locally certified small business enterprise firm with offices in Broward, Miami-Dade, and Palm Beach Counties. Chen Moore specializes in civil and environmental engineering; landscape architecture; planning; GIS analysis and mapping; transportation, streetscaping and traffic improvements; wastewater collection, transmission, treatment, reuse and disposal; pump station design and rehabilitation; water supply, treatment, and distribution and stormwater system design. The firm is committed to providing responsive quality services while meeting the schedules and specific project needs of our clients.

**TLC ENGINEERING** was founded in 1955 and consistently ranked as one of the largest MEP and structural engineering firms in the country. TLC provides an array of energy services focused on the design and operation of sustainable, energy-efficient existing buildings, including energy auditing, new building commissioning (Cx), existing building commissioning (EbCx), net operating income improvements (NOII), energy modeling and sustainability consulting. TLC's staff of specialty LEED Accredited Professionals, Certified Commissioning Authorities, Energy Management Professionals and Building Energy Modeling Professionals has delivered 312 LEED-certified projects, as well as projects targeting compliance with the Florida Green Building Coalition, Green Globes and the Living Building Challenge.

**MOFFATT AND NICHOL** is a multidiscipline professional services firm providing practical solutions to clients in the marine terminal, transportation, energy, environmental, federal, and urban development markets around the world. The firm specializes expertise in structural, coastal, and civil engineering; environmental sciences; economics analysis; inspection & rehabilitation; and program management solutions.

**DR. SARAH SLAUGHTER (INDEPENDENT CONSULTANT)** is a recognized expert on resilience and sustainability for the built environment. Located in Cambridge, MA, she currently serves on the Green Building Advisory Committee (GBAC) to the U.S. General Services Administration on sustainable technologies and practices for the federal built facilities portfolio. She also currently advises federal agencies on strategies for improving resilience, and is a subject-matter-expert on urban infrastructure resilience for several research projects.

The firm's experience related to active design of Complete Streets and Transit-Oriented Plans includes creating plans and urban designs in numerous cities and communities in South Florida, where the firm was founded. In addition to the project experience described in section 2, specific project references in section 4 include:

- **Downtown West Palm Beach Urban Zoning and Master Plan Update:** an implemented Master Plan update where recommendations and new regulations were focused on the preservation of the neighborhood for single family uses in the interior and to encourage commercial and multi-family on the perimeter street.
- **West Palm Beach School District Sustainable Schools:** four separate sustainable school projects including Galaxy Elementary School, First LEED Platinum certified school in the country and Pines Jog Elementary, Florida's first LEED Gold certified public school.
- **Downtown Ft. Lauderdale Mobility HUB:** a collaborative effort between the South Florida Regional Transportation Authority, the Broward MPO, the City of Fort Lauderdale, FDOT and the South Florida Regional Planning Council to identify physical and programmatic requirements and opportunities for a mixed-use transit hub in the heart of downtown Fort Lauderdale.

For 40 years, Zyscovich has developed solutions to the most complex urban challenges in cities across the United States. Our approach is based on a unique set of skills, experiences and understanding. For the **Fast Forward Fort Lauderdale Design and Construction Manual**, we bring a comprehensive vision, approach and perspective:

**We understand that fundamental to all public space design is environmental sustainability.** Our sustainable approach attempts to give form and direction to the environmental, social, and economic activities of a locality and its built environment. By providing a framework that breaks down what could otherwise be an overwhelming list of issues and linkages into manageable pieces, we convey a vision for the future, set realistic targets, and develop a framework for measuring progress and achieving the City's 2035 Fast Forward vision goals.

**We understand that improving the interaction between economic systems, ecological systems, and societal needs, and taking a holistic view of all the systems necessary for a sustainable city** often identifies opportunities to increase efficiencies, lessen impacts, and provide greater livability. Our guidelines, manuals, codes and standards regulate land use, development and infrastructure to shape issues such as infill development; adaptive reuse; neighborhood master plans and redevelopment; transportation, housing, economic development, and most importantly, the public right-of-way which organizes the massive flow of energy and matter that courses through our cities on a daily basis.

**We understand that planning for a thriving city - its people, economy, and places - should focus on long-term environmental sustainability and resilience** in the face of climate risk. As a 21st-Century city, Fort Lauderdale will need to develop in a way that protects the health of the city's infrastructure, open space, and built environment for generations to come. We will draw on the principles of sustainable development and resiliency to recommend priorities while also emphasizing strategies that will mitigate environmental impacts over time. As the City of Fort Lauderdale identifies key investments to strengthen the City, climate change mitigation and adaptation must be a predominant concern.

**We approach urban planning and design projects by identifying contextual opportunities** to capitalize on past and present characteristics of a particular place and to help frame issues and evaluate the effectiveness of different approaches. Understanding a community's vision of where it wants to be is critical. We have termed this planning and design philosophy Real Urbanism®. Real Urbanism® is a concept that supports sustainable development by understanding how a city came to be and considers past and present development patterns, local and environmental needs for better communities, and socio-economic obstacles and opportunities.

Our Team is committed and well-positioned with combined firm strengths to offer value and innovation at every level of this project. We look forward to the opportunity to provide our team's services to the City of Fort Lauderdale for the developing of the Fast Forward Design and Construction Manual.



# Experience and Qualifications | 2

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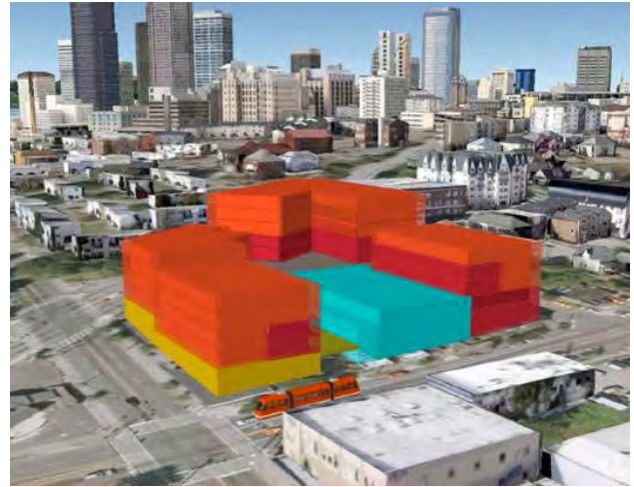
Exhibit 3

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## EXPERIENCE AND QUALIFICATIONS

Zyscovich employs cutting-edge research to address the ever-changing landscape of urban planning and architecture. **We are known for our implementation of proven technology and high performance green design strategies that improve building performance, reduce long-term operational costs, and protect the environment.** Our design philosophy focuses on the origins and evolution of a site, and opportunities to add value in appropriate ways. Density, diversity, activity, safety, greenspace, pedestrian friendliness and mass transportation—values such as these are applied, promoted and articulated in projects whether civic, academic or commercial. It is the firm's belief that great design is not only aesthetically pleasing, but complements, enhances and is respectful of the surroundings. We have provided similar services for more than 25 municipalities and agencies including services for the entire Downtown West Palm Beach, as well as for Downtown Cocoa Beach and Downtown Hollywood.



*Downtown Ft. Lauderdale Mobility Hub Joint Development Initiative*

For the past 40 years the firm has provided urban design, architectural design and master planning services to more than 40 different municipalities and public entities. Our clients also include the Cities of Fort Lauderdale, West Palm Beach, Jacksonville, and New Orleans, as well as the Counties of Broward, Palm Beach and Monroe. Our record of performance, including our willingness to meet time and budget requirements, is proven by the fact that a vast majority of our clients are repeat clients, not just for a project or two, but year after year because of our commitment to high quality design and responsive customer services. Our long history of efficient contract administration is also evidenced by our favorable client performance ratings.



*City of Miami Omni 14th Street Media & Entertainment District*

Zyscovich also has considerable experience in planning and urban design. Our professionals includes several licensed urban planners that have produced numerous urban design and construction regulations that successfully integrate design concepts with the needs of the local economy and the desires of the community. We have provided these services to both the public and private sectors nationally and internationally. We have specific and extensive experience working with city officials and key stakeholders to develop clear and implementable design standards. By collaborating with City of Fort Lauderdale officials and staff and forming a true partnership, we are able to identify the most important issues and develop a realistic and feasible manual.

The Zyscovich Team's approach is to facilitate the process from a project's conception through its successful completion. We begin our comprehensive approach to the scope of services by partnering with the client and stakeholders to develop solutions that will be thoroughly integrated with their vision. **Our proposed Project Manager, Grace Perdomo, Assoc. AIA, has more than 25 years of experience leading efforts for similar projects and has previously worked with members of various municipalities and government agencies.** She is highly experienced in establishing productive and successful relationships with City staff and other key stakeholders. This ability to cultivate effective relationships has led to the successful completion and, more importantly, implementation of numerous high-quality vision and redevelopment plans.

## SUSTAINABLE/LEED DESIGN

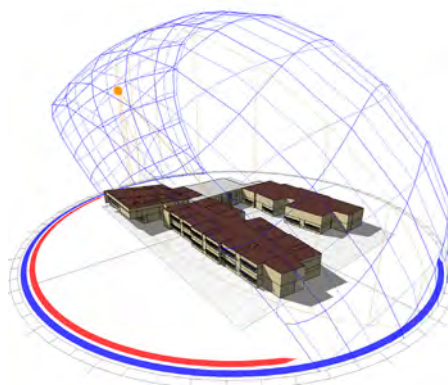
Zyscovich has significant experience with regard to **energy reduction initiatives** for new and existing buildings, including the utilization of **renewable energy systems**. Several of our previously designed facilities utilize **photovoltaic panels**, **solar hot water heating**, and **wind turbines** to produce energy to power the building, with “**Green Screens**” located throughout the campus to actively **monitor energy production and consumption**. Through the design and construction of the facilities we work with owners, design professionals and the staff/faculty to create new material and design standards for facilities by means of various design workshops, criteria amendment, new specification standards, life-cycle analysis, training and mentoring.



*Galaxy E3 Elementary School, First LEED Platinum School in FL*

Our team has extensive experience in integrating multiple innovative energy reduction initiatives into a wide variety of facilities for both existing buildings and in the design of major renovations and new buildings. Where appropriate to the design and locale of the facility, as well as the **Total Cost of Ownership** making economic sense, our designs incorporate renewable energy systems. Our core design team has been involved in the **certification of more than 250 buildings** and has led our owners into the development and application of new technologies. We recently completed design of the **NET-ZERO** Pompano Beach Tri-Rail Station, designed to achieve minimum **LEED Silver certification**. Sustainable strategies incorporated into the project include alternative fuel source parking, solar flexlight laminate photovoltaics, LED lighting, and real time monitoring of energy consumption. The project received funding from the TIGER III Grant Program for solar panels, which will provide for 100% of the energy supply for the facility. Additionally, we completed a LEED Study for the North Glade Park and Leisure Lakes Park to evaluate the Department of Recreation design criteria standards for medium recreational buildings as they relate to sustainable design. Zyscovich Made recommendations on how to achieve LEED Silver Certification of various parks building prototypes, particularly the Medium Recreation Building. The recommendations include a cost/benefits analysis, and some consideration of alterations needed to the project design guidelines and project delivery methods

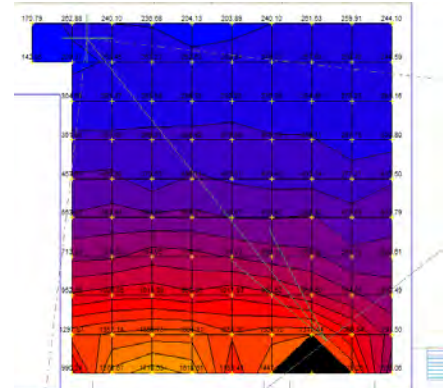
Zyscovich, and even more importantly our team, have the demonstrated expertise in the application of current technology and building systems as well as awareness of **new technology** available or being developed that can yield even **greater cost effective energy savings**. **Energy mandates, budgets, life cycle costs, project locale and design application** are all considered in the decision of the appropriate energy conservation strategy and measures. For existing buildings, our approach begins with a process to measure existing systems' energy use through adding meters where needed and completing an appropriate level **ASHRAE audit** to identify the systems where energy conservation measures will meet a **threshold payback**. Systems that are evaluated include lighting, HVAC controls, ventilation, water use for HVAC systems, irrigation, plumbing fixtures, etc. Renewable energy sources, including PV, solar hot water heating, geothermal, etc. are evaluated for potential use in the retrofit of a facility.



Our team has demonstrated success in designing and commissioning renewable energy systems within Federal facilities by using the latest means and methods to exceed the design and energy efficiency guidelines established by clients. Examples of our team's energy-efficient engineering practices and tools include the following items for new and existing buildings:

- **Energy Modeling:** Utilizing proven and sophisticated energy modeling to evaluate multiple design options exploring the impact of building envelope (insulation, thermal mass and glazing), HVAC design options, and lighting systems to determine the most efficient, and cost effective (on a life cycle cost analysis basis) design approach utilizing the ASHRAE Advanced Energy Design Guides. We have successfully utilized this tool to achieve 30% to 50% energy savings compared to buildings that meet the minimum requirements of Standard 90.1-1999 and Standard 90.1-2004.

- **HVAC design innovations including:** wireless mesh sensor networks; magnetic bearing compressors; variable refrigerant flow systems; condensing boilers that extract heat from waste gases; ground source heat pumps; chilled beams; energy recovery systems; non-chemical water treatment; and under floor air distribution (UFAD). Designed Energy Management Systems have proven successful in compliance with 40% energy performance over ASHRAE 90.1 – 2007 Baseline and Energy policy act of 2005. SGM designed EMS systems to monitor and control the central utility plant including the actual monthly energy usage, chilled water tonnage and KW/per ton, including web based BacNet systems with live graphics for incorporation into the classroom curriculum.
- **Electrical and lighting system design innovations include:** low ambient task lighting integrated daylighting systems and occupant sensors; integrated digital lighting control with daylight harvesting; plug load reduction; and alternative lighting fixtures including high efficiency LED fixtures and low lighting power density.
- **Existing facilities energy audits:** controls and behavior energy control measures; retro-commissioning and where appropriate, equipment upgrade recommendations.
- **Renewable energy systems; photovoltaic systems including:** amorphous silicon based systems and high efficiency photovoltaic panels; domestic solar water heating; net metering; wind turbine energy; geothermal systems; and combination photovoltaic and solar water heating systems collecting both electric and thermal energy from the same footprint and potentially improving the efficiency of the PV modules.
- **Daylight modeling systems** are evaluated for the appropriate glazing type and system components in coordination with the thermal envelope.



These strategies over the past five years have resulted in impressive **energy use reduction (30-40% on average)** and includes development of a number of **LEED compliant** designs. This exemplary performance is a result of encouraging the development of a preliminary energy model very early (schematic design stage) in the design process. With a collective input of the design we develop and present alternative design options for energy efficiency features for consideration. Design alternatives including building envelope features, lighting and HVAC will be rigorously reviewed and considered including evaluation of life cycle cost considerations to allow the design team and owner to make informed decisions regarding energy efficiency oriented design options early in the formation of the design.

### **SUSTAINABLE DESIGN AND DEVELOPMENT (SDD) PRACTICES**

Zyscovich and our sub consultants bring together a team of professionals that have a long tradition of experience and expertise in sustainable design and development practices, with a commitment to projects that fit their locations, perform their functions well, and are designed to last. Our experience with the **LEED design, documentation and certification process** will not only be advantageous to meeting or exceeding City of Fort Lauderdale' sustainability goals, but will also improve the health, safety and comfort of its facilities' staff and visitors. Through the application of sustainable design tenets we are able to create facilities that provide highly-efficient operational systems and healthy environments for the occupants.

Our team will outline the sustainable goals for each project at project kick-off so that the entire team will contribute to the sustainability strategy from the beginning of design and throughout its development. Our team promotes the use of **sustainable design, zero-net energy, energy efficiency and conservation, reduction of GHG emissions and carbon footprint, and life-cycle planning** for all projects based on client direction. We strive to achieve the highest and best use of our environmental resources while **meeting project budgetary goals and operational needs**. The Zyscovich team is well educated in sustainable design and is current with continual innovation in sustainable technology and products. In the design process, our role is not only to build a project with the highest possible sustainability; we also promote environmental awareness for students, faculty, visitors and the design and construction teams, all within the context of the project budget and the goal of realizing the **highest return on investment**.

Some of our LEED/sustainable design experience includes:



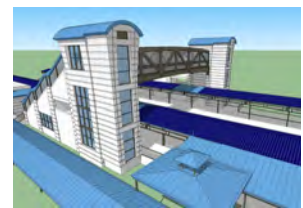
## LEED PROJECTS AND GREEN / SUSTAINABLE DESIGN

### Completed Projects:

- Galaxy E3 Elementary School Modernization; LEED Platinum
- Pine Jog Elementary School; LEED Gold
- Florida Atlantic University Pine Jog Environmental Education Center; LEED Gold
- Pine Crest School New Lower School; LEED Gold
- Pine Crest School New Central Energy Plant; LEED Gold
- Hope-Centennial Elementary School; LEED Silver
- Florida Atlantic University AD Henderson University School Addition; LEED Gold
- Pine Crest School Main Administration Building; LEED Silver
- Manatee Elementary School Classroom Addition; LEED Certified
- Pine Crest School New Upper School; LEED Silver
- Pirtle Corporate Office Building; LEED Silver
- Heritage Elementary LEED for Existing Buildings Study; LEED EBOM
- Miami Dade College Wolfson Campus Student Support Center; LEED Silver
- Carver Community Middle School Core Additions; LEED metrics
- Thessalonica Mixed-Use project; Targeting LEED Certified
- Youth Ministries for Peace and Justice Mixed-Use Project; Targeting LEED Certified
- Seminole Tribe of Florida Pemayetv Emahakv Charter School; LEED Metrics
- Allapattah Flats K-8 Center; LEED metrics
- Coconut Palm K-8 Academy; LEED metrics
- Mandarin Lakes K-8 Academy; LEED metrics
- Aventura Waterways K-8 Center; LEED metrics
- Arch Creek Elementary-North Miami Middle School; LEED metrics
- Dr. Rolando Espinosa K-8 Center; LEED metrics
- Gateway Environmental K-8 Center; LEED metrics
- Ocean Reef Club Staff Housing Complex; LEED metrics
- Urban Resource Group's Miami Beach offices; LEED metrics
- Villa Magna, a mixed-use residential high-rise in downtown Miami; LEED metrics
- Seminole Tribe of Florida Brighton Reservation Elder Center (Design Architect); Targeting LEED Silver
- Westridge Middle School Modernization; Targeting Two Green Globes
- US Marine Corps Camp Lejeune Physical Fitness Center; Targeting LEED Platinum
- FDOT Pompano Turnpike Service Plaza; Targeting LEED Silver
- Mayport Naval Station Physical Fitness Center; LEED Gold
- FDOT West Palm Beach Turnpike Service Plaza; Targeting LEED Silver
- FDOT Fort Drum Turnpike Service Plaza; Targeting LEED Silver
- FDOT Fort Pierce Turnpike Service Plaza; Targeting LEED Silver
- FDOT Turkey Lake Turnpike Service Plaza; Targeting LEED Silver
- FDOT Canoe Creek Turnpike Service Plaza; Targeting LEED Silver
- Magic Kingdom Fantasyland Area Restrooms; LEED metrics
- North West Gardens Apartments Phase II; LEED Gold for Homes
- North West Gardens Apartments Phase IV; LEED Gold for Homes

### Projects in Construction:

- FDOT Okahumpka Turnpike Service Plaza; Targeting LEED Silver
- Seminole Tribe of Florida Brighton Reservation Tribal Administration Center & Public Safety Complex; Targeting LEED Silver
- Pompano Beach Tri-Rail Station; Targeting LEED Gold
- Miami Dade College Hialeah Campus Remodel, Renovation & Addition; Targeting LEED





- Town of Davie Rick & Rita Case Boys & Girls Club Gymnasium; Targeting LEED Silver Metrics
- Dr. Phillip's Elementary School Comprehensive Replacement; Targeting Two Green Globes
- Florida Atlantic University Mixed-Use Parking Garage; Green Globes Metrics
- Seventh Avenue Transit Village; Targeting LEED for Homes

#### Projects in Design:

- Ft. Lauderdale International Airport Terminal 4; Targeting LEED Certified
- Palm Beach State College Fifth Campus Phase I Building & Site Development; Targeting LEED Silver
- Aventura Park Square; Targeting LEED Silver
- Miami Airport Parcel C Hotel; Targeting LEED Silver

#### Green and Sustainable Initiatives – Planning and LEED Recommendations:

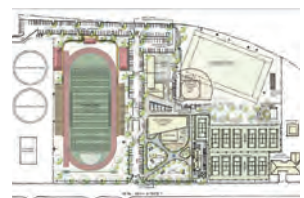
- Cocoa Beach Design Standards Manual: Sustainable Design Guidelines
- Downtown West Palm Beach Vision and Master Plan Update; Smart Growth Practices & LEED Regulations
- Hollywood Beach CRA Master Plan: Smart Growth Practices, Green Regulations for Landscape
- Coconut Creek Main Street Vision, Master Plan & Sustainable Design Guidelines; LEED Operations Programming
- City of Sunrise Master Plan & Needs Study: Sustainable Development Plan
- Midtown Miami Master Plan: Smart Growth Practices, TOD Regulations
- Miami-Dade County Parks and Recreation Department Gibson Park Design Guidelines; LEED Silver
- Miami-Dade County Parks and Recreation Department Moore Park Design Guidelines; LEED Silver
- Miami-Dade County Parks and Recreation Department Charles Hadley Park Design Guidelines; LEED Silver
- City of Coral Gables Green Strategies Green Design Initiatives
- City of Coral Gables Chamber of Commerce Go Green Task Coalition Green Initiatives
- Baptist Health's Corporate Complex; Targeting LEED Gold
- Palm Beach State College Fifth Campus Conceptual Master Plan; Sustainable Development Plan
- Long Island City Hilton Garden Inn (LEED Consultant); Targeting LEED Silver

### ZYSCOVICH OWN SUSTAINABLE BUSINESS GREEN PRACTICES AND PROCEDURES

Zyscovich embraces a corporate culture of responsibility for the impact of our activities on the environment, our clients, our employees and our community. **We proactively promote the public interest by encouraging our community's responsible growth and development, and by voluntarily eliminating practices that harm the public realm by honoring the triple bottom line: People, Planet, and Profit.**

As an early adopter to the sustainability movement, Zyscovich took steps to ensure the firm's support. As far back as 2004, our firm helped to organize and sponsor, along with Metropolis magazine, Miami's first event that celebrated sustainability and green practices, Tropical Green.

At that time we made a commitment to reduce waste by including in our firm procedures manual several items that would begin to chart our progress toward sustainability. We began by organizing a "green team" that would help with planning and would encourage staff to comply. We have been adding information and refining our plan on a regular basis.



Excerpts from the plan follow:

### Reduce Waste

- Zyscovich asks staff to print double-sided whenever possible and recycles all waste paper. In addition, all are encouraged to send documents by email whenever possible and to refrain from printing whenever possible, in attempt to be paperless where achievable.
- We utilize GoTo Meeting/Lync for online collaborative meetings with document sharing, reducing and/or eliminating the need to travel and therefore our carbon footprint.
- We provide mentoring to private and institutional clients on the use of electronic document submittals instead of paper submittals.

### Green Purchasing

- Zyscovich purchases recycled and/or compostable cups, plates, tableware, paper towels and napkins for employee and staff use. In addition, the firm purchases recycled copy and printing paper, as well as prints letterhead, envelopes and business cards on recycled paper.

### Lower Energy Use

- Zyscovich asks employees to turn off computers, screens and lights when they leave.

### Water Efficiency

- Zyscovich does not purchase bottled water, but has filtered-water coolers.

### Encourage Alternative Transportation

- Zyscovich encourages public transportation by paying for half of employees' monthly MetroPass fees. The firm also provides bicycle storage and has showers.
- We carpool, take public transportation and/or walk to meetings whenever possible.

### Additional Items

- Zyscovich has created a "green" intranet site that lists sustainable products and manufacturers that are available to use in our designs. In addition, the firm pays for LEED AP exams to encourage staff to be as knowledgeable as possible regarding sustainable design.
- We have a national membership in the US Green Building Council, allowing employees to join our local chapter at a discounted rate.
- Our Director of Sustainable Initiatives, Thorn Grafton, was a founding member and past president of the USGBC South Florida Chapter.



## WILLINGNESS TO MEET BOTH TIME AND BUDGET REQUIREMENTS FOR THE PROJECT

The Zyscovich Team has a long and successful history of working on urban planning projects with public agencies. Zyscovich Architects has garnered a reputation for its significant planning, architectural and interior design work and for the creative solutions it brings to complex redevelopment master plans and urban renewal projects for cities, towns, and municipalities.

For 40 years, the firm has completed numerous redevelopment plans, and urban design projects that successfully integrate visioning, branding, and concept development with the needs of the local economy and the desires of the community. Our focus is in bringing together the right team to find the right solution for each project that is based on our client's functional needs, thorough detailed team expertise in energy and fuel efficiency, resource conservation, land use development, natural area preservation, recycling and waste reduction and education and outreach, a deep understanding of sustainable design and aesthetic value, and a sensibility to the cultural characteristics of the community. Additionally, a factor to our success has been partnering with the entire team of stakeholders including the City staff, departments, and the community to create and maintain an effective dialogue of open communication. Our broad experience in multiple market sectors including public infrastructure offers us and the City a unique perspective.



*Downtown Fort Lauderdale Mobility Hub*

We are proud to be a part of our Florida community and take great pride in our work, striving to design projects that celebrate and enhance their surroundings. As a firm that has produced varied scales of urban designs, vision and master plans in diverse cities throughout the country, Zyscovich brings a wealth of knowledge in active design for transportation and pedestrian circulation, economic analysis, zoning codes and public participation. We have also developed effective processes and creative tools that can shape the public realm through carefully crafted guidelines.



Our team will work closely with the City of Fort Lauderdale's project leadership to establish a detailed and transparent budget and schedule that correlates with a comprehensive task list. Throughout the project, our team will consult extensively with the project leadership team to confirm project direction and to ensure that all tasks are being completed as desired. In order to develop a clear and executable vision and to manage expectations, it is important to identify early in the process a core project leadership group that

can assess and scrutinize options and help shape how they are presented to stakeholders for input.

Based on our past experience in completing numerous challenging, multi-task projects simultaneously, and our large, talented pool of technical, administrative, and clerical personnel available to staff this project, we are confident that we can exceed the requirements of the City of Fort Lauderdale.

Zyscovich Architects is willing to meet both time and budget requirements specified by the City of Fort Lauderdale for the Fast Forward Design and Construction Manual project.



Zyscovich Architects, and its key personnel, have extensive experience in providing similar services to the cities of Miami, Hollywood, Florida, Coconut Creek, Florida, Jacksonville, Florida, and New Orleans, Louisiana. Zyscovich's planners, architects and designers assigned to this contract, as well as our subcontractors team, have extensive experience in urban design, transportation design, complete streets experience, mixed-use design, sustainability and the development of visualization tools and documents that support the goals and objectives of the project and provide a comprehensive presentation of results. Our experience is not limited to "text book" studies, but rather we have first hand experience in developing guidelines, manuals and standards design and construction manuals. The following pages contain a list of similar work performed with government agencies and additional relevant work experience for our team as follows:

PROJECT	Urban Planning, Transportation Planning and Design	Infrastructure - Civil, Structural, MEP, Environmental, Stormwater and Survey	Design Guidelines - Manuals, Standards and Sustainable Guidelines	Green Rating Systems Accreditation and Envision	Resiliency - Climate Change and Sea Level Rise	Collaborative Process, Graphic Design and Presentations	Familiarity with Southeast Florida Regional Climate Action Plan	Green Infrastructure Implementation Cost Benefit Analysis
Hollywood Beach CRA Vision and Zoning Master Plan	●		●		●	●	●	
The School District of Palm Beach County Sustainable School Projects			●			●		●
Plan Z for Miami: Rickenbacker Park	●		●			●		
Downtown West Palm Beach Urban Zoning and Master Plan Update	●			●	●	●	●	
Downtown Ft. Lauderdale Mobility Hub Joint Development Initiative	●					●		
City of Jacksonville Vision Plan and Future Land Use Element	●	●	●			●		
Coconut Creek Mainstreet Vision, Master Plan and Design Guidelines	●		●			●	●	
New Fort Lauderdale Aquatic Center Master Plan & Design	●					●	●	
Washington Avenue Corridor Study Vision and Master Plan	●				●	●	●	
Southside Boulevard Corridor Visioning Study	●					●	●	
Mobility Works Complete Streets Study	●					●		
Market Station Transit Oriented Development District Master Plan	●		●			●	●	
Brightline (All Aboard Florida) Master Plan, Entitlements & Architecture	●					●		
New Orleans Neighborhood (Post-Katrina) Redevelopment Plans	●		●		●	●		
ParkSquare Aventura Mixed-Use Development	●					●		
The Village at Sailboat Bend Master Plan	●		●		●	●	●	
<b>SUBCONTRACTORS EXPERIENCE</b>								
Dixie Highway Improvement Project Streetscape Plan	●	●	●			●		
Fort Lauderdale Beach Park		●			●	●	●	
Hillsboro Blvd-SR7 to Florida Turnpike	●	●						



PROJECT	Urban Planning, Transportation Planning and Design	Infrastructure - Civil, Structural, MEP, Environmental, Stormwater and Survey	Design Guidelines, Manuals, Standards and Sustainable Guidelines	Green Rating Systems Accreditation and Envision	Resiliency, Climate Change and Sea Level Rise	Collaborative Process, Graphic Design and Presentations	Familiarity with Southeast Florida Regional Climate Action Plan	Green Infrastructure Implementation Cost Benefit Analysis
Old Pompano Area Improvements	•	•				•		
Fort Lauderdale International Airport Stormwater Master Plan Update	•	•	•		•	•		
West Palm Beach Parks & Recreation Master Plan	•	•	•		•	•		
Lincoln Road Master Plan	•	•				•		
Downtown Coral Springs Streetscaping	•	•				•		
City of Coconut Creek Mainstreet Sustainable Master Plan	•	•	•		•	•		•
St. Petersburg Pier		•		•	•	•		•
Bywater Institute, Tulane University River & Coastal Center		•			•			•
Ernest Morial Convention Center Vision Plan	•	•			•			•
Miami Flagstone Island Gardens			•		•	•	•	
Miami Beach Lower North Bay Road Right-of-Way Improvements		•			•		•	
New York Raise Shorelines Citywide Study			•		•	•		
North Atlantic Coast Comprehensive Study (NACCS)			•		•	•		
New Bedford Hurricane Storm Surge Barrier		•	•		•	•		
Coney Island Storm Damage Reduction Project		•	•		•	•		
Staten Island South Shore Hurricane and Storm Damage Reduction		•	•		•	•		
Belhaven Main Street Flooding Mitigation		•	•		•			
Baltimore City Disaster Preparedness and Planning Project (DP3)		•	•		•	•		
Louisiana 2017 Coastal Master Plan Model Development and Application		•	•		•	•		
Cabrillo Pavilion Renovation Coastal Engineering Services		•			•	•		
Treasure Island Redevelopment Project		•			•	•		
Baltimore sea level rise Risk & Vulnerability Review		•	•		•			
Best Practice for Climate Change Adaptation & Resilience for Existing Buildings					•	•		
National Park Service Facility Management Resilience Strategies			•		•	•		
Boston Infrastructure Vulnerability and Resilience: Pilot Project					•	•		
Finger Lakes Regional Sustainability Plan, Climate Change Adaptation & Resilience			•		•	•		

## DOWNTOWN WEST PALM BEACH URBAN ZONING AND MASTER PLAN UPDATE

West Palm Beach, FL

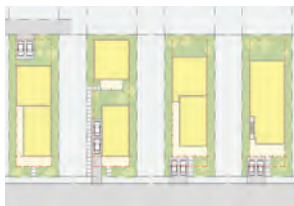
Despite its quirky main street and a successful mixed-use shopping center, West Palm Beach's traditional downtown had failed to thrive. Competing retail, a weak office district, poor connections to surrounding neighborhoods, a surplus of vacant land, and a code which did not work well resulted in a fragmented and under-performing downtown. Zyscovich worked with Lambert Advisory and a City appointed Advisory Board to investigate the major planning potentials and to create a new Vision for the downtown's redevelopment. The most significant outcomes included:

- Linking the two main retail centers with a new business district and creating development incentives to attract Class A office uses
- Adopting a new zoning code and land use plan based on 13 new neighborhood sub-districts with distinctive characteristics
- Designing zoning parameters for a range of lot sizes and street types
- Developing the zoning mechanism to return a defunct main street into a neighborhood shopping corridor
- Enabling adaptive reuse of an industrial district for arts, retail, and residential uses

The Master Plan includes recommendations and new zoning provisions for the Northwest neighborhood, a historic African American neighborhood with many examples of Florida vernacular architecture. The recommendations and new regulations were focused on the preservation of the neighborhood for single family uses in the interior and to encourage commercial and multi-family on the perimeter streets. This was accomplished through the preservation of height limits, specific location-based use criteria, recommendations for street extensions to improve connectivity, the development of parks and cultural uses, and the protection of area churches through special parking provisions.



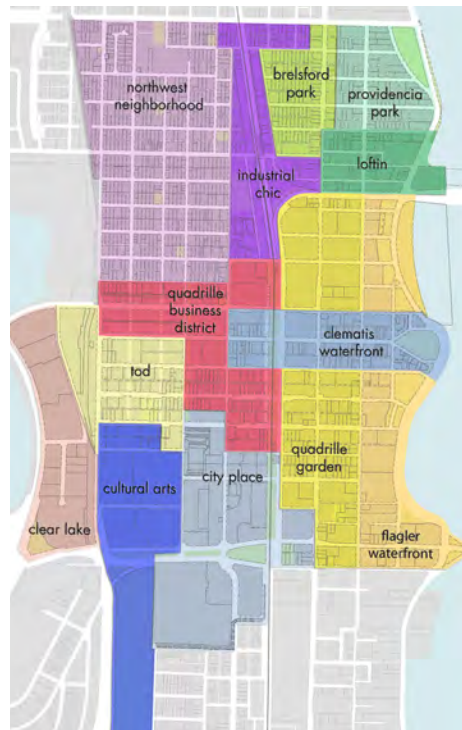
Northwest District



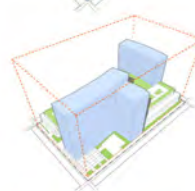
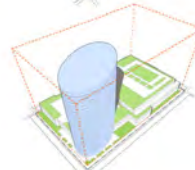
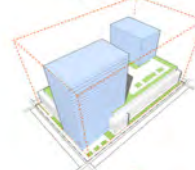
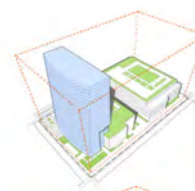
Northwest Residential Density Studies



Clematis Waterfront District



Districts



Flexibility in Building Massing

### AWARDS

Florida American Planning Association Award of Excellence, 2008

### KEY FEATURES

Designed Development Incentives to Encourage a New Business District

Urban, Large-Scale, Multi-block District Redevelopment

Long Range Fiscal Plan

Extensive Community Engagement, Public Outreach & Educational Campaigns

Future Land Use Map

Zoning: Undid Form-based Zoning Code

TIF or Innovative Monetary Leveraging

Policy Recommendations

Waterfront Planning and Focus on Downtown

Visioning Process & Master Planning

Land Development Regulations

Market Study and Graphic Depictions of Plans

Created New Districts Based on Distinct Characteristics

Created New Land Development Regulations to Support District Initiatives

Developed with the Community for Widespread Support

### CLIENT/CONTACT

City of West Palm Beach  
200 2nd St.  
West Palm Beach, FL 33402  
Ana Maria Aponte  
561.822.1435  
aaponte@wpb.org

## DOWNTOWN FT. LAUDERDALE MOBILITY HUB JOINT DEVELOPMENT INITIATIVE

Fort Lauderdale, FL

The Fort Lauderdale Downtown Mobility Hub Joint Development Initiative, a collaborative effort between the South Florida Regional Transportation Authority, the Broward MPO, the City of Fort Lauderdale, FDOT and the South Florida Regional Planning Council, needs to identify physical and programmatic requirements and opportunities for a mixed-use transit hub in the heart of downtown Fort Lauderdale. Mobility Hubs have been defined in the MPO's 2035 Long Range Transportation Plan as transit access points with frequent transit service, high development potential, and a critical point for trip generation or transfers within the transit system. As such, the work will facilitate the preparation of an RFP for redevelopment of the site via a Public-Private Partnership and will identify privately funded vertical development opportunities with the facilities and infrastructure improvements required to encourage and emphasize connections to multiple modes of transportation, including:

- Streetcar vehicle maintenance and storage for the WAVE Streetcar and an on-street streetcar station
- Transportation Management Association (TMA) trolley bus storage
- Potential connections to Central Broward East-West transit extensions and stations
- Potential connections to FEC commuter rail station
- Pedestrian connectivity to BCT Broward Central Terminal for buses
- Evaluation of public parking needs at the location

The scope of work includes the review and documentation of existing development regulations, master plans, transit initiatives and planning studies; definition of the development approval process and the transit program; and the development of conceptual site plans. Conceptual site plans will illustrate the accessibility of transit modes, automobile, bicycle and pedestrian traffic in order to evaluate circulation options and reduce conflicts between travel modes, and will include:

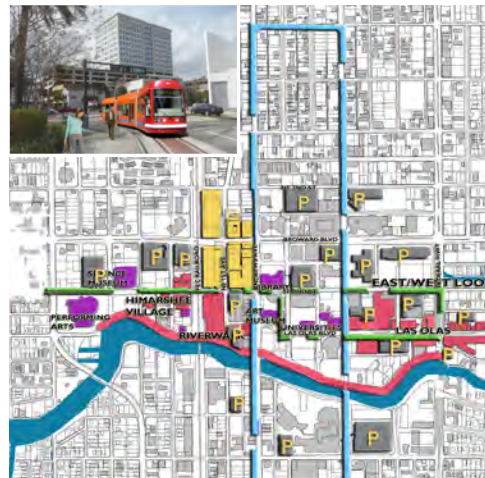
- Optimal placement of potential development uses (e.g. retail/commercial, office, residential, parking, etc.) in relationship to travel modes and street frontages;
- Optimal height, scale and massing of potential development uses (e.g. retail/commercial, office, residential, parking, etc.) relative to adjacent uses and neighborhoods; and
- Identification of potential streetscape improvements, implementation concepts, and border considerations, within and bordering the study area.

### KEY FEATURES

Transit-Oriented Development  
Sustainable Design  
Master Planning  
Multiple Stakeholder and Agency Coordination  
Local/Regional Transportation Analysis  
Visioning  
Land Use/Market Study  
Graphic Depictions of Plans  
Visioning  
Programming  
Site Evaluation & Analysis  
Zoning Changes  
Project Phasing

### CLIENT/CONTACT

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Executive Director  
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stuartg@browardmpo.org





## CITY OF JACKSONVILLE VISION PLAN AND FUTURE LAND USE ELEMENT

Jacksonville, FL

The City of Jacksonville embarked on a two plus year long planning study to develop Visions for Planning Districts 1: The Urban Core; 2: Greater Arlington/Beaches; and 3: The Southeast, plus a future land-use element for the entire city. The success of this grassroots effort was in great part due to the thoughtful and creative input from the community, engaged through a comprehensive Community Outreach Program. The purpose of the plans was to identify community goals, objectives, and planning potentials for growth.

Now complete, the Vision Plans, together with the new Future Land Use Map and Future Land Use Element, provide a blueprint for future development throughout the entire city. The vision includes strategies for enhancing the quality of life by addressing neighborhood preservation, industrial preservation, and green infrastructure.

The vision and planning process included a public outreach process with a blog that allowed direct and real-time communication with the community. The development of the plans included community conversations and a steering committee for each district. The vision plans are framed by guiding principles developed as a result of the process.

The five guiding principles, which vary a bit from district to district, are:

1. Community Character/Uniqueness
2. Mixed Land Uses/Density/Redevelopment Infill
3. Improving Transportation Choice
4. Economic Growth
5. Open Space/Green Infrastructure



*The Vision for Future Land Uses Concentrates Density in Urban Centers, along Corridors and Nodes, with Limited Development in the Conservation Areas*



### KEY FEATURES

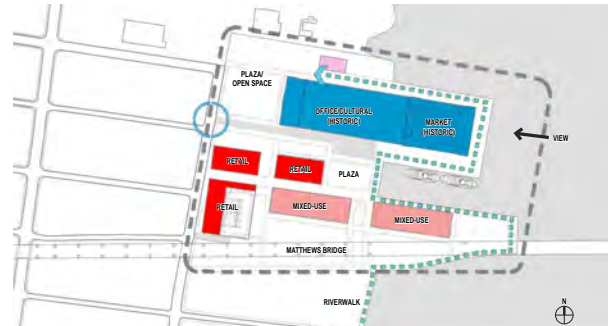
- Sustainable Design Guidelines
- Multiple Stakeholder and Agency Coordination
- Public Outreach & Educational Campaigns
- Local/Regional Transportation Analysis
- Transit-Oriented Development
- Corridor and Nodal Plans
- Focus on Downtown
- Master Planning
- Visioning
- Zoning Recommendations
- Land Development Regulations
- Urban, Large-Scale, Multi-block District Redevelopment
- Extensive Community Engagement
- Graphic Depictions of Plans
- Approvals of Three District-wide Vision Plans
- Citywide Master Plan
- Future Land Use and Comprehensive Planning
- Waterfront Planning
- Targeted Neighborhood Strategies

### CLIENT/CONTACT

City of Jacksonville  
William Killingsworth  
Former Planning Director  
904.630.2879

Of particular interest is Jacksonville's historic center, the Urban Core. The plan promotes the protection and revitalization of this planning district's numerous historic assets through strategies for retaining, rehabilitating, and reusing these assets. Included in the recommendations are the identification of two new historic districts, one for the Central Business District and one for the Warehouse District adjacent the historic Springfield neighborhood. The Warehouse District was re-envisioned as a mixed-use arts and entertainment district that would serve to re-link this mostly vacant area to Springfield's Main Street. Additionally, the plan provides a vision for the adaptive reuse of the Old Ford Plant, designed by Albert Kahn in 1924 and sited along the bank of the St. Johns River. The vision includes utilizing the 165,000 square foot facility as a public market and also includes office and cultural uses.

In addition to Historic Districts and specific buildings, the plan lays out strategies for infill redevelopment aimed at preserve the existing neighborhood scale and character.



*Plan Diagram of Potential Redevelopment*



*Historic Photo of the Ford Plant*



*Existing Conditions*



*Illustration of Potential Redevelopment of the Old Ford Plant*

## COCONUT CREEK MAINSTREET VISION, MASTER PLAN AND DESIGN GUIDELINES

Coconut Creek, FL

The City of Coconut Creek commissioned the firm to create a vision and development plan for 430 acres of predominantly undeveloped land which requires all buildings to be LEED® certified. Known as the Butterfly Capital of the World, Coconut Creek sought to transform this area into a downtown center, which would embody the uniqueness of the City. Following the County Mayor Kristin Jacob's initiative to preserve natural resources and promote sustainable and green design, Zyscovich created a master plan which preserves the natural landscape and provides a blueprint for sustainable building design, while providing the first centralized mixed-use activity zone for the City's residents. All buildings within the MainStreet District are required to be, at a minimum, LEED certified by the U.S. Green Building Council (USGBC) or certified by the Florida Green Building Coalition.

The master plan's integrity relies on balancing the built environment with the natural environment by requiring that the architectural character of new development respond to South Florida climatic conditions. Additionally, buildings are required to contribute to vibrant urban streetscapes and to enhance and reinforce open space to achieve sustainability. Through sustainable design and green design features, Coconut Creek's MainStreet will be the first sustainable downtown in Florida.

The public's participation in this planning process helped build support for the final plan and build consensus.

### KEY FEATURES

Green Infrastructure Needs Assessment

Design Standards

Master Planning

Long-Term Visioning

Regulatory Analysis

Physical Planning Recommendations

Parcel Profile

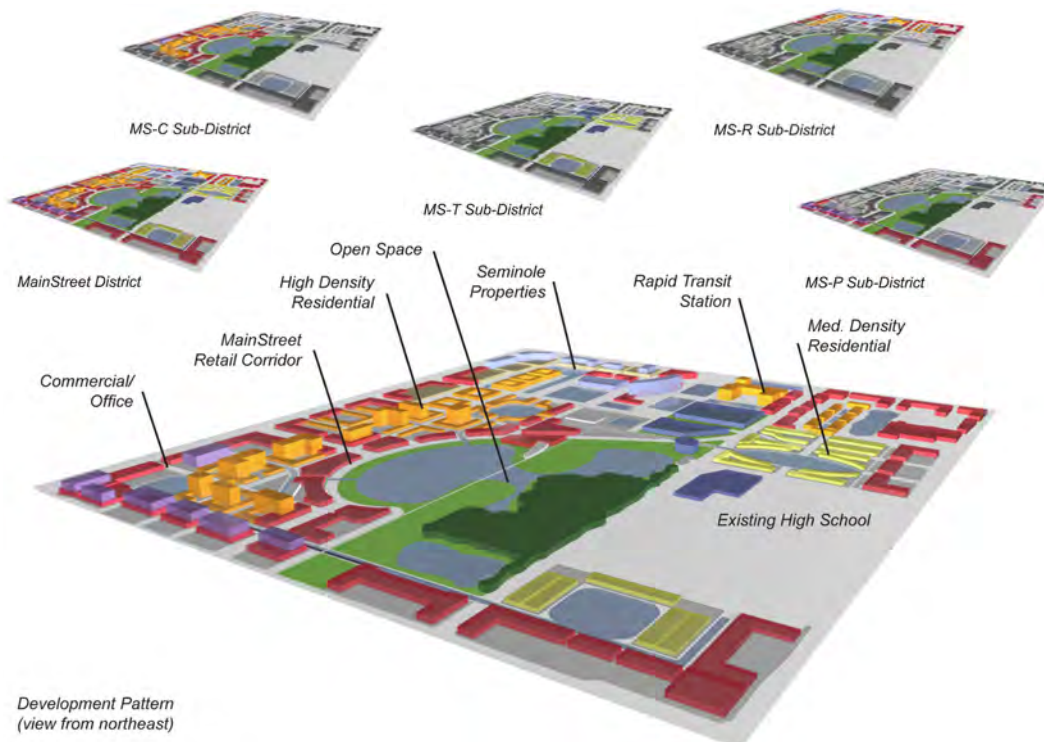
Public Outreach and Coordination

Zoning and Land Use Recommendations

Mixed-use Development

### CLIENT/CONTACT

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City of Coconut Creek)  
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Coconut Creek Development Guidelines



## NEW FORT LAUDERDALE AQUATIC CENTER MASTER PLAN & DESIGN

Fort Lauderdale, FL

Zyscovich, as part of a design-build team, has been contracted to master plan and design the redevelopment of the Fort Lauderdale Aquatic Center (FLAC). The concept for the FLAC is a multi-use complex that includes a new international competition swimming facility, a new International Swimming Hall of Fame (ISHOF), conference/banquet rooms, a family aquatic center, “The Wave” aquatic entertainment venue, an Intracoastal Waterway entrance and a parking structure. Dynamic architecture, inspired by water, movement and athletic competition will give the FLAC the iconic aesthetic a facility such as this deserves. Our concept links the surrounding community to this new center with physical building forms, programmatic uses and public realm design elements. It enhances visual access to the water, provides an important amenity to the community and elevates the quality of this facility to create a world-class destination for Fort Lauderdale.

The aquatic complex will feature a state-of-the-art venue for competitive aquatic sports that merges with a recreational aquatic entertainment venue. The competition pool area consists of two Olympic-size pools, a multi-purpose instructional pool and a multi-function dive well complete with an iconic tower that provides the structure for competition dive platforms. The dive well is designed not only to feature competition dive events, but also to stage many types of theatrical aquatic performances. Elevated and covered grandstands sweep from west to east along the competition pools and wrap the dive well to provide an ideal spectator viewing experience.

Each of the world-class venues for competitive swimming and diving are located to maximize the experience for both the athletes and the spectators. The lighting, shade structures, professional media needs, etc., have been addressed to provide a world-class competitive facility to host international events and have these events be broadcast internationally.

The recreational aquatic component includes a mixture of components that appeal to the toddler through early teenager demographic. Aquatic elements included with the recreational pool are two waterslides that empty into a plunge pool, an interactive multi-level aquatic play structure, water sprays and water features, and a zero-depth entry. Central to the new FLAC will be the Wave House entertainment venue, featuring two self-contained simulated wave-riding machines. This entertainment venue incorporates pedestrian scale bridges across Seabreeze Boulevard to provide a connection with DC Alexander Park. The Wave House will be anchored at each end by two restaurants, one a beach-style indoor/outdoor casual dining bar with retail at the beachside location, and the other featuring more full-service dining/lounge. The full-service restaurant is located adjacent to the ISHOF museum where the restaurant kitchen can serve the banquette hall needs. Each restaurant will include shaded roof terrace and will offer spectacular views of the surrounding area.

This design solution will provide a holistic water-based aquatic experience. This aquatic facility will simultaneously become a new model for multi-use aquatic-based tourism destinations and a local amenity.



### KEY FEATURES

- Sustainable Design
- Master Planning, Visioning & Programming
- Site Evaluation & Analysis
- Design/Build
- Existing Condition Assessments & Space Planning
- Aquatic & Sport Facilities
- Fitness Center & Community Park
- Concessions
- Multiple Stakeholder and Agency Coordination
- Local/Regional Transportation Analysis
- Project Fast Tracking to Accelerate Development Schedule

### CLIENT/CONTACT

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Kirk Buffington  
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## WASHINGTON AVENUE CORRIDOR STUDY VISION AND MASTER PLAN

Miami Beach, FL

Zyscovich Architects was commissioned to do a conceptual master planning study to examine the current development guidelines for the Washington Avenue Corridor between Fifth Street and Lincoln Road. Zyscovich studied potential changes to the guidelines that will encourage appropriate, context-sensitive redevelopment and made recommendations intended to enhance the vitality of the corridor. The study analyzed the impact of additional floor area ratio (FAR) and height. An increase in the FAR of any property requires a voter referendum, making it necessary for the community to be able to visualize the impacts of such changes.

At present, portions of Washington Avenue contain bars and night clubs which are only activated at night, leaving historic storefronts empty during the day. Other portions of Washington Avenue contain T-shirt shops, souvenir shops, tattoo parlors and other types of retail that do not enhance the corridor or serve the local community. The City of Miami Beach hopes to provide better maintenance of historic structures along the corridor. The ability to develop additional floor area above the ground floor retail in exchange for improving ground floor uses and restoring historic facades was explored.

The scope of work included massing studies and perspective studies at various key locations, particularly where significant historic structures are located and where the tallest building heights are proposed. The study depicted the current development potential of the Washington Avenue corridor and the proposed development potential. Various scenarios were represented, with increased FAR and height, and with reduced parking along the corridor.

The fact that the majority of buildings along Washington Avenue are contributing structures in a historic district was taken into account. The study identified the relationships between the current and proposed building sections to ensure compatibility with the surrounding neighborhood. The study also visualized ideal maximum heights, number of stories, parking requirements, and FAR for three geographically different and varied block sections of the study area.

### KEY FEATURES

Transit Oriented Development,  
Large-Scale Master Planning  
And Mixed-Use Design

Complete Streets, Urban  
Streetscapes, Plazas, And  
Open Spaces

Community Visioning,  
Including Planning And Design  
Charrettes

Form-Based Codes And  
Standards

Conceptual Massing, 3D  
Modeling, Renderings

Public Communications  
Planning, Content-Rich Web  
Pages & Social Media

### CLIENT/CONTACT

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## SOUTHSIDE BOULEVARD CORRIDOR VISIONING STUDY

Jacksonville, FL

The Southside Boulevard Corridor Visioning Study is an outgrowth of the Vision Plans created by Zyscovich in 2010 for Jacksonville's Southeast and Greater Arlington/Beaches planning districts and is a testament to the ability of those plans to rally public participation and support. While Southside Boulevard is one the major transportation and commercial corridors of the City, recent developments such as the St. John's Town Center and the opening of 9A (I-295) have seemingly diverted economic energy away from the corridor, creating challenges for its future economic health. Therefore, the focus of the study is the creation of value for the surrounding community while providing a vision that meets both the needs and aspirations the corridor's stakeholders—a diverse group that includes residents, business and property owners, elected officials and community leaders, as well as various public agencies. As such, the study is focused on new opportunities for transit-oriented development at targeted activity nodes, multi-modal transportation improvements, and associated urban design improvements. The study's goals and objectives, developed through community participation, are oriented toward enhancing mobility and connectivity, stimulating economic activity, and increasing the value of adjacent land uses and neighborhoods.

Zyscovich led the Public Involvement Program and assisted in organizing and conducting a series of workshops with the Citizen's and Technical Advisory Committees. Zyscovich also assisted in developing multi-modal alternatives for the corridor's four distinctive segments and led the effort for adjacent land use analysis; definition of urban design and streetscape characteristics; and identification and conceptualization of transit-oriented development opportunities.

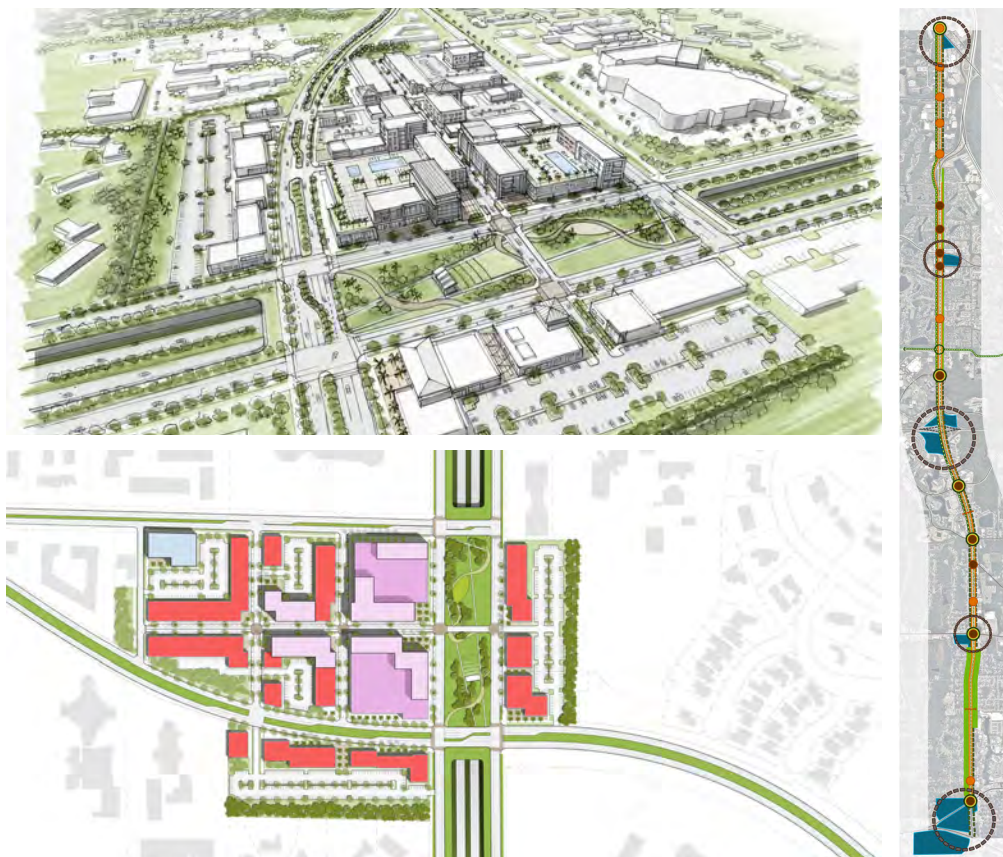
### KEY FEATURES

- Urban, Large-Scale, Multi-block Redevelopment
- Public Outreach & Educational Campaigns
- Graphic Depictions of Plans
- Master Planning
- Visioning
- Programming
- Site Evaluation & Analysis
- Transit-Oriented Development
- Zoning Changes
- Sustainable Design
- Project Phasing
- Multiple Stakeholder and Agency Coordination
- Local/Regional Transportation Analysis

### CLIENT/CONTACT

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Baymeadows Node



## MOBILITY WORKS COMPLETE STREETS STUDY

Jacksonville, FL

The JTA Mobility Works Complete Streets project includes analysis and concept development for four major transportation corridors in the City of Jacksonville. Each corridor (Philips Hwy., Beach Blvd., University Blvd., and Mandarin Rd.) was selected based on JTA prioritized locations and a suitability assessment. The community-based project includes intensive charrettes/workshops for each corridor to facilitate the identification of goals, design objectives, and features for each location and to assess conditions related to multi-modal functions, safety, urban design aesthetics, and potential economic development opportunities. This includes recommendations for accessible transit facilities and improvements, traffic calming features, safe and secure bicycle and pedestrian facilities, and transit-oriented development options.

Zyscovich is an integral member of the project team, assisting in the coordination, preparation, and conduction of public meetings, development and presentation of complete streets alternatives, and coordination with the Florida Department of Transportation.

### KEY FEATURES

- Local/Regional Transportation Analysis
- Public Outreach & Educational Campaigns
- Transit-Oriented Development
- Multiple Stakeholder and Agency Coordination
- Master Planning
- Visioning
- Programming
- Site Evaluation & Analysis
- Project Phasing

### CLIENT/CONTACT

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904.630.3181



Existing



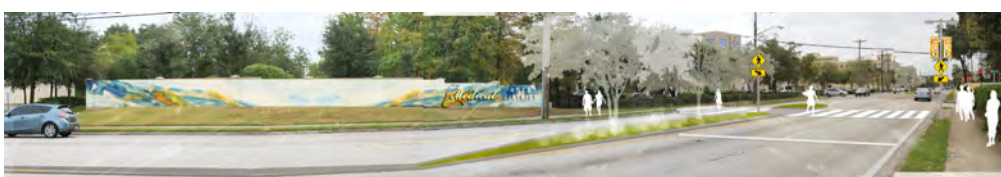
Proposed



Existing



Proposed



## MARKET STATION TRANSIT ORIENTED DEVELOPMENT DISTRICT MASTER PLAN

Hialeah, FL

The Market Station Transit Oriented Development (TOD) District will integrate public transit, commercial, retail, hotel, recreational amenities, and diverse housing typologies geared toward a broad range of incomes within an 80-acre footprint. The District will be served by the Hialeah Market Station/Tri-Rail Station and will connect to the Miami Intermodal Center east of Miami International Airport and the Metrorail. With the Market Station/Tri-Rail Station already in place, the vision of the district is to provide residents with additional transportation options (pedestrian walkability, bike and public transit) within the development, creating better access to jobs, housing, and opportunities for people of all ages and incomes.

The Master Plan for the Market Station TOD District includes a new parkway aptly named the “Orange Blossom,” after a train line that, up until the early 1950s, connected Miami and New York. Designed as an urban linear park, the Orange Blossom Parkway will include a new roadway, bike paths, and wide pedestrian trails adjacent to the west side of the existing CSX freight rail line and on the public right-of-way between the Hialeah Market Station and Hialeah Drive. This new thoroughfare will serve as a border for the proposed Market Station TOD District and will encourage an active pedestrian and bicycle friendly environment. Also included in the Market Station TOD District Master Plan is a proposal to transform the 1926 Market Station building into a vibrant marketplace that will face a proposed park for community events.

The Market Station TOD District exemplifies a transformational public-private partnership. The owner of a central 20-acre parcel within the district, Nebraska and Illinois based Keating Resources, and the City of Hialeah are working on a new land use, zoning and regulating plan that will incentivize private property owners to actively participate in the creation of the City’s vision for a sustainable, multigenerational district that connects the existing neighborhood via the creation of new streets, city blocks, and green space. The proposed plan takes into account existing industrial uses and allows for change over reasonable increments of time, accomplished through an overlay zoning district that is supported by the City council and the general public.

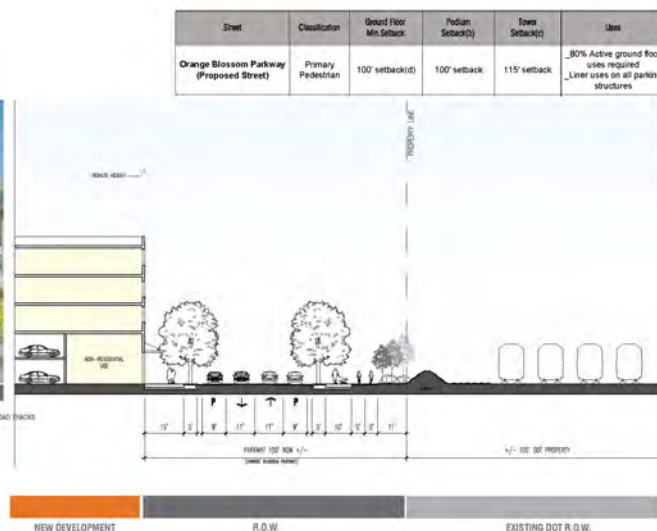
### KEY FEATURES

- Sustainable Design Guidelines
- Transportation Planning
- Bike Paths & pedestrian Trails
- Multimodal Transportation
- Community and Stakeholder Involvement
- Visioning
- Zoning Recommendations
- Urban Fabric Revitalization
- Master Planning
- Urban Infill
- Context Sensitive Mixed-Use Redevelopment
- Existing Condition Assessments
- Highest and Best Use/ Land Value Optimization Analysis
- Growth Management and Smart Growth Initiatives
- Land Development Regulations
- Market Based Solutions

### CLIENT/CONTACT

Keating Resources LLC  
Gerard J. Keating  
Chief Executive Officer  
630.248.9969

PRIMARY PEDESTRIAN STREET-  
ORANGE BLOSSOM PARKWAY (NEW STREET)





## BRIGHTLINE (ALL ABOARD FLORIDA) MASTER PLAN, ENTITLEMENTS & ARCHITECTURE *Miami, Fort Lauderdale & West Palm Beach, FL*

Zyscovich is the master planner of record, including all entitlements, and co-architect of record for Brightline, formerly known as All Aboard Florida, a privately owned, operated and maintained passenger rail system.

At the Miami station, elevating the railroad tracks 50 feet into the air along the dense, linear site in the core of downtown Miami will allow traffic to flow freely underneath. The elevated tracks will also create room for two layers of valuable, glass-encased retail space at the street level, where pedestrians pass by. Lightweight perforated panels will lie intermediately in the open webs of the traversing V-shaped exoskeleton that enclose the railroad tracks and will allow for glimpses of the moving train. The entire project will feel industrial, yet will be transparent and airy.



At the Fort Lauderdale station, traversing concrete V-shaped structural members will serve as the exoskeleton to encase a sequence of glass boxes that will provide continuous visual connections to the moving trains and to the city. Departing travelers will ascend an escalator to a pedestrian bridge that will span across N.W. 2nd Street, while traffic flows uninterrupted below. The bridge will lead to the departure lounge, which will be elevated 30 feet above the station platform. Escalators will take departing passengers down from the lounge, onto the platform below, and into the trains. Arriving passengers will exit the trains at grade level, where there will be pedestrian links to a Tri-Rail platform for passengers making a connection, and to the city, parking, and a dedicated vehicular pick-up, for those who have arrived at their final destination.

### KEY FEATURES

- Transit-Oriented Development (TOD)
- Local/Regional Transportation Analysis
- Existing Conditions Report
- Multiple Stakeholder and Agency Coordination
- Programming
- Site Evaluation & Analysis
- Master Planning
- Project Phasing
- Sustainable Design
- Streetscape Improvements
- Pedestrian Flow
- Economic Feasibility
- Sense of Place
- Redevelopment
- Vertically Integrated Mixed Uses

### CLIENT/CONTACT

All Aboard Florida  
 Brian Kronberg, Project Manager  
 brian.kronberg@allaboardflorida.com  
 305.415.7481





At the West Palm Beach Station, adjacent to the parking lot and drop-off areas, traversing concrete V-shaped structural members will be the exoskeleton that encases shifting, stacked glass boxes that will contain the station's lobby, ticket kiosks, restrooms, luggage handling, and station support areas. After purchasing their tickets and checking their luggage at the ground level, departing passengers will ascend the escalator to a pedestrian bridge that will span across the station's access road. The bridge will lead to the departure lounge, a linear exoskeleton containing a glass box that hovers above the station platform, providing passengers with a bird's eye view of the approaching trains below. Escalators will take departing passengers down from the lounge, onto the platform below, and into the trains. Arriving passengers will exit the trains at grade level, where there will be pedestrian links to the neighborhood trolley and opportunities to connect to the existing Tri-Rail and Amtrak stations.



The scope of work includes the support services necessary for the operation and safety of the high-speed rail system, including boarding platforms, stairs, elevators, escalators, walkways, waiting areas, ticket and information booths, luggage handling areas, restrooms, utility rooms, station advertising displays, concessions, restaurants, lounges and other service-related businesses that will be open to passengers and nearby residents. Included in the long-term master plan are parking structures and rental car facilities, bikeways, pocket parks, community gardens, playgrounds, power substations, and other uses necessary for the operation, maintenance, and future growth of the Brightline/All Aboard Florida intermodal transit oriented developments.

## NEW ORLEANS NEIGHBORHOOD (POST-KATRINA) REDEVELOPMENT PLANS

New Orleans, LA

Zyscovich was commissioned by the City Council of the City of New Orleans as part of Lambert Advisory's design team to prepare reconstruction plans for five of the 49 neighborhoods adjacent to the French Quarter. The three primary goals of the plans were to prioritize a broad range of community projects among historically divided neighborhoods, to return a sense of normalcy to the area as quickly as possible, and to create plans that addressed the overall deterioration which existed pre-Katrina. The final plans were the basis for the receipt of Federal funding and were a result of an intensive public involvement effort.

The final plan included the following elements:

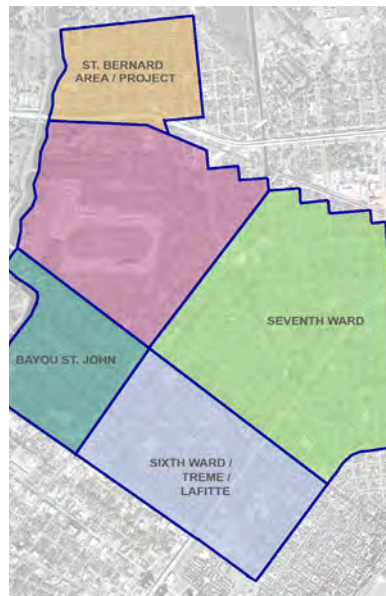
- Methodologies for enhancing local neighborhood pride while transcending the differences to achieve shared opportunities
- Identifying key corridors between neighborhoods to create a place where the communities can come together for new social and commercial use
- Creating networks that tie into the tourist economy
- Creating a dialogue with the community through public meetings and committees
- Communication strategies



Proposed view of Moss Street in the Fauborg St. John neighborhood; Proposed View of a Key Corridor Along I-10 / Claiborne Corridor

NEIGHBORHOODS REBUILDING PLAN ST BERNARD AREA IMPLEMENTATION PRIORITY MATRIX						
	Critical (1) Needed (2) Desirable (3)	FEASIBLE	COBOLAN	LOT	PRIVATE FOUNDATION	CAPITAL FUNDING NEEDED
<b>Early Action Plan</b>						
<b>Capital Projects</b>						
Streets / sidewalks / street lighting / storm drainage - repair / reconstruct	1	•	•			\$15,600,000
Landscape rehab / replacement - ROW & neutral grounds	1	•	•			\$600,000
Re-open Methodist Elderly Care facility - improve open plaza on St. Bernard Ave.	1	•	•	•	•	TBD
<b>Subtotal: Capital Projects</b>						<b>\$16,200,000</b>
<b>Mid Term Plan</b>						
<b>Capital Projects</b>						
Add marked bicycle lanes on key roadways where space permits	2	•	•	•	•	\$30,000
Install I-610 Acoustical buffering	2	•	•	•	•	\$2,000,000
Rehabilitate Union Baptist Theological Seminary or new use for property	2	•	•	•	•	TBD
<b>Subtotal: Capital Projects</b>						<b>\$2,030,000</b>
<b>Housing Initiatives and Other Policies</b>						
Reinforce small scale commercial across from St. Bernard housing development	2	•	•	•	•	
<b>Long Term Plan</b>						
<b>Capital Projects</b>						
<b>Subtotal: Capital Projects</b>						

Neighborhoods Rebuilding Plan Tremé 6th Ward / Lafitte Implementation Priority Matrix



Neighborhoods Aerial



Proposed "Heart of 7th Ward"

### KEY FEATURES

- Community Redevelopment
- Long Range Fiscal Plan
- Extensive Community Engagement, Public Outreach & Educational Campaigns
- Visioning Process
- Audit of Land Use and Programs
- Highest and Best Use Analysis
- Future Land Use Map
- Capital Projects and/or Programs Priorities List
- Implementation Program
- TIF or Innovative Monetary Leveraging
- Policy Recommendations
- Focus on Downtown
- Historic Preservation
- Urban, Large-Scale, Multi-block District Redevelopment
- Community-based Plans
- Graphic Depictions of Plans
- Land Use/Market Study
- Neighborhood Planning
- Created an Implementation Strategy with Funding Priorities
- Public and Private Financing
- Land Use Planning Recommendations
- Redevelopment Plan Approval Process
- Strategic and Action Plans
- Strategies for New Residential Development and Housing Assistance
- Urban Design
- Urban Infill Planning
- Economic Growth

### CLIENT/CONTACT

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## PARKSQUARE AVENTURA MIXED-USE DEVELOPMENT

Aventura, FL

ParkSquare Aventura was designed with health and wellness in mind and features Active Design Guidelines. A 10-story building with ground level retail, parking, and medical offices defines the central block. The parking in this building also serves the Aloft Hotel and restaurants on the northwest corner and the 147,800 SF Assisted Living Facility on the southwestern block. The 10-story ALF contains 141 units with 11 distinct unit types including studios, shared rooms, one-bedrooms, one-bedroom luxury, two-bedrooms, and two-bedroom luxury. The ALF has one floor dedicated for Alzheimer's care and one floor dedicated to Special Care.

Located one block east of a major thoroughfare along a primary artery, this project will be the area's first pedestrian-friendly, mixed-use community. Narrow streets will separate three blocks that define the west side of a grand promenade that runs north-south through the center of the 7.39-acre site.

A five-story parking garage will be at the core of a single continuous block that delineates the east side of the promenade. The north end of the garage will be concealed by a seven-story glass office building with a restaurant at the ground level that will serve as an entry piece to the community. Eight retail shops with apartments above will line the promenade camouflaging the west side of the garage. Four three-story townhomes will abut the east side of the garage, making it indiscernible from Northeast 30th Avenue. A green roof and terrace on top of the parking garage will link the office building and a residential tower that will anchor the eastern block.

### KEY FEATURES

- Master Planning & Visioning
- Zoning Analysis
- Highest and Best Use / Land Value Optimization
- Market Based Solutions
- Context Sensitive Community Redevelopment
- Land Development Regulations
- Streetscape Improvements
- Increased F.A.R.
- Urban Infill Phased Development
- Multiple Stakeholder and Agency Coordination
- Vertically Integrated Mixed-Uses
- Revenue Generating Opportunities
- Public Green Space

### CLIENT/CONTACT

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## THE VILLAGE AT SAILBOAT BEND MASTER PLAN

Fort Lauderdale, FL

This four-fold project included: 1) the master planning for a mixed-income, urban infill residential community on an historic 14-acre site previously held in institutional hands; 2) the adaptive re-use and restoration of the site's historic school, unused for decades, as a community art facility; 3) the refurbishment of the adjacent historic field and its extension into a new, two-acre park to serve as a waterfront civic space for the new neighborhood and the overall community; 4) the architectural design for that new neighborhood.

The program required the reweaving of the site into the urban fabric of Ft. Lauderdale's nearby entertainment and cultural districts. Its intention was the provision of a safe, appropriately-scaled residential environment with economic, cultural, architectural and recreational diversity.

Intrinsic to the project's success was the integration of a variety of architectural programs within the community and street face. Thus the firm conceived a distinct four-block street pattern lined with two- and three-story townhomes and walk-ups, all of which employ the architectural and cultural character of the original neighborhood. All have direct entry from the street and to the parking courts at rear. The street orientation is further reinforced by the use of narrow setbacks, open front porches and balconies. Each block is configured with a different combination of unit types to enhance the sense of variety and character. Streets are interspersed with vertical, stucco campaniles that project up to four stories in height, serving as gateway entrances into motor courts at block mid-points and corners.

### KEY FEATURES

- Master Planning
- Visioning
- Programming
- Site Evaluation & Analysis
- Redevelopment and Infill Development in Urbanized Area
- Overlay District and Design Guidelines
- Public Realm
- Vertically Integrated Mixed-Uses
- Local/Regional Transportation Analysis
- Transit-Oriented Neighborhood Centers
- Public Streetscape Improvements
- Economic Feasibility
- Recreation and Open Space Development
- Sustainable design
- Residential Units
- Mandated Active Uses On Ground Floors
- Live/Work Uses
- Project Phasing
- Multiple Stakeholder and Agency Coordination

### CLIENT / CONTACT

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Village of Sailboat Bend, Fort Lauderdale, FL

## ORGANIZATION CHART

**ZYSCOVICH ARCHITECTS**

Prime Consultant. Planning and Architectural Consulting, Sustainability, Guidelines and Design Standards. All personnel located in Miami, FL

**BERNARD ZYSCOVICH, FAIA**

*Principal-in-Charge*

**SURIA YAFFAR, AIA, LEED AP**

*Principal, Director of Design, Project Director*

**GRACE PERDOMO, ASSOC. AIA**

*Project Manager*

**TRENTON BAUGHN, RA, AICP, LEED AP**

*Senior Urban Planner*

**THORN GRAFTON, AIA, LEED AP**

*Director of Sustainable Initiatives*

**MICHAEL MCGUINN, AIA, LEED AP**

*Senior Project Architect*

**MANUEL DEL MONTE**

*Senior Urban Designer*

**CHEN MOORE & ASSOCIATES (MBE)**

Civil, Environmental, Transportation, GIS, Stormwater & Drainage and Landscape Architecture

**PETER MOORE, PE, LEED AP, ASCE**

*President*

**CRISTOBAL BETANCOURT, RLA**

*Director of Planning and Landscape Architecture*

**JASON J MCCLAIR, PE, CFM, LEED AP**

*Vice President*

**SALITA BREA, LEED AP**

*Senior Project Manager*

**TLC ENGINEERING**

Sustainable MEP & Fire Protection Design, Structural, Energy Efficient Lighting Design & Cost Benefit Analysis

**BRIAN LOMEL, PE, LEED FELLOW, CXA, WELL AP**

*Director of PEAK Institute*

**ALBERT LAPERA, LEED AP BD+C, EMP, GGP**

*Senior Energy Performance Consultant*

**DAVID FUSCO, PE, LEED AP**

*Senior Structural Engineer*

**JEFFREY STASH, LEED AP, ARSCA**

*Plumbing and Fire Protection Project Manager*

**MOFFATT & NICHOL**

Envision Sustainable Infrastructure Rating System

**TIM BLANKENSHIP, PE**

*Project Manager*

**JOHNNY MARTIN, PE**

*Project Principal*

**CHRISTY BRUSH**

*Environmental Manager*

**STEPHANIE OSICK, AICP, ENV SP**

*Envision Sustainable Infrastructure Rating System*

**DR. SARAH SLAUGHTER (INDEPENDENT CONSULTANT)**

Resiliency, Sea Level Rise and Climate Change in Urban Design and Construction

**DR. SARAH SLAUGHTER**

*Sustainability and Disaster-Resiliency*

## BERNARD ZYSCOVICH, FAIA

*Principal-in-Charge*

Bernard Zyscovich is the founder of Zyscovich Architects and serves as its Managing Principal. With over 40 years experience, he has led creative teams on a wide range of sustainable projects from the urban planning of major U.S. cities to the architectural design of high-rise residential, mixed-use, retail, and commercial buildings. As the visionary on many high-profile projects, Bernard draws upon his extensive work with multiple stakeholders and broad-based public input to create implementable and sustainable redevelopment plans that are embraced by the community, stakeholders, developers and elected officials.

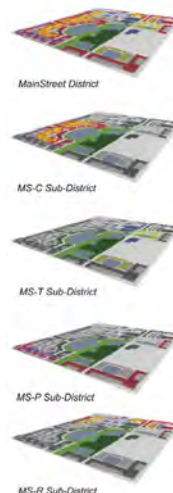
Bernard brings to each of the firm's projects an instinctive understanding of architectural context and the connection to the surrounding environment as a result of his years analyzing the massing, forms and features of the urban fabric. This holistic approach allows our projects to enjoy a continuity with the essential aspects of the environment while establishing a new, integrated expression of that uniqueness of the place.

### RELEVANT PROJECTS INCLUDE:

- City of Coconut Creek Mainstreet Vision, Master Plan and Design Guidelines
- Downtown West Palm Beach Zoning and Master Plan Update
- City of Jacksonville Southside Boulevard Corridor Visioning Study
- All Aboard Florida (Brightline) Master Plan, Entitlements & Architecture for Station/TOD Design
- City of Jacksonville Vision Plan and Future Land Use
- New Fort Lauderdale Aquatic Center Master Plan & Design
- City of Jacksonville Vision Plan and Future Land Use Element
- Downtown Fort Lauderdale Mobility Hub Joint Development Initiative
- Miami DDA Downtown Master Plan
- Hollywood Beach CRA Vision and Zoning Master Plan
- Midtown Miami Master Plan and Zoning
- Washington Avenue Study Vision and Master Plan & Evaluation of Code and Massing Exercises
- Downtown Hollywood (Young Circle) CRA Master Plan Update
- City of Miami Omni Area Community Redevelopment Plan
- City of Jacksonville Mobility Works Complete Streets Study
- Market Street Station Transit Oriented Development (TOD) District Master Plan



*City of Coconut Creek Mainstreet Vision, Master Plan and Design Guidelines*



### EDUCATION

Bachelor of Architecture  
Pratt Institute 1971

Special Study in Urban Design  
Universita' Di Architettura  
Venice, Italy 1969

### REGISTRATIONS

Registered Architect in:  
Florida #AR0007410

New York #030993-1

New Jersey #21A01705600

Pennsylvania #RA403495

North Carolina #11384

Georgia #RA012504

Tennessee #103991

Illinois #1.018009

NCARB Certification #26130

### PROFESSIONAL AFFILIATIONS

Fellow of the American  
Institute of Architects (FAIA)

Member of the American  
Planning Association (APA)

### PUBLICATIONS/ SPEAKING ENGAGEMENTS

**Getting Real About  
Urbanism**, Urban Land  
Institute, October 2008

Numerous Publications in  
National Journals including  
*Architectural Digest*, *Interior  
Design and Architecture*, *Urban  
Land Magazine* and *Multifamily  
Housing*

ULI YLG Author Series: A  
Conversation with Bernard  
Zyscovich about Real  
Urbanism, New York, NY

Meeting of the Minds, A  
Sustainable Cities Leadership  
Summit: Planning and Keeping  
Personality in Place, New York,  
NY

American Institute of  
Architects' Large Firm  
Roundtable, Real UrbanismSM,  
Philadelphia, PA

Universita Federico Secondo,  
Theories of Design and  
Urbanism, Naples, Italy

Urban Land Institute, Urban  
Parking Facility Design, Dallas,  
TX



**SURIA YAFFAR, ASSOC. AIA, LEED AP***Partner; Director of Design; Project Director*

Suria Yaffar is a firm partner and the Director of Design. Suria has worked on a variety of planning, urban design and architectural projects for public and private clients throughout the United States. She is experienced in all phases of the planning process including community outreach, consensus building, strategic planning and urban design, as well as all phases of land development. Suria has served on regional ULI Advisory boards and conducted university lectures on master planning and architecture, and her work has been published in the ACSA Journal.

**RELEVANT PROJECTS INCLUDE:**

- Pompano Beach Tri-Rail Intermodal Station Bus Shelters
- Market Street Station Transit Oriented Development (TOD) District Master Plan
- City of Coconut Creek Mainstreet Vision, Master Plan and Design Guidelines
- Downtown West Palm Beach Zoning and Master Plan Update
- All Aboard Florida (Brightline) Master Plan, Entitlements & Architecture for Station/TOD Design
- Downtown Fort Lauderdale Mobility Hub Joint Development Initiative
- Seventh Avenue Transit Village Mixed-Use Development
- Museum Park Metromover Station Rehabilitation
- Pompano Beach Tri-Rail Station
- New Fort Lauderdale Aquatic Center Master Plan & Design
- City of Miami Florida East Coast Corridor Strategic Redevelopment Plan
- City of Jacksonville Mobility Works Complete Streets Study
- ParkSquare Aventura Mixed-Use Development
- Miami DDA Downtown Master Plan
- Tampa Innovation Alliance Master Plan
- City of Jacksonville Vision Plan and Future Land Use Element
- City of Jacksonville Southside Boulevard Corridor Visioning Study
- New International Terminal 4 at Ft. Lauderdale-Hollywood International Airport
- Midtown Miami Master Plan, Zoning, Architecture, Entertainment Block & Updates
- Washington Avenue Study Vision and Master Plan & Evaluation of Code and Massing Exercises

*Midtown Miami Master Plan and Zoning***EDUCATION**

Master of Architecture  
Princeton University 1990

Bachelor of Architecture  
University of Miami 1987

**REGISTRATIONS**

LEED Accredited Professional

**PROFESSIONAL AFFILIATIONS**

Associate Member of  
the American Institute of  
Architects

Member of the Urban Land  
Institute

**AWARDS**

Urban Designer of the Year  
2008, American Institute of  
Architects, Miami Chapter

**PUBLICATIONS/  
SPEAKING  
ENGAGEMENTS**

Published in the *ACSA Journal*

Lecturer on the Faculty of  
Architecture at the University  
of Miami and Florida  
International University

Lectures Nationally on Issues  
of Architecture and Urban  
Planning

"Capacity-based Regulation vs.  
Form-based Regulation: A New  
Vision for West Palm Beach" at  
the 2008 Annual Conference  
of the American Association of  
Urban Planning

"Lessons Learned in Hollywood  
Beach" at the 2006 Annual  
Conference of the American  
Association of Urban Planning

Technical Assistance Program  
of the Council of the Southern  
District of Florida and the  
Caribbean Institute of  
Territorial Development

"Real Urbanism®" Keynote  
of the 2008 Symposium  
"Revisiting the Redevelopment  
Plan," Public Investment Center  
of Florida Atlantic University

## GRACE PERDOMO, ASSOC. AIA

*Project Manager*

Grace Perdomo is an architectural and urban designer with more than 15 years of extensive urban redevelopment, master planning and grant writing experience. As Senior Urban Planner at Zyscovich Architects, she works closely with Bernard Zyscovich and firm principals on major urban design and planning projects. Grace is committed to sustainable urbanism and has overseen a diverse group of projects centered on assisting communities in the development and implementation of sustainable policies, practices and plans that improve and integrate issues such as density, transportation, preservation, land use and development with infrastructure capacity, natural resource management, energy systems and buildings to create livable, walkable and diverse communities within a framework for long-term sustainability.

Grace has led numerous community planning efforts addressing social, economic, environmental, political, and physical issues and has managed multidisciplinary teams focused on identifying ways to encourage desirable and sustainable change in a community. Most notably, she served over a three year term as Chair of the AIA's Committee on Design Assistance, a 10-group member committee charged with providing leadership, oversight, and knowledge of the AIA's policy and programs on sustainable, healthy, safe, and livable communities through the AIA's Sustainable Design Assessment Team (SDAT) program. Following over four decades of the AIA's successful R/UDAT program, the SDAT program is an interdisciplinary community assistance program which was introduced in 2005 as a way of providing communities with broad assessments on sustainability to help frame future policies or design solutions and to educate the public on the principles of sustainability and design. The SDAT program is grounded in the AIA design assistance team values which call for a multidisciplinary approach, objectivity of the participating team members, and broad public participation. Grace served as Team Leader for the Culver City CA SDAT and as a team member in the Albany NY and Staten Island NY SDATs.

### RELEVANT PROJECTS INCLUDE:

- City of Jacksonville Mobility Works Complete Streets Study
- Washington Avenue Study Vision and Master Plan & Evaluation of Code and Massing Exercises
- Market Street Station Transit Oriented Development (TOD) District Master Plan
- New Orleans (Post Katrina) Neighborhood Redevelopment Plans
- Albany NY Sustainable Design Assessment (SDAT) \*
- Culver City CA Sustainable Design Assessment (SDAT) \*



*Sustainable Design Assessment Team Report (SDAT), Albany, NY*

### EDUCATION

University of Miami, Coral Gables, Florida, Master of Architecture in Urban Design, May 1991

UNPHU - Universidad Nacional Pedro Henriquez Urena, Santo Domingo, Rep Dom, Bachelor of Architecture, May 1987

Miami Dade Community College, Miami, Florida, Associate in Arts, May 1981

### PROFESSIONAL AFFILIATIONS

Associate Member of the American Institute of Architects (AIA)

### PUBLICATIONS/ SPEAKING ENGAGEMENTS

2012 Choice Neighborhoods Grantee Conference.

Hosted by the U.S. Department of Housing and Urban Development. November 2012

Speaker - Health Impact Assessment and Albany Choice Neighborhoods. The Georgia Department of Public Health, Health Promotion Disease Prevention Programs

The Albany Housing Authority, Albany Georgia

AIA 2009 San Francisco National Convention

Speaker - Educational Seminar: Sustainable Design Assessments - Assessing

Community Sustainability Through the Design Assistance Team (DAT) Program

2007 Smart Growth Network Conference, Los Angeles, CA

Design Assistance Team Panel WORKSHOP, February 2007

AIA 2006 Los Angeles National Convention and Design Exhibition

Speaker: "Community, Design and Architecture", June 2006

\* Independent Experience



**TRENT BAUGHN, RA, AICP, LEED AP***Senior Urban Planner*

As a Senior Urban Planner, Trent Baughn has managed the firm's largest urban design projects. Many of his projects include visioning, land use analysis, and code development and writing, often involving close coordination with economists. He has developed the expertise required to create and maintain close working relationships with governing agencies and is able to transform economic findings into bold and creative design concepts which resonate with stakeholders and community leaders. He recently served as Project Manager for the Vision and Land Use Plan for the City of Jacksonville, which established objectives for sustainable land use development that promote mixed-use redevelopment and infill, greater connectivity and transportation choices, and improved conservation, parks and open space, among others. All of these objectives were incorporated into the City's Comprehensive Plan through revisions to the Future Land Use Element and associated land use categories. Trent has worked on major urban infill projects such as Midtown Miami, where he managed land use and zoning changes that helped guide the revitalization of a blighted area of the City. He also authored the first sustainable design code and guidelines manual in Florida for the City of Coconut Creek, which earned the Florida Chapter of the American Planning Association's Award of Excellence.

Additionally, Trent has extensive experience with transportation and multi-modal planning projects aimed at improving the sustainability of cities. These include the Southside Boulevard Corridor Vision Plan, the Fort Lauderdale Downtown Mobility Hub, and with a former employer, the preliminary facility design for the Miami Intermodal and Orlando Intermodal Centers.

**RELEVANT PROJECTS INCLUDE:**

- City of Coconut Creek Mainstreet Vision, Master Plan and Design Guidelines
- City of Jacksonville Vision Plan and Future Land Use Element
- Downtown West Palm Beach Zoning and Master Plan Update
- All Aboard Florida (Brightline) Master Plan, Entitlements & Architecture for Station/TOD Design
- Midtown Miami Master Plan and Zoning
- City of Miami Omni Area Community Redevelopment Plan
- Downtown Fort Lauderdale Mobility Hub Joint Development Initiative
- City of Jacksonville Mobility Works Complete Streets Study
- Downtown Hollywood CRA Master Plan
- Downtown Hollywood (Young Circle) CRA Master Plan Update
- Hollywood Beach CRA Vision and Zoning Master Plan
- City of Jacksonville Southside Boulevard Corridor Visioning Study

*Jacksonville Mobility Works Complete Streets Study***EDUCATION**

Master of Architecture  
University of Florida 1996

Bachelor of Science in  
Architectural Engineering  
Technology  
University of Southern  
Mississippi 1992

**REGISTRATIONS**

Florida Architect #AR 95131

American Institute of Certified  
Planners #019084

LEED Accredited Professional

**PROFESSIONAL  
AFFILIATIONS &  
AWARDS**

Member of the American  
Planning Association (APA)

Member of the Transportation  
Aesthetics Review Committee  
(TARC), a sub-committee  
of the Miami-Dade County  
Metropolitan Planning  
Organization (MPO)

AIA Miami Urban Designer of  
the Year



## THORN GRAFTON, AIA, LEED AP BD+C

*Director of Sustainable Initiatives*

Thorn Grafton, a registered architect, is a LEED Accredited Professional and founding member of the US Green Building Council South Florida Chapter. Thorn has over 37 years of experience as a design professional and in-depth, specialized training in sustainable and LEED design principles. Thorn is the firm's historic preservation architect and Director of Sustainable Initiatives. His project experience ranges from community development, environmental education and neighborhood planning to sustainable design and construction.

Thorn served as project manager and LEED coordinator for the firm's first LEED projects—the FAU / Pine Jog Environmental Education Center (LEED Gold) and Pine Jog Elementary School in West Palm Beach, Florida's first LEED Gold certified public school. For new projects targeting certification at the LEED Platinum level, Thorn coordinated green strategies for Galaxy Elementary School in Boynton Beach and for a Fitness Center for the US Marine Corps at Camp Lejeune, NC. His LEED / Sustainable project design experience includes over 25 projects, past and current. In addition, he is an experienced architectural educator—training fellow professionals at numerous AIA and USGBC educational sessions, as a part time Professor of Architecture at the University of Miami and as a juror/critic for the Florida International University School of Architecture's recent Solar Decathlon competition. He also makes frequent presentations on historic preservation and locally-appropriate sustainable design for the University of Miami, Florida International University, Florida Atlantic University, Miami-Dade College, Florida Gulf Coast University, Florida A&M University, Tulane University, and other organizations.

### RELEVANT PROJECTS INCLUDE:

- City of Coconut Creek Mainstreet Vision, Master Plan and Design Guidelines
- New Orleans (Post Katrina) Neighborhood Redevelopment Plans
- Miami Dade County Continuing Service Contract Consulting on LEED & Environmental Design
- ParkSquare Aventura Mixed-Use Development (Targeting LEED Silver) Florida Atlantic University Environmental Education Center & Pine Jog Elementary School (LEED Gold)
- Seventh Avenue Transit Village Mixed-Use Development
- Galaxy Elementary School (LEED Platinum)
- Pompano Beach Tri-Rail Station (Targeting LEED Gold)
- Manatee Elementary School Master Plan & Classroom Addition (LEED Certified)



*City of Coconut Creek Mainstreet Vision, Master Plan and Design Guidelines*

### EDUCATION

Bachelor of Architecture  
Tulane University 1976

Master of Architecture  
Tulane University 2004

### SELECT PROFESSIONAL CONTINUING EDUCATION COURSES:

Florida International University:  
South Florida Native  
Landscaping

Harvard Graduate School of  
Design: Sustainable Design  
with Randall Croxton, FAIA

Rock Mountain Institute:  
Biomimicry Conference

Southface Energy Institute:  
Green Trends

Solar PV training at Miami-  
Dade College and the Florida  
Solar Energy Center

### REGISTRATIONS

Florida Architect #8200

LEED Accredited Professional  
Building Design and  
Construction

### PROFESSIONAL AFFILIATIONS

Founding Member (and current  
Board Member) of the US  
Green Building Council South  
Florida Chapter

Member of the City of Miami  
Historic and Environmental  
Preservation Board from 2007-  
2010

President of the Board of  
Trustees of the Marjory  
Stoneman Douglas Biscayne  
Nature Center on Key Biscayne

## MICHAEL MCGUINN, AIA, LEED AP BD+C

Senior Project Architect

Mike McGuinn is a Principal and Senior Project Manager for Zyscovich. He has served as the project manager on over 50 major educational and institutional projects and has more than 17 years of experience. He has substantial experience in the design of educational facilities to achieve maximum operational efficiencies for both first time and operational costs. He is also extremely knowledgeable of the programming and security constraints faced by educational facilities that are shared by the community. He has been highly successful at guiding the design of facilities for land poor/tight budget projects to effectively accommodate multiple community uses.

As project manager for many of our LEED projects, Michael has developed a particular expertise in the special requirements for USGBC LEED submission guidelines and requirements, enabling certification for projects up to the platinum level. He has managed all phases of facility design and construction including pre-design, programming, design development, construction documents and construction administration and has been involved in all phases of project development.

### RELEVANT PROJECTS INCLUDE:

- Miami Country Day School Campus Master Plan, Space Needs Assessments & Campus Architecture
- Hope-Centennial Elementary School (LEED Certified)
- Maxwell AFB Elementary School-Middle School Renovation & Replacement
- Galaxy Elementary School (LEED Platinum)
- Florida Atlantic University Environmental Education Center & Pine Jog Elementary School (LEED Gold)
- Manatee Elementary School (LEED Certified)
- Pine Crest School Boca Raton & Ft. Lauderdale Campus Master Plans & Space Needs Assessments (LEED Silver)
- Plumosa Elementary School Conversion Programming



Galaxy Elementary School Comprehensive Replacement - LEED Platinum

### EDUCATION

Bachelor of Architecture  
University of Miami, 1996

Master of Construction  
Administration  
Florida International University,  
1998

### REGISTRATIONS, & CERTIFICATIONS

Florida #95068

LEED Accredited Professional  
in Building Design and  
Construction

Naval Training in Trends in  
Terrorism and How to Mitigate  
Terrorist Threats

RediCheck Training in Quality  
Control on Interdisciplinary  
Coordination

### SPEAKING ENGAGEMENTS

2010 Florida Charter School  
Conference Breakout Session  
"A Roadmap to Take a  
Project from Inception to  
Groundbreaking and Beyond"

## MANUEL DEL MONTE

*Senior Urban Designer*

Manuel del Monte has worked on a large number of urban design and planning projects throughout the southeastern United States, as well as internationally. In his role as Senior Urban Designer, he brings his expertise in visioning, programming, conceptual design, design guideline development and zoning analysis to the firm's commissions. Manuel has advanced experience in various design software programs including: GIS Mapping Software, Arc Map, AutoDesk, AutoCAD, 3D Studio VIZ 4, 3D Studio Max, Rhinoceros 3D, and Adobe Photoshop, Illustrator and InDesign.

### RELEVANT PROJECTS INCLUDE:

- City of Jacksonville Mobility Works Complete Streets Study
- Southside Boulevard Corridor Visioning Study
- Washington Avenue Study Vision and Master Plan & Evaluation of Code and Massing Exercises City of Jacksonville Vision Plan and Future Land Use Element
- Downtown Fort Lauderdale Mobility Hub Joint Development Initiative
- City of Coconut Creek Mainstreet Vision, Master Plan and Design Guidelines
- Cape Coral CRA Visioning and Zoning Master Plan
- Cocoa Beach CRA Downtown Vision and Zoning
- Downtown Hollywood CRA Master Plan
- Downtown Hollywood (Young Circle) CRA Master Plan Update
- All Aboard Florida (Brightline) Master Plan, Entitlements & Architecture for Station/TOD Design
- Downtown West Palm Beach Zoning and Master Plan Update
- Hollywood Beach CRA Vision and Zoning Master Plan
- Miami DDA Downtown Master Plan
- Midtown Miami Master Plan and Zoning
- City of Miami Omni Area Community Redevelopment Plan & Update
- City of Jacksonville Southside Boulevard Corridor Visioning Study
- New Orleans (Post Katrina) Neighborhood Redevelopment Plans
- Tampa Innovation Alliance Master Plan
- Broward Downtown Campus Master Plan
- Town of Atlantic Beach Master Plan

### EDUCATION

Master of Architecture  
Florida International University  
2006

Architectural Studies  
Florida International University  
2004

### HONORS & PUBLICATIONS

Architecture & Connectivity,  
Alfredo Andia, Ph.D., editor

Editorial Universidad UNIACC

SECCA HOME House  
Competition, Honorable  
Mention

Selected Work displayed at the  
2005 Biennial in the Design  
District



*Southside Boulevard Corridor Visioning Study*



*Peter M Moore, PE, LEED AP,  
F. ASCE  
President and CEO*

#### Education

Bachelor of Science, Civil  
Engineering, University of  
Florida, 1997

Master of Engineering, Civil  
Engineering, University of  
Florida, 2004

#### Registration

Professional Engineer,  
Florida, 58709, 2002

#### Professional Affiliations

American Society of Civil  
Engineers

Florida Engineering Society

Florida Stormwater  
Association

National Society of  
Professional Engineers

#### Certifications

Envision Sustainability  
Professional  
Certified Stormwater  
Inspector  
LEED Accredited  
Professional

As the President of the firm, Mr. Moore is ultimately responsible for all day to day operations of the firm. Mr. Moore works as the Client Project Manager for work in Broward County, Pompano Beach and Deerfield Beach and continues to be involved in the successful completion of projects. These projects include sanitary collection improvements, pump station rehabilitation, transportation engineering enhancements, water and reclaimed water consulting along with all other phases of civil engineering design and neighborhood improvements. Additionally, Mr. Moore serves as the Assistant City Engineer for the City of Coral Springs and is the spokesperson for the City's Engineering Division. Finally, Mr. Moore serves on the firm's QA/QC Committee ensuring the consistency of the quality product throughout the firm.

#### Project Experience

**NE 15th Avenue & 18th Street Roundabout, Fort Lauderdale, FL.** The NE 15th Avenue and NE 18th Street Roundabout Safety Improvement project entailed designing improvements to the existing roundabout at which a significant amount of accidents occurred. The City of Fort Lauderdale wanted to modify the existing roundabout in order to minimize construction costs while still addressing the existing problems. Chen Moore and Associates made design suggestions to make the incoming lanes narrower and have more deflection in order to slow traffic. Chen Moore and Associates also proposed connecting the bike lanes to the sidewalk in order to eliminate bicycle traffic from going through the roundabout.

**Fort Lauderdale Beach Park, Fort Lauderdale, FL.** The purpose of this project was to provide the restoration and enhancement of the City-owned 6.5-acre "South Beach" parking lot, located along SR A1A, south of Las Olas Boulevard. The scope of work includes bringing the parking lot into ADA compliance per requirements of consent decree, replacing a deteriorating low profile wall and sidewalk approximately 2100 feet in length, replacing existing lighting with turtle-compliant fixtures, and designing additional landscaping. Chen Moore and Associates prepared the required DRC submittal, which included all required public purpose approvals, as well as a conceptual layout of a new entrance at the southern end of the parking lot. This project was a joint effort between various City departments, including the City of Fort Lauderdale Beach Community Redevelopment Agency and Parking Services.

#### Downtown Coral Springs Streetscaping, Coral Springs, FL.

Chen Moore and Associates was contracted by the City of Coral Springs to assist the Coral Springs CRA in the planning, design, permitting and construction support of various streetscaping improvements in Downtown Coral Springs. As the prime consultants, CMA provided civil engineering, landscape architecture, environmental permitting and construction engineering and inspection services for the project.



**Jason J McClair, PE, CFM,  
LEED AP  
Vice President/Treasurer**

#### Education

Bachelor of Science, Civil Engineering, University of Florida, 1996

#### Registration

Professional Engineer, Florida, 56962, 2001

#### Professional Affiliations

American Public Works Association

American Society of Civil Engineers

Broward County Gator Club

Florida Engineering Society

National Society of Professional Engineers

University of Florida Alumni Association

#### Certifications

SewerCAD Master Modeler

(Haestad Methods)

WaterCAD Master Modeler

(Haestad Methods)

ICPR Modeler (Streamline Technologies)

Radiation Safety Officer (Troxler)

Nuclear Density Gauge Operator (Troxler)

Certified Floodplain Manager

FDOT LAP Compliance

SWMM Stormwater Modeler

FDOT LAP Compliance

update June 2014

Advanced Work Zone Traffic Control (FICE)

Mr. McClair is a senior civil engineer with more than 20 years of experience in utility infrastructure design, regulatory permitting, geotechnical engineering, and computer aided flow modeling for stormwater collection, water distribution, and sanitary transmission systems. He was the project manager for the Fort Lauderdale-Hollywood International Airport Stormwater Master Plan Update and the Pompano Beach Stormwater Master Plan.

#### Project Experience

**Fort Lauderdale-Hollywood International Airport Stormwater Master Plan Update, Fort Lauderdale, FL.** The purpose of Phase 2 is to provide routine updates to the stormwater model(s) based on progress design drawings of the South Runway Expansion Project and the associated future development, including but not limited to, terminal and gate area improvements. The existing stormwater model created during Phase 1 includes design assumptions based on preliminary planning documents for the South Runway Expansion Project. The updates to the stormwater model during Phase 2 will be based on progress design submittals for the South Runway Expansion Project and approved design plans for other new development at FLL, which will enhance the accuracy of the stormwater model.

**Sunrise Key Drainage Improvements, Fort Lauderdale, FL.** The entrance to Sunrise Key is located at the intersection of NE 6th Court and NE 19th Avenue in the City of Fort Lauderdale. This area has a history of severe flooding due mainly to a lack of storage for stormwater runoff and back flow from the Intracoastal Waterway through the existing outfall pipes during high tides. Some of the proposed improvements in this area included the construction of swales along the west side of NE 19th Avenue and along both sides of NE 6th Court, as well as the installation of additional drainage piping and larger inlet structures. The swales were constructed to provide additional water quality treatment volume and additional storage volume for the storm water runoff from the roadway. Chen Moore and Associates also utilized a “tidal valve” to help alleviate any back flow from the intracoastal through the outfall pipes.

**ADA Compliance Upgrades - Engineering, Fort Lauderdale, FL.** The City of Fort Lauderdale, in response to the Consent Decree resulting from the United States District Court, Southern District of Florida, Case No. 0261126-CIV-ZILOCK/SNOW requested Chen Moore and Associates to design improvements to various existing sidewalks locations within the public right of way for compliance with ADA requirements. This time sensitive project included proposing improvements for curb ramps, minimum passing clearance, maximum slope, and detectable warning strips.

**CHEN•MOORE**

& ASSOCIATES

***Cristobal A Betancourt, RLA***  
***Director of Planning and***  
***Landscape Architecture***

**Education**

Bachelor of Science,  
 Landscape Architecture,  
 Cornell University, 1995

**Registration**

Registered Landscape  
 Architect, Florida,  
 LA6666941, 2008  
 Registered Landscape  
 Architect, New Jersey,  
 AA000949, 2006  
 Registered Landscape  
 Architect, New York, 001959,  
 2005

**Professional Affiliations**

American Planning  
 Association  
  
 American Society of  
 Landscape Architects  
  
 Florida Recreation and Park  
 Association  
  
 Urban Land Institute

**Certifications**

Council of Landscape  
 Architectural Registration  
 Board

Mr. Betancourt is Chen Moore and Associates' Director of Landscape Architecture and Planning. He has experience providing planning and landscape architecture design solutions for public and private sector clients. Mr. Betancourt provides a full range of services starting with due diligence and master planning culminating in detailed site design. He is well versed in the use of low-impact development techniques applied to site planning.

**Project Experience**

**Fort Lauderdale Beach Park, Fort Lauderdale, FL.**

The purpose of this project was to provide the restoration and enhancement of the City-owned 6.5-acre "South Beach" parking lot, located along SR A1A, south of Las Olas Boulevard. The scope of work includes bringing the parking lot into ADA compliance per requirements of consent decree, replacing a deteriorating low profile wall and sidewalk approximately 2100 feet in length, replacing existing lighting with turtle-compliant fixtures, and designing additional landscaping. Chen Moore and Associates prepared the required DRC submittal, which included all required public purpose approvals, as well as a conceptual layout of a new entrance at the southern end of the parking lot.

**SE 15th St Boat Launch & Marine Complex, Fort Lauderdale, FL.**

As part of its general civil engineering contract, Chen Moore and Associates was asked to design and permit upgrades to the parking lot located at 1784 SE 15th Street. The property covers approximately 29,000 SF and has two boat ramps, a marina and the police water unit building. The parking lot currently provides 58 parking spaces for vehicles with attached boat trailers only, one of the spaces being handicap accessible.

The scope of services includes removing the existing fixed docks and replacing them with new floating concrete docks for City use and proposing drainage and lighting upgrades to bring the lot up to City Code compliance. Chen Moore and Associates was responsible for the site layout, DRC and P&Z approvals, permitting as well as for coordinating with all other disciplines.

**Downtown Coral Springs Streetscaping, Coral Springs, FL.**

Chen Moore and Associates was contracted by the City of Coral Springs to assist the Coral Springs CRA in the planning, design, permitting and construction support of various streetscaping improvements in Downtown Coral Springs. As the prime consultants, CMA provided civil engineering, landscape architecture, environmental permitting and construction engineering and inspection services for the project.

The project included implementing Complete Street concepts for NW 31st Court, NW 94th Avenue and NW 32nd Street. Additionally, CMA implemented the culverting of the canal along NW 31st court to provide space for a linear park, currently called the "Art Walk", which is an important pedestrian connection between the downtown pathways project and The Walk development. Overall, the project improves the walkable nature of Downtown Coral Springs, while tying together various aesthetic elements in advance of the City Hall project sited adjacent to them projects.

**Lincoln Road Master Plan, Miami Beach, FL.**

Chen Moore and Associates is the local subconsultant to James Corner Field Operations (JCFO), the designers of New York City's famed High Line, in the development of a Master Plan for the Lincoln Road Mall Historic District in Miami Beach. Lincoln Road Mall is America's first pedestrian mall designed in the 1960's by Morris Lapidus. Today, Lincoln Road Mall receives an average of 10,000 visitors per day and is a major tourist destination geared towards pedestrians. CMA provided local planning expertise and civil engineering to support the efforts of JCFO's development of the Master Plan. Additionally, CMA provided support through the entire public process including Public Workshops, Workshops with Building Owners and Tenants, and Workshops with City Staff and Commissioners.

**CHEN-MOORE**

& ASSOCIATES



***Daniel E Davila, PE***  
***Senior Project Manager*****Education**

Bachelor of Science, Civil Engineering, University of Florida, 2000

**Registration**

Professional Engineer, Florida, 63014, 2005

**Professional Affiliations**

American Academy of Environmental Engineers

American Society of Civil Engineers

Florida Engineering Society

Florida Healthcare Engineers Association

**Certifications**

Stormwater Management Inspector

Mr. Davila has over 18 years of civil engineering experience. His experience includes water and wastewater facilities, facilities planning, utilities master planning, infrastructure renewal, construction management and rate and financial studies. Mr. Davila has assisted numerous clients that range from municipalities, counties, federal agencies, healthcare districts, residential developers and commercial developers to educational institutions. He has been the contract manager for small projects as well as large complex projects managing millions of dollars in design fees and several subconsultants. Mr. Davila has been the contract manager for several government agencies including St. Lucie County; City of Plantation; St Lucie County School Board; Memorial Healthcare System; Village of Wellington; City of West Palm Beach; and Palm Beach County.

**Project Experience**

**Broward County UAZ 110/111 & 113 Water Sewer Improvements 113B, Lauderdale Lakes, FL.** The Water and Sanitary Sewer Improvements for the UAZ 110/111 & 113 Project will include the improvements to the existing water distribution system, sanitary sewer system, and transmission systems within the project area along with the restoration of surface areas disturbed for the construction of said improvements. The existing system being replaced consists of approximately 168,100LF of water mains, 122,100 LF of sanitary sewer mains and 23,600 LF force main. The existing water main consists of asbestos cement, cast iron, ductile iron, galvanized steel, polyvinyl chloride pipe ranging from 2" - 24" in diameter size. The sanitary sewer consists of vitrified clay, fold and form liner, cured in place liner and ductile iron pipe ranging from 8" - 15" in diameter size. The force main consists of asbestos cement, cured in place liner, ductile iron and polyvinyl chloride pipe ranging from 6" - 16" in diameter size. There are 8 Broward County lift stations in these UAZ areas and 1 private lift station which sanitary sewer systems will need to connect to. Two of these stations will need rehabilitation/replacement, the extent of rehabilitation of existing stations will be determined. The restoration of roadways, sidewalks, driveways, and landscape areas will need to be performed as needed for water and sanitary sewer improvement construction.

**Ft Lauderdale Fire Station 8, Ft Lauderdale, FL.** Chen Moore and Associates is providing landscape architectural, site planning and civil engineering services for the design, permitting and construction inspection services for a new municipal fire station located in an industrial area of the City of Fort Lauderdale. The Fire Station will be designed to Florida Green Building Coalition standards. CMA is a subconsultant to CPZ Architecture and our role entails site design including building placement, parking layout, site circulation, storm water treatment and storage as well as landscape and irrigation design.



**Jennifer Lea Smith, PE**  
*Assistant Project Manager*

**Education**

Bachelor of Science, Civil  
 Engineering, Florida Atlantic  
 Engineering, 2006

**Registration**

Professional Engineer,  
 Florida, 72232, 2011

**Professional Affiliations**

American Society of Civil  
 Engineers

Florida Engineering Society

Florida Water and  
 Environmental Association

National Society of  
 Professional Engineers

**Certifications**

Stormwater Management  
 Inspector

Ms. Smith is currently serving as a senior engineer with Chen Moore and Associates. Her 11 years of experience in the civil engineering field includes GIS and AutoCAD design work, detailed design work on the Broward County UAZ Water and Sewer Improvement Project, Stormwater Master Plan for the City of Pompano Beach and Coral Springs, Drainage Design for the City of Pompano Beach and Lauderdale by the Sea and the Design of GIS Utility Atlases. Current duties include water main, sanitary sewer and lift station design and permitting, drainage modeling, design and permitting as well as GIS modeling.

**Project Experience**

**Fort Lauderdale-Hollywood International Airport Stormwater Master Plan Update, Fort Lauderdale, FL.**

The purpose of Phase 2 is to provide routine updates to the stormwater model(s) based on progress design drawings of the South Runway Expansion Project and the associated future development, including but not limited to, terminal and gate area improvements. The existing stormwater model created during Phase 1 includes design assumptions based on preliminary planning documents for the South Runway Expansion Project. The updates to the stormwater model during Phase 2 will be based on progress design submittals for the South Runway Expansion Project and approved design plans for other new development at FLL, which will enhance the accuracy of the stormwater model.

**SE 15th St Boat Launch & Marine Complex, Fort Lauderdale, FL.** As part of its general civil engineering contract, Chen Moore and Associates was asked to design and permit upgrades to the parking lot located at 1784 SE 15th Street. The property covers approximately 29,000 SF and has two boat ramps, a marina and the police water unit building. The parking lot currently provides 58 parking spaces for vehicles with attached boat trailers only, one of the spaces being handicap accessible.

The scope of services includes removing the existing fixed docks and replacing them with new floating concrete docks for City use and proposing drainage and lighting upgrades to bring the lot up to City Code compliance. Chen Moore and Associates was responsible for the site layout, DRC and P&Z approvals, permitting as well as for coordinating with all other disciplines.

**Fort Lauderdale Beach Park, Fort Lauderdale, FL.** The purpose of this project was to provide the restoration and enhancement of the City-owned 6.5-acre "South Beach" parking lot, located along SR A1A, south of Las Olas Boulevard. The scope of work includes bringing the parking lot into ADA compliance per requirements of consent decree, replacing a deteriorating low profile wall and sidewalk approximately 2100 feet in length, replacing existing lighting with turtle-compliant fixtures, and designing additional landscaping.



**Safiya T Brea, PE, LEED AP**  
**Senior Project Manager****Education**

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

**Registration**

Professional Engineer,  
Florida, 66388, 2007

**Professional Affiliations**

American Society of Civil  
Engineers

Florida Engineering  
Leadership Institute  
Florida Engineering Society  
Women of Tomorrow

**Certifications**

Qualified Stormwater  
Management Inspector  
OSHA Certification  
LEED AP  
Advanced Work Zone Traffic  
Control Certification

Ms. Brea has over 16 years of experience with neighborhood improvement projects, including the design of roadways, sidewalks, drainage, water and wastewater infrastructure. As a senior civil engineer, she has managed projects ranging from thousands of dollars to multi-million dollar, large-scale neighborhood improvement programs. Ms. Brea has managed and designed streetscape improvements, roundabouts, lift station, stormwater improvements and master plans, and booster station basis of design reports. Her duties include construction management, managing GIS and Autocad design work, Cascade modeling, sewer modeling, and report preparation for municipalities throughout South Florida.

**Project Experience**

**Dania Beach Neighborhood Improvement Project - Traffic Calming, Dania Beach, FL.** Chen Moore and Associates designed and administered the construction of a series of traffic calming elements. The design included 5 roundabouts, 2 raised intersections, 2 speed tables, 3 raised medians, 2 partial closures, a bike lane and 10 speed humps. The project is located SE of Dania Boulevard and US 1 with challenges that included right of way limitations and easement considerations, coordination with property owners, roadway elevation consistency, preserved County lands, and roadway realignments. The project required coordination with other consultant projects and agencies. The implementation of these devices will not only help calm traffic throughout the neighborhood, making the streets safer, it will also provide more aesthetically pleasing elements for the residents to enjoy.

**Design of Raised Intersections, Dania Beach, .** Chen Moore and Associates designed raised intersections at SE 4th Avenue and SE 3rd Terrace; SE 5th Avenue and SE 3rd Street; and SE 5th Avenue and SE 10th.

**SE 5th Ave Alternative Traffic Calming: Dixie & SW 2nd Ave, Dania Beach, FL.** Chen Moore and Associates is providing street lighting and sidewalk layout and design; traffic calming study and design; bidding services, construction observation and public awareness.

**NE 15th Avenue & 18th Street Roundabout, Fort lauderdale, FL.** The NE 15th Avenue and NE 18th Street Roundabout Safety Improvement project entailed designing improvements to the existing roundabout at which a significant amount of accidents occurred. The City of Fort Lauderdale wanted to modify the existing roundabout in order to minimize construction costs while still addressing the existing problems. Chen Moore and Associates made design suggestions to make the incoming lanes narrower and have more deflection in order to slow traffic. Chen Moore and Associates also proposed connecting the bike lanes to the sidewalk in order to eliminate bicycle traffic from going through the roundabout.

**CHEN•MOORE**

&amp;ASSOCIATES





**A. BRIAN LOMEL, PE, LEED Fellow, CxA, WELL AP**  
**Director of PEAK Institute**

**Experience**

Brian is an advocate of sustainable design, resiliency and healthy building standards, including WELL™, into designs to ultimately provide both financial and human benefit. He leads TLC's PEAK Institute, or PI, TLC's technical resource group focused high performance projects. Brian's technical understanding of building systems blended with his strong commitment to common sense sustainability and out-of-the-box creativity has resulted in simple, elegant and sustainable solutions for numerous buildings. He is a strong believer in understanding the processes and operations that will occur in a facility before solving the design challenges. He has served on the USGBC South Florida Board of Directors, as Chairman of their Tropical Green conference and is active in ULI, BOMA and other industry groups. He is currently the co-director of the ULI South Florida Building Healthy Places committee. Brian was among the first in the nation to earn his WELL AP, bringing an emphasis to designing buildings that protect and promote human health and wellness. Relevant selected projects that demonstrate his commitment to sustainability include:

**Office Depot Global Headquarters, Boca Raton, Florida**

Three five-story buildings linked by glass-enclosed atriums, designed to accommodate up to 2,500 people. Certified LEED EBOM Gold. \$150 million / 625,000 sf

**Village of Palmetto Bay Municipal Center, Palmetto Bay, Florida**

Two-story Village Hall with council chambers and an integral 24-hour police station. Entire building is protected with 72-hour back-up generator. Mechanical system uses DX roof-top units with VAV. Various energy models and strategies used for attaining LEED Platinum/NetZero, as well as grants/funds assistance. Certified LEED NC 2009 Platinum. \$4 million / 25,000 sf

**American Express Operations Center, Sunrise, Florida**

Major call center and administrative facility featuring a fitness center, dental office, cafeteria, kitchen, ground level game room, daycare center. Critical nature of the work processed in the building requires that the entire facility have N+1 redundancy. Scope includes biophilic concepts and numerous sustainability strategies, smoke control special inspection. \$100 million / 360,000 sf

**Ultimate Software Headquarters, Weston, Florida**

Renovation of a former four-story classroom building into a cutting-edge headquarters, including conference rooms, TechSpot area, open work areas, meditation room, lactation room, coffee shop and game room, plus surface parking and parking garage with approximately 400 spaces. \$30 million / 200,000 sf



**Education**

Georgia Institute of Technology  
 B.S., Mechanical Engineering - Cooperative Plan  
 1989

**Years of Experience**

TLC Years 20  
 Prior Years 9

**Registrations**

PE FL # 48488  
 PE GA # 20660

**Certifications**

ACG Registered Commissioning Authority  
 LEED AP  
 LEED AP BD + C  
 LEED Fellow  
 WELL AP

**Professional Affiliations**

ULI S. FL Building Healthy Places committee  
 co-director  
 USGBC South Florida: Advisor to Board of Directors  
 USGBC South Florida: Board Member  
 USGBC South Florida: Program Director for Tropical Green Conference 2013  
 USGBC South Florida: Former Education Chair  
 ASHRAE (Past President 2000-2001)  
 American Institute of Architects (AIA)  
 BOMA Miami - Green Committee  
 BOMA FL - Energy Committee  
 Construction Executives Association - Past President  
 Greater Miami and Miami Beach Hotel Association - Sustainability Team



**ALBERT W. LAPERA, LEED AP BD+C, LEED AP O+M, CxA, EMP, GGP**  
*Project Manager/Senior Energy Performance Consultant*

**Experience**

With 38 years of professional experience, Al has worked on a broad range of building types, including educational, healthcare, and commercial facilities. Al's engineering expertise focuses on systems commissioning, energy analysis and energy auditing. Many of TLC projects have attained LEED certification with Al's expertise and assistance during design or commissioning. Al is TLC's first Living Building Challenge Ambassador, serving to educate TLC clients and partners on the merits of this building rating system. He currently serves as Vice-Chair of the USGBC Tampa Bay chapter. Selected relevant projects include:

**Ringling College of Art and Design, Kimbrough Library, Sarasota, Florida**

Three-story facility with areas for teaching, learning, research, work, socializing, collaboration and displays of physical and digital media collections with temporary chillers added. Pursuing LEED Silver Certification. \$18 million / 46,000 sf

**Tulane University River & Coastal Center, New Orleans, Louisiana**

Provides "touchdown" space for researchers performing field work on the river, the delta and the coast. Components include a sample-repackaging lab, office space, restrooms and the Tulane Center for Bioenvironmental Research, an assembly space that is designed to accommodate up to 120 people. Goal of LEED Gold certification. \$2.7 million / 5,800 sf

**St. Petersburg Pier Park, St. Petersburg, Florida**

New iconic pier offers a variety of amenities and activities for visitors throughout the area, including a splash park, coastal thicket, transportation hub, pier head and education center. There is also a tram that runs the length of the pier. Includes coordination and energy code compliance of extensive site, landscape, facility and specialty lighting. Aligned with the City's sustainability goals and policies, the district is designed to achieve Envision Platinum, a holistic sustainability rating system for all types and sizes of civil infrastructure that shares similarities with its vertical facility counterparts, Green Globes and LEED. All pier buildings are designed within the Green Globes and Envision frameworks. \$33 million / 26,065 sf

**Brightline (All Aboard Florida), West Palm Beach / Ft. Lauderdale Stations, West Palm, Ft. Lauderdale, Florida**

Two new multipurpose rail stations with Commissary and Support Rooms, located in Ft. Lauderdale and West Palm Beach, Florida, connecting to a privately developed train service. \$210 million / 80,000 sf

**Brightline ( All Aboard Florida ) Miami Central Station, Miami, Florida**

New terminal with ground floor serving as retail, train access and utility space. Terminal is topped by three towers (one office and two multifamily living with parking) varying in height from 10 to 33 stories and capped by an 80-story tower. Signature restaurant and food hall revisions to base building added later, including 9,649 sf restaurant with a full commercial kitchen and four wood-burning cook stations and fit-out for kiosk food hall dining and public spaces, toilets, five smaller restaurants and commissary kitchen with dishwashing area. \$618 million / 1,145,794 sf

**AMLI Chiquita at Midtown Miami, Miami, Florida**

Luxury apartment complex consisting of a 14-story north tower with 490 units and an 8-story south tower with 214 units. Complex includes ventilated parking levels, fitness centers and top-level amenity decks, including pools, lounge areas, outdoor grilling courts and private terraces. Units vary from efficiencies to three-bedroom apartments. Registered for LEED for Homes Multifamily Midrise v3, targeting Gold certification. \$179 million / 1,399,144 sf



**Education**

Staten Island Community College  
 A.A.,  
 1976

**Years of Experience**

TLC Years 13  
 Prior Years 26

**Professional Affiliations**

USGBC Tampa Bay,  
 Governing Council

ASHRAE, Member,  
 Sarasota/Bradenton &  
 Tampa Chapters  
 "Mentoring Minds"

- Young engineers group

AABC Commissioning  
 Group (ACG) - EMP  
 Committee Member (Sub-  
 Group)

US Green Building Council  
 (USGBC)

Tampa Bay Branch -  
 Education Committee  
 Energy Liaison between  
 Local and National  
 Chapters  
 FLAPA  
 FLACA

Ringling College of Art +  
 Design Advisory Committee



**DAVID FUSCO, PE, LEED AP**  
Principal / Senior Structural Engineer

**Experience**

David joined TLC with years of diversified geographical experience managing national and international design, coordination and construction administration of medium and large scale building structures. His projects expand throughout the United States and abroad in aviation, hospitality, convention centers, education, civic, healthcare, commercial and residential sectors. David is well versed in the use of Building Information Modeling (BIM) and understands the value of coordinating structural design with mechanical and architectural systems to improve design and project delivery. Selected relevant projects include:

**Naval Station Guantanamo Bay G. J. Denich Gym, Guantanamo Bay,**  
Renovation of the center and addition of a new gymnasium, including 170-ton air cooled chiller, energy recovery ventilators, lighting, power, site lighting of parking lots and sports fields, renovations to the Windjammer pool and bath house, new 240 KW remote site PV array with medium voltage overhead and underground distribution, voice/data and security systems. Designed to achieve LEED NC 2.2 Gold \$13 million / 41,250 sf

**Naples Botanical Gardens, Naples, Florida**

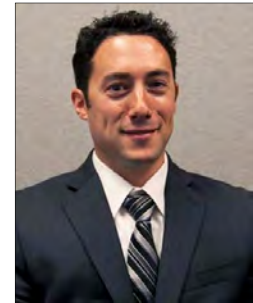
Visitor center includes a retail shop, ticketing space, an auditorium and a cafe that are interconnected by open walkways for enhanced visibility of the sculpted gardens. HVAC systems feature underfloor air distribution with variable frequency drives for larger spaces and a DX variable refrigerant flow for smaller spaces. 2015, USGBC Florida Gulf Coast Chapter, Most Outstanding LEED NC Private Project. 2015, AIA San Antonio Design Awards, Honor Award. Certified LEED Gold NC v2.2. \$15 million / 14,000 sf (conditioned) / 16,000 sf (exterior)

**St. Petersburg Pier Park, St. Petersburg, Florida**

New iconic pier offers a variety of amenities and activities for visitors throughout the area, including a splash park, coastal thicket, transportation hub, pier head and education center. There is also a tram that runs the length of the pier. Includes coordination and energy code compliance of extensive site, landscape, facility and specialty lighting. Aligned with the City's sustainability goals and policies, the district is designed to achieve Envision Platinum, a holistic sustainability rating system for all types and sizes of civil infrastructure that shares similarities with its vertical facility counterparts, Green Globes and LEED. All pier buildings are designed within the Green Globes and Envision frameworks. \$33 million / 26,065 sf

**University of South Florida Village, Tampa, Florida**

Developed as a P3, this new mixed-use village provides five dormitory buildings, as well as dining and wellness facilities to accommodate 2,000 students. TLC's scope of work included the early site planning package, as well as the full design of the dining and wellness facilities, which have a construction value of \$10 million. Targeted for LEED NC v2 2009 Silver. Overall project \$133 Million



**Education**

Rutgers University, School of Engineering  
B.S., Civil/Structural & Construction Management  
2005

**Years of Experience**

TLC Years 3  
Prior Years 7

**Registrations**

NCEES # 49281  
PE FL # 74504  
PE AZ # 54360  
PE AL # 33767  
PE LA # 0038282  
PE TX # 116381  
PE SC # 30902  
PE VA # 402051452  
PE MS # 21411  
PE NJ # 24GE04867400  
PE OK # 27825

**Professional Affiliations**

ACE Mentorship Program: (Mentor for 3 Years)  
FSEA BA Chapter - 2017 President Elect  
SAME Young Member, SAME Tampa  
Post's Young Engineer of the Year  
USGBC New Orleans  
USGBC New Orleans Host Committee





**JEFFREY J. STASH, LEED AP, ARCSA**  
*Associate / Plumbing & Fire Protection Project Manager*

**Experience**

Jeff is a Project Manager and Plumbing and Fire Protection Specialist with over 25 years experience. Jeff specializes in plumbing and fire protection systems with a focus on projects with predefined energy budgets by designing systems that use renewable energy sources, such as domestic solar hot water and rainwater retention for conveyance and irrigation. Jeff is fluent in the International Building code, Plumbing code, Fire Prevention and NFPA (1-100) and utilizes his knowledge to design engineering solutions in AutoCAD-MEP and Revit. Jeff is a member of the American Society of Plumbing Engineers and an American Rainwater Catchment Systems Association Accredited Professional. Relevant project experience includes:

**Ringling College of Art and Design, Kimbrough Library, Sarasota, Florida**

Three-story facility with areas for teaching, learning, research, work, socializing, collaboration and displays of physical and digital media collections with temporary chillers added. Pursuing LEED Silver Certification. \$18 million / 46,000 sf

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**Tulane University River & Coastal Center, New Orleans, Louisiana**

Provides "touchdown" space for researchers performing field work on the river, the delta and the coast. Components include a sample-repackaging lab, office space, restrooms and the Tulane Center for Bioenvironmental Research, an assembly space that is designed to accommodate up to 120 people. Goal of LEED Gold certification. \$2.7 million / 5,800 sf

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**AMLI Chiquita at Midtown Miami, Miami, Florida**

Luxury apartment complex consisting of a 14-story north tower with 490 units and an 8-story south tower with 214 units. Complex includes ventilated parking levels, fitness centers and top-level amenity decks, including pools, lounge areas, outdoor grilling courts and private terraces. Units vary from efficiencies to three-bedroom apartments. Registered for LEED for Homes Multifamily Midrise v3, targeting Gold certification. \$179 million / 1,399,144 sf



**Education**

Northern Virginia College,  
 1990-1993  
 Maryland Drafting Institute,  
 1994

**Years of Experience**

TLC Years 15  
 Prior Years 13



**CORY DUGGIN, PE, LEED AP BD+C, BEMP**  
*Principal / Energy Project Engineer*

**Experience**

Cory supports TLC's energy modeling efforts across the firm, providing instruction to staff firm-wide, while also tackling the most challenging energy models. His simulation expertise allows clients to visualize innovative technical solutions to high performance design challenges. He is experienced in design and is proficient in REVIT, Pro/Engineer, Solid Works, MathLab/Simulink, TRNSYS, Labview and eQuest. He is an expert in IES Virtual Environment sustainable design and energy modeling software and serves as a beta tester for IES VE, earning the inaugural "Most Valued Beta Tester" award in 2017. Selected relevant projects include:

**Broward Health Chris Evert Children's Hospital (Broward General), Ft. Lauderdale, Florida**

Renovation and related improvements spread over three major project construction phases, including 5,000 sf expansion atop the Robinson Wing. Structural design work includes framing design for vertical expansion atop the existing Robinson wing and necessary penetrations through existing walls for interconnection of the new area with the adjacent existing 4th floor. \$33 million / 101,778 sf

**Headwaters at the Comal, New Braunfels, Texas**

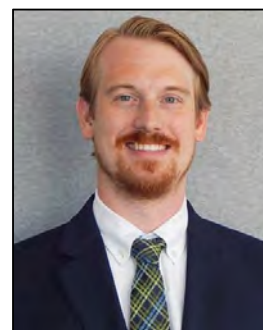
Adaptive re-use of an existing site and buildings owned by New Braunfels Utilities to create a visitor's center that includes multi-purpose spaces, auditorium and conference center. \$14 million / 8,000 sf

**Broward County Aviation Department Maintenance Building, Ft. Lauderdale, Florida**

Two-story, high-bay building and site surface parking area, about 80% unconditioned warehouse and about 20% office space, maintenance shops with specialized systems such as compressed air, vacuum, oil/lubricant, small lift bays, full kitchen with hood, administrative and public areas. Emergency generator for life safety and limited optional standby power distribution, small UPS for the IT main computer room. Certified LEED NC 2009 Silver. \$6 million / 65,000 sf

**American Express Operations Center, Sunrise, Florida**

Major call center and administrative facility featuring a fitness center, dental office, cafeteria, kitchen, ground level game room, daycare center. Critical nature of the work processed in the building requires that the entire facility have N+1 redundancy. Scope includes biophilic concepts and numerous sustainability strategies, smoke control special inspection. \$100 million / 360,000 sf



**Education**

Tennessee Technological University  
 B.S., Mechanical Engineering  
 2009  
 Tennessee Technological University  
 M.S., Mechanical Engineering  
 2011

**Years of Experience**

TLC Years 5  
 Prior Years 4

**Registrations**

PE TN # 00117427

**Certifications**

Building Energy Modeling Professional  
 LEED AP BD + C

**Professional Affiliations**

USGBC Mid TN, Co-Chair  
 IBPSA Member  
 Consulting - Specifying Engineer Editorial Board  
 Past President of Pi Tau Sigma  
 Sigma Xi  
 Tau Beta Pi  
 Kappa Mu Epsilon  
 Phi Kappa Phi  
 ASME  
 ASHRAE Associate Member



**SHERYL V. SWARTZLE, LEED AP O+M**  
**LEED Administrator / Sustainability Specialist**

**Experience**

Sheryl has worked in the engineering field for 17 years, 6 years as a project coordinator and, for the last 9 years, as LEED Administrator / Sustainability Specialist. Her in-depth knowledge of LEED NC, LEED C&S and LEED EBOM credit requirements has guided numerous projects to successful LEED certification.

**Broward Center for Performing Arts, Huizenga Pavilion, Ft. Lauderdale, Florida**

Assisted architect and construction team in pursuit of their goal of Silver certification. Achieved LEED Silver certification in 2015 and won USGBC South Florida Outstanding Building of the Year (Public) in 2015. \$6.25 million / 12,307 sf

**Lauderhill Fire Station #110, Lauderhill, Florida**

New 15,000 sf, two-story fire station with living quarters for a staff of seven, offices, storage rooms and police offices, plus related spaces such as parking, fuel station, emergency generator and connection to all public utilities. The second floor serves as an emergency operations center. Registered and on track to achieve LEED NC v2009 Silver. \$2.5 million / 15,000 sf

**Orange County Convention Center, LEED EBOM Recertification & Sustainability Services, Orlando, Florida**

Managing the five-year LEED EBOM Gold Recertification process for the three million square foot North-South building and assessing the potential registration and subsequent LEED-EBOM certification of the four million square foot West building. The team is working closely with facilities personnel to establish requirement guidelines, information gathering procedures and schedules to ensure project is kept on track for a successful conclusion. 7 million sf

**Pompano Beach Public Library, Pompano Beach, Florida**

New single-story beachside library with a 1,000 sf meeting room, main lobby, staff lunch room, circulation room, reference desk area, work room and offices. Achieved LEED Certified v2009 in 2016. \$1.5 million / 5,400 sf

**Port Everglades Cruise Terminal 4, Ft. Lauderdale, Florida**

Modifications to the existing check-in, baggage lay down area, passenger circulation and U.S. Customs and Border Protection spaces. Modified the exterior passenger waiting/check-in area and western façade of the existing terminal to relocate the terminal entrance and made improvements to the exterior roadway system on the west side of the building. Includes 96,500 sf of space on two floors with an exterior ground transportation area on the west side of the building with 172 surface parking spaces and a waiting area for buses, taxis and cars. Achieved LEED Certified v2009 in 2015. \$24 million / 104,336 sf



**Years of Experience**

TLC Years 12

Prior Years 5

**Professional Affiliations**

USGBC South Florida Chapter



**Tim Blankenship, PE****Project Manager**

Education: ME Coastal Engineering, Old Dominion University

BS Civil Engineering, Old Dominion University

Registration: Professional Engineer: Florida & Virginia

Mr. Blankenship has over 20 years of experience in the civil and coastal engineering fields. His broad range of experience includes projects involving waterfront facility assessment and rehabilitation design, bridge engineering projects involving structural design and hydraulic analysis/design; land development projects including drainage design and environmental permitting; coastal engineering projects including beach nourishment and shore protection, and construction phase services for large and complex civil projects.

Mr. Blankenship has over 15 years of experience in Miami-Dade County with civil, coastal and waterfront projects. These projects have included field investigations consisting of topographic/hydrographic/boundary and large scale aerial mapping surveys, oceanographic data collection and utility subsurface data collection. He has planned, designed and managed the implementation of a variety of projects throughout Miami-Dade County for public and private sector clients. He has participated in these projects through the planning, engineering design, and construction administration working towards implementation.

Mr. Blankenship has served as project engineer and/or project manager on consulting engineering contracts for several municipalities in Miami-Dade County, including Miami Beach, Key Biscayne, Bal Harbour, Surfside, Miami, and Sunny Isles. Open-end and task-based contracts were maintained with several of these municipalities. In addition, Mr. Blankenship has served as project engineer and/or project manager for consulting engineering contracts with several Miami-Dade County departments including DERM, Public Works, Parks, and Seaport (PortMiami).

**Haulover Marine Center, Miami-Dade County, FL.** Engineering design and marina planning for 508 dry slip marina. Conducted field investigations and designed dredging and floating dock staging area. Designed forklift launch area platform and bulkhead. Completed water, sewer and electrical site utilities design, and designed stormwater management system. Planned and designed maintenance yard for park operations and parking lot reconfiguration with paving and grading. Project constructed as Public Private Partnership with Miami-Dade County Parks.

**Rickenbacker Causeway Shoreline Stabilization, Miami-Dade, FL.** Engineering design and environmental permitting of shoreline stabilization and associated public recreation area improvements along 2.5 miles of the Causeway. Conducted marine resource and bathymetric surveys, and conducted coastal engineering analyses to assess coastal processes along the shoreline. Design elements including invasive species removal and planting with native vegetation, living shoreline components, beach nourishment, parking improvements, and stormwater management. Project managed by Miami-Dade County Public Works.

**Island Gardens Mega-Yacht Harbour, Miami, FL.** Marina design and environmental permitting of 50-slip mega-yacht harbor on Watson Island as part of a \$600 million site development project. Provided hydrographic and marine resource surveys and underwater bulkhead assessments. Designed dredging, seagrass mitigation, artificial reefs, and floating docks for vessels up to 450' long. Conducted site-specific analysis to raise flood zone accounting for sea level rise over a 50-year period.

**PortMiami Marina Feasibility, Miami-Dade County, FL.** Marina planning project as part of a 2035 master plan for the southwest area of the port. The plan will accommodate vessels 50 to 400 feet long. Evaluated the conceptual marina layouts relative to function, financial performance, environmental permitting feasibility, and capital cost. Reviewed federal, state, and local environmental permitting regulations relative to feasibility of marina development within Biscayne Bay. (Services provided as sub-consultant to CDM Smith).

**RMK Merrill Stevens North Yard Redevelopment, Miami, FL.** Engineering design and environmental permitting for the shipyard redevelopment that includes basin filling, bulkheads, and installation of shiplift with capacity for vessels up to 230 feet long. Design of upland pile-supported transfer berths and stormwater management. Designed raised grade of site to account for FEMA requirements.

**Miami-Dade County Morphological Change Study, FL.** Project Manager for studying volumetric and morphological changes between Bakers Haulover Inlet and Government Cut with a detailed analysis on the performance of the 32nd Street Breakwater Project. Established regional GIS database for beach management and updated regional sediment budget with survey data between 1980 through 2004. Prepared recommendations for further hot-spot stabilization and backpassing beach management County-wide.



**Johnny Martin, PE****Project Principal**

Education: MS Civil Engineering (Water Resources), North Carolina State University

BS Civil Engineering, North Carolina State University

Registration: Professional Engineer: North Carolina, Georgia & Virginia

Mr. Martin has 21 years of experience successfully completing complex water resources and hydraulic engineering projects in low-lying coastal areas up and down the U.S. East Coast. These projects range from stormwater management through flood mitigation to large watershed studies. His experience covers a wide range project types, including coastal and harbor areas, urban and rural riverine floodplains, and urban stormwater collection systems. He specializes in the detailed analysis and modeling of hydraulic/hydrodynamic, wave, and sediment transport processes using models such as the MIKE series, RMA-2 and RMA-4, and the current set of Hydrologic Engineering Center models. He is currently responsible for projects involving coastal flooding—both present-day concerns and sea level rise-related challenges—and its impacts on the storm water collection system along the North Carolina coast and other Atlantic coast projects.

**Coastal Flooding Study and Mitigation Options Development, Norfolk, VA.** Lead engineer for data collection, vulnerability analyses, and conceptual design of flood mitigation projects. Evaluated the potential for combinations of flood barriers and high-capacity pumps to improve stormwater management and to reduce flood damage. Prepared economic benefit-cost analyses to rank and justify flood mitigation projects. Assisted the City with recertification of existing floodwall and modeling/mapping relevant to FEMA flood zone delineation in protected downtown area.

**Hyde County Shoreline Protection and Intertidal Marsh Creation, Ocracoke Island, NC.** Assistant Project Manager and Lead Coastal and Stormwater Engineer for stabilization of an eroding shoreline on Ocracoke Island by creating intertidal/upland marsh protected by segmented offshore breakwaters. Led the coastal engineering aspects of planning, permitting, preliminary/final design, and construction documents involving two rows of segmented offshore breakwaters, marsh/upland vegetation plantings, and shoreline reclamation. Provided permitting and stormwater system design for the proposed parking area and upland development inland of the 30-ft-wide Zone 1 Tar-Pamlico Buffer. Stormwater system included site grading to direct drainage and stormwater management controls including energy dissipation and stormwater treatment.

**IQC: Shoreline Protection Projects, Norfolk, VA.** Assistant Project Manager and Lead Coastal Engineer under this five-year on-call contract for 13 of 21 shoreline protection tasks completed for the City of Norfolk.

- *Ocean View Permit and Design Sand Borrow Investigation, Norfolk, VA.* Using the results of the earlier survey task, he oversaw the design effort to develop potential borrow sites (develop quantities and sizes) for use in beach nourishment. Directed permit application preparation. During agency review, he directed responses to address agency questions and requests for information and attended meetings with various regulatory agencies to acquire permits.
- *Wave Gauge Installation and Data Collection, Norfolk, VA.* Assistant Project Manager and Lead Coastal Engineer, provided QA/QC of quarterly reports summarizing measured wave data.
- *Sand Source Investigation Phase 1, Norfolk, VA.* Assistant Project Manager and Lead Coastal Engineer, developed and directed vibracoring plan and associated laboratory analysis.
- *Ocean View 800 Block Breakwater Design, Norfolk, VA.* Assistant Project Manager and Lead Coastal Engineer who completed final design and construction documents for 800 Block breakwater. Provided bid assistance and construction observation as well as review of contractor submittals. Reviewed as-built plans.
- *East Ocean View Beach Nourishment Construction Services, Norfolk, VA.* Assistant project manager and lead coastal engineer who provided review for as-built surveys and authorized pay requests.
- *East Ocean View Breakwater, Norfolk VA.* Lead Coastal Engineer for repair of storm-induced erosion involving planning, permitting, analysis, design, and construction documents for full-scale beach restoration. Utilized 359,000 cubic yards of beach fill placed along 5,300 linear feet of shoreline. Oversaw MIKE21 wave modeling to generate wave climate for Ocean View Beach based on offshore wave data for use in SBEACH and GENESIS. Utilized SBEACH to analyze profile response to numerous storm scenarios and based on those results, completed preliminary design of a beach profile restoration template. 5
- *Ocean View 800 Block Beach Restoration Study, Norfolk, VA.* Assistant Project Manager and Lead Coastal Engineer for a study to restore an erosion “hot spot.” Managed data collection, including new surveys and sediment sampling. Directed sand compatibility analysis and numerical modeling using GENESIS to determine a long-term shoreline change rate and estimate future shoreline changes. Oversaw DELFT3D modeling to analyze sediment transport patterns/morphological changes.



**Christy Brush****Environmental Manager**

Education: BS, Marine Science, Eckerd College

Ms. Brush provides a range of client/stakeholder coordination, project strategy, and project management functions in her role as Environmental Regional Manager for Moffatt & Nichol. Her 18 years of experience includes coordination among project teams and regulatory agencies to acquire local, county, state, & federal permits. This experience includes a variety of projects in the coastal, waterfront, and marine environment involving coastal/waterfront resorts, residential/mixed-use structures, parks/other recreational and infrastructure facilities, docks & marinas, beach nourishment, stabilization/maintenance of inlets, beach, and inland shorelines including protective structures, stormwater drainage systems, coastal/marine habitat restoration, and other environmental enhancement projects.

Ms. Brush is an expert in the field of floodplain management planning and regulation. She has an in-depth understanding of the many regulations and policies governing coastal, waterfront and other flood prone sites. Ms. Brush takes a holistic approach, meshing environmental and engineering considerations with business, public welfare, educational, functional, aesthetic and other project needs. She has supported many precedent-setting projects.

**Fisher Island Flood Risk Assessment, Fisher Island, FL.** Senior environmental manager for site-specific flood risk assessment of multiple land parcels on Fisher Island, located at the intersection of the Atlantic Ocean and Biscayne Bay. Based on the site assessment, grade modifications have been proposed to elevate with fill to minimize flood risk to proposed structures, and a FEMA Conditional Letter of Map Revision (LOMR) is being processed.

**Legion Park Condominium Project, City of Miami, FL.** Senior environmental manager for site-specific flood hazard risk assessment of a land parcel susceptible to flooding from Biscayne Bay. Grade modifications have been proposed to elevate the site with fill to minimize susceptibility of proposed structures to flood damage risks. A FEMA Conditional Letter of Map Revision is being processed.

**Roads Eleven Project, Miami, FL.** Senior environmental manager for site-specific flood risk assessment and processing of a FEMA LOMR for a land parcel susceptible to flooding from the Miami River. Fill was added to the site to elevate grade above the 100-year flood elevation.

**Biscayne Beach Club CLOMR, City of Miami, FL.** Environmental Permitting Director for site-specific flood risk assessment of a property fronting Biscayne Bay. Coordinated shore protection structure design and site fill to mitigate flood risk without impact to adjacent properties. FEMA Conditional LOMR to update site-specific flood zone boundaries and Base Flood Elevation (BFE).

**Element Project FEMA CLOMR, City of Miami, FL.** Environmental Permitting Director for FEMA Conditional Letter of Map Revision to update site-specific flood zone boundaries and Base Flood Elevation for bayfront site based on shore protection structure improvements along the shoreline.

**Hollywood Beach CRA Master Plan, City of Hollywood, FL.** Provided recommendations for enhancement of the Hollywood Beach CRA Master Plan to mesh proposed planning and zoning principles with coastal storm and other flood hazard considerations (services provided as sub-consultant).

**315 S. Gulfview Blvd. CLOMR and LOMR, Clearwater, FL.** Environmental Permitting Director for a project that included design of a wave break wall that aesthetically and functionally meshed with a beachfront pedestrian corridor. Processed a FEMA Conditional and final Letter of Map Revision to update site-specific flood zone boundaries and BFE.

**Cite Project FEMA LOMR, City of Miami, FL.** Environmental Permitting Director for FEMA Letter of Map Revision to update site-specific flood zone boundaries and Base Flood Elevation for a bayfront site based on changes in site topography to reduce flood hazard risk.







## Stephanie S. Oslick, AICP, ENV SP

West Coast Director of Environmental Services  
Supervisory Coastal / Environmental Scientist

### KEY FEATURES

21 years of experience  
Preparation of CEQA/NEPA documents  
Agency Coordination  
Environmental Permitting  
Former Caltrans employee (Associate Environmental Planner, District Biologist, and Liaison to the California Coastal Commission)

### EDUCATION

MS Environmental Studies, California State University, Fullerton, 1999; Sea Grant Trainee

BS Biological Sciences, University of Southern California, 1992

### REGISTRATION

American Institute of Certified Planners, 020593, 2006

Institute for Sustainable Infrastructure (ISI) Envision Sustainability Professional (ENV SP), 2014

### AFFILIATIONS

American Planning Association  
American Institute of Certified Planners  
Association of Environmental Professionals  
Women's Transportation Seminar  
Railway Association of Southern California

### EXPERIENCE

Ms. Oslick is the West Coast Director of Environmental Services with Moffatt & Nichol. She joined the firm in the summer of 2016 with more than 20 years of experience managing the environmental planning process on a wide array of infrastructure-related projects. Her typical responsibilities span all project phases and include preparing and supervising preparation of environmental documents and reports to comply with National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA) and other environmental regulations, obtaining regulatory permits and coordinating with local, state and federal officials. Ms. Oslick has an extensive agency coordination experience with Federal Highway Administration (FHWA), Federal Transit Administration (FTA), Federal Railroad Administration (FRA), Federal Aviation Administration (FAA), U.S. Department of the Army Corps of Engineers (USACE), U.S. Fish and Wildlife Service (USFWS), U.S. Forest Service (USFS), California High Speed Rail Authority (CHSR), 18 State Departments of Transportation, including Caltrans, Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW), and California Coastal Commission (CCC).

During seven years of experience at Caltrans, her duties included general environmental planner, district biologist, and District Liaison to the CCC for the Division of Environmental Planning. As the District Liaison to the CCC, Ms. Oslick was the single point contact for all projects within the Coastal Zone in compliance with the California Coastal Act. She was an environmental reviewer for encroachment permits and intergovernmental project reviews. Stephanie was a core member of the project development team to ensure the environmental and project milestones were reached within the schedule and budget. She authored, edited and/or peer-reviewed environmental documents and biological technical reports and prepared presentations and notices for public meetings.

### REPRESENTATIVE PROJECT EXPERIENCE

#### Experience Prior to Joining Moffatt & Nichol

**Categorical Exclusion (CE) Synthesis, Federal Highway Administration (FHWA) Office of Project Development and Environmental Review.** Researcher for a thorough research program to identify and interview Federal agencies with solid processes for preparing and monitoring CEs. The team prepared a rigorous synthesis of this research to identify best practices, streamlining approaches and frameworks that achieve improved NEPA compliance.

**FAA NEPA Implementation Training, Nationwide.** The project is to assist in development of NEPA Implementation courses for FAA staff for three topics: biological resources (wildlife and T&E), water resources (wetlands, floodplains, surface groundwater, wild & scenic rivers), and coastal resources. The NEPA Implementation Course will enable the staff to approve and implement environmental documentation for airport development projects in compliance with NEPA and other environmental special purpose laws.

**National Cooperative Highway Research Program (NCHRP), Nationwide.** Environmental Task Manager for NCHRP 25-25 Task Order research contract for the American Association of State Highway and Transportation Officials' (AASHTO)

**Stephanie S. Oslick, AICP**

Supervisory Coastal / Environmental Scientist

Standing Committee on the Environment. This required research into a host of topics such as environmental stewardship, air quality, and environmental compliance. Stephanie managed four tasks:

- Task 37, "Effective Organizational Structures and Management Practices for Achieving Environmental Stewardship and Streamlining in Transportation Agencies"
- Task 42, "Alternative Methods to Calculate PM2.5 and PM10 Emission Factors for Re-Entrained Road Dust on Transportation Projects"
- Task 46, "Compendium of Best Practices for Environmental Compliance and Stewardship at Transportation Maintenance Facilities"
- Task 52, "Informational Requirements for Jurisdictional Determinations to be Issued by the U.S. Army Corps of Engineers (USACE) Under the Clean Water Act (CWA)"

**Center for Environmental Excellence by AASHTO.** Project Manager for a contract requiring research into various environmental topics including center website development and Maintenance, Programmatic Agreement Library (PAL), and NEPA Practitioner Guides.

**SELECTED PRESENTATIONS**

- McFall, Valarie, Doug Feremenga, Rory Santana, Stephanie Oslick, and Chris Swenson. Balancing Environmental Protection and Transportation Needs: Comparing Agency Experience with Toll Roads/Managed Lanes. National Association of Environmental Professionals, Annual Meeting, Hilton Bayfront, St. Petersburg, Florida, April 2014. (poster, presentation, and paper prepared).

## DR. SARAH SLAUGHTER

*Independent Consultant - Resiliency, Sea Level Rise and Climate Change in Urban Design and Construction*

Dr. Sarah Slaughter is a recognized expert on resilience and sustainability for the built environment. She currently serves on the Green Building Advisory Committee (GBAC) to the U.S. General Services Administration on sustainable technologies and practices for the federal built facilities portfolio. She also currently advises federal agencies on strategies for improving resilience, and is a subject-matter-expert on urban infrastructure resilience for several research projects.

### RELEVANT EXPERIENCE INCLUDES:

- Built Environment Coalition, CEO, President and Founder**  
 Founded research and education nonprofit organization (501(c)(3)) to develop analytical approaches, methodologies, and tools that help communities and organizations identify opportunities to improve the sustainability and resilience of infrastructure systems and built facilities. Leads research and development, partnering collaborations, and grant writing. Recent projects include: a study of strategies to upgrade existing buildings for resilience and climate change impacts for the City of Boston; analysis of infrastructure vulnerability and resilience for a city government; and disaster resiliency and climate change adaptation analysis for the Sustainability Plan for the Finger Lakes Region of New York State.
- Sarah Slaughter Consulting, Principal**  
 Founded and leads consulting practice to companies, federal agencies, and nonprofits focused on sustainable and resilient infrastructure systems and built facilities, innovation development and management for sustainability and resilience, and strategies for sustainable public or commercial organizations. Recent projects include: analysis of the economic efficiency of green building standards and certification systems for the US Department of Defense, Office of the Secretary of Defense; benchmarks for maintenance, repair, restoration, and modernization budgets for the capital facility assets of the US Department of Veterans Affairs; and resilience strategies for the National Park Service.
- Massachusetts Institute of Technology, Department of Urban Studies and Planning Visiting Lecturer**  
 Developed new graduate-level course on resilient urban communities. Supervised student research on national and international projects related to community sustainability and resilience.
- Massachusetts Institute of Technology, Energy Initiative, Associate Director for Buildings and Infrastructure, Senior Research Associate**  
 As Principal Investigator (PI) of the New England proposal to the Department of Energy (DOE) for the Building Energy Efficiency Hub for \$127 million, led the development of the vision and partnerships with over 120 organizations across New England to develop, assess, and disseminate significant advancements in knowledge and practice related to sustainable built environments. Coordinated research across MIT and with partner organizations focused on building and infrastructure systems, specifically on resource efficiency, sustainability, and resilience. Research focused on the development, assessment, implementation and diffusion of innovations for sustainable and resilient infrastructure and built environments.

### EDUCATION

Doctorate (PhD), Joint in Civil and Environmental Engineering and Management Sciences, Massachusetts Institute of Technology (MIT)

Master of Science (MS), Civil and Environmental Engineering and Political Science, Massachusetts Institute of Technology (MIT)

Bachelor of Science (BS), Civil and Environmental Engineering and Anthropology, Massachusetts Institute of Technology (MIT)

### PUBLIC POLICY BOARD OR COMMITTEE APPOINTMENTS

Green Building Advisory Committee

National Academies of Science, Engineering, and Medicine (NAS), and National Research Council (NRC)

### HONORS AND AWARDS

National Academy of Engineering

National Academy of Construction

National Academies of Science, National Associate Member

National Science Foundation, CAREER Award 1995-2000

Teaching Award, MIT Department of Civil and Environmental Engineering 1999

Best Paper, Journal of Architectural Engineering 1998

Gilbert Winslow Career Development Chair, MIT 1996-1999

### PUBLICATIONS/ SPEAKING ENGAGEMENTS

E.S. Slaughter, "Cost Effectiveness Study of Various Sustainable Building Standards in Response to NDAA 2012 Section 2830 Requirements," in Energy Efficiency Standards and Green Building Certification Systems Used by the Department of Defense



- Massachusetts Institute of Technology, Sloan School of Management, Senior Lecturer, Co-founder and Director of Sustainability Initiative**  
 Co-founded and managed the Sustainability Initiative in the MIT Sloan School of Management, developed new graduate-level courses within the Sloan School, and managed sustainability-focused graduate programs within Sloan and across MIT. Led the development of the Sustainability Certificate, which includes five core courses and over forty electives across MIT. Research focused on management processes, systems, and strategies for sustainability. Coordinated sustainability research and projects in conjunction with companies, nonprofits, and governmental agencies, including projects with Intel, GM, Nestle, Nike, Clinton Climate Initiative, and US Business Council for Sustainable Development.
- MOCA Systems Inc., President/CEO and Founder**  
 Founded company based on research at MIT that created a unique micro-simulation software system of complex construction processes to analyze cost, schedule, and resource impacts of design and process alternatives from earliest design through construction completion. Led two rounds of financing from private investors and venture capital, and assembled company team. Managed software development, service development for capital facility program and project management, operations, finance, and strategic partnerships. MOCA Systems has helped its clients manage over \$30 billion in construction programs, including major programs for the Department of Defense for the Base Realignment and Closure Act (BRAC). Engineering News Record has ranked MOCA Systems for several years among the top 100 Program Management firms and Construction Management-for-Fee firms in the United States. MOCA currently has eight offices across the US, and clients include federal agencies (e.g., US Air Force, Department of Defense, General Services Administration, State Department, Department of Veterans Affairs), nonprofits (e.g., MIT, Harvard, Brown and Duke Universities), companies such as General Motors, Genzyme, Novartis, Fidelity, Forest City Development, and many municipal and regional governments.
- Massachusetts Institute of Technology, Department of Civil and Environmental Engineering, Associate Professor (on leave)**  
 Conducted research in Construction Management, specifically on the development, evaluation and implementation of innovations in the design and construction of infrastructure and the built environment. Developed and taught new courses on project management, innovation in construction, and engineering design. Received the National Science Foundation CAREER Award (1995-2000), which is awarded to a select group of researchers throughout the U.S. each year who are pursuing "breakthrough research."
- Lehigh University, Department of Civil and Environmental Engineering, Assistant Professor**  
 Conducted research on the development, implementation and commercialization of innovative materials, components and systems for infrastructure systems and the built environment. Developed and taught new courses on project management, engineering economics, and measurement.

#### RELEVANT PROJECTS INCLUDE:

- Building Resilience in Boston: Best Practice for Climate Change Adaptation and Resilience for Existing Buildings
- National Park Service Facility Management Resilience Strategies
- Boston Infrastructure Vulnerability and Resilience: Pilot Project
- Finger Lakes Regional Sustainability Plan – Climate Change Adaptation and Resilience

for Military Construction and Major Renovations, National Academies Press, Washington, DC, 2013.

National Research Council. Achieving High Performance Federal Facilities: Strategies and Approaches for Transformational Change. National Academies Press, 2011.

National Research Council. Sustainable Critical Infrastructure Systems: A Framework for Meeting 21st Century Imperatives. National Academies Press, 2009.

National Research Council. Proceedings of a Workshop to Review the Program for Advanced Technology for Housing (PATH) Strategy, Operating Plan, and Performance Measures. National Academies Press, 2006.

National Research Council. Implementing Health-Protective Features and Practices in Buildings: Workshop Proceedings -- Federal Facilities Council Technical Report Number 14. National Academies Press, 2005.

National Research Council. Emerging Information Technologies for Facilities Owners: Research and Practical Applications, Symposium Proceedings, National Academies Press, 2001.

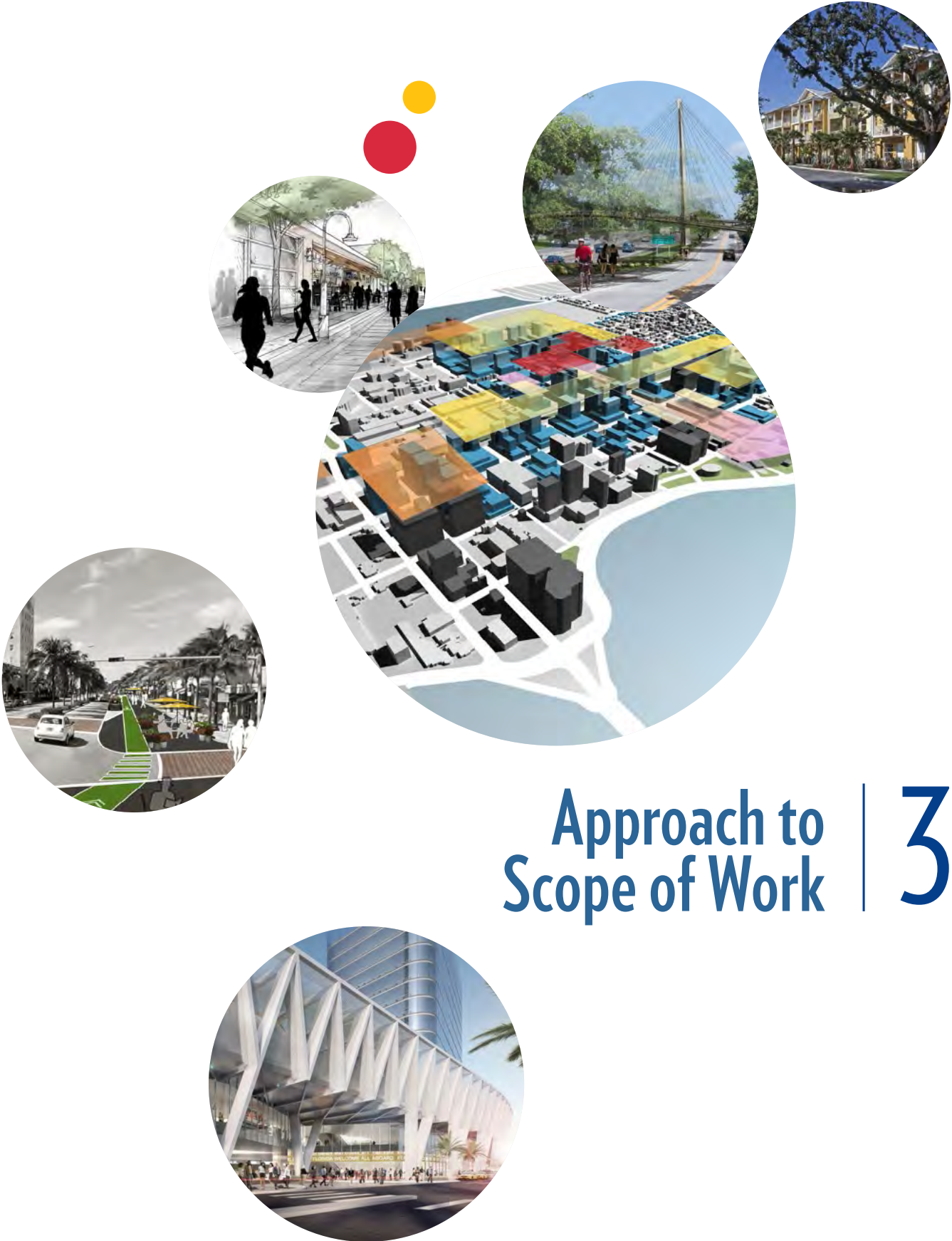
National Research Council. Outsourcing Management Functions for the Acquisition of Federal Facilities. National Academies Press, 2000.

"Regional Planning for Sustainability and Disaster Resilience," Construction Industry Institute Annual Conference, Orlando, FL, July 2013.

"Sustainable and Resilient Communities," Mobilize New England for Energy Efficiency, Boston, MA, January 2012.

"Opportunities for Innovations in Sustainability and Resiliency," BuildBoston, Boston, MA, November 2011.

"Resilient and Sustainable Communities," GreenBuild, US Green Building Council, Toronto, October 2011.



# Approach to Scope of Work | 3

**ZYSCOVICH**  
ARCHITECTS

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Exhibit 3

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## APPROACH TO SCOPE OF WORK

### UNDERSTANDING THE CITY'S NEEDS, GOALS & OBJECTIVES

Setting a clear direction for the development of the **Fast Forward Fort Lauderdale Design and Construction Manual (Manual) for a Sustainable and Resilient Community and Cohesive Public Realm** depends on a range of inputs - among them a clear understanding of the city's opportunities and challenges in promoting sustainability from an economic, social, demographic, and planning point of view. By understanding how a community's cultural and democratic life depends on a viable public realm, cities can begin to envision and implement ways in which to optimize sustainable and resilient design and promote public/private investments as key determinants of a cohesive built environment.

Visioning is not new to Fort Lauderdale. The City has led two successful visioning efforts in the recent past, both of which transformed and redefined Fort Lauderdale. The visioning effort from the 1980s was the catalyst for redeveloping Fort Lauderdale Beach, establishing the Arts and Science District, and creating Riverwalk. The 1990s effort envisioned the revitalization of Sistrunk Boulevard and the surrounding Northwest Community. Today, the 2035 Vision Plan outlines the hopes, dreams, aspirations, and ideas for the future of the City. It is the inspiration and the promise that the 2012 neighbors of Fort Lauderdale have for the 2035 neighbors of its City.

Surrounded by water, the City's challenges in achieving its 2035 vision goals are many. However, the City's investments in foundational infrastructure can pay dividends by enhancing quality of life now and for future generations. As selected experts, we work with public agencies and stakeholder groups to create powerful and unexpected public/private collaborations in order to generate solutions to complicated issues and overcome formidable political and logistical hurdles.



In the 2012 Fast Forward Neighbor Survey, 70% of residents observed coastal water level increases and 68% observed increases in flooding. Infrastructure was the top-voted category for discussion at the Fast Forward Neighbor Summit. The more resilient the City makes its beaches, drainage systems, bridges, roads, businesses and homes, the less damage inclement weather and high tides will inflict. The City can reduce its risk and avoid debilitating costs from disaster response and infrastructure rebuilding. Through wise, calculated decisions about its infrastructure, the City will be able to effectively manage increased water supply demands by reducing its per capita use and reuse. In addition, improved drainage of water and wastewater will ensure a cleaner water supply for residents and visitors.

The Manual must propose bold and creative guidelines to holistically support and enhance Fort Lauderdale's public realm. Strategies must be flexible enough to not only address present-day challenges, but anticipate those to come, outlining a vision for supporting emerging technologies and green design innovation, and proposing ways to meet the changing demands of the environment over time. **The FFFL Design and Construction Manual must embed a diverse and cutting-edge guiding framework to propel Fort Lauderdale forward.**

### OUR PROPOSED VISION, IDEAS AND METHODOLOGY

Unlike prescriptive planning approaches, our work cultivates uniqueness, addressing the origins, history, climate, natural elements, specific needs and future evolution of a place. Approximately 100 days after Hurricane Katrina struck, Motion M-05-592, unanimously passed by the City Council of New Orleans, ensured that community-based neighborhood-by-neighborhood planning for flooded areas of the City would be central to decisions associated with the recovery of the most devastated areas of New Orleans. In late March of 2006, the **City of New Orleans (City)** contracted a team of consultants, including Zyscovich, to assist the residents of the 43 neighborhoods flooded by Hurricane Katrina to develop neighborhood level revitalization plans. These carefully prepared revitalization plans were formed into a citywide recovery and improvement plan for submission to the State of Louisiana and federal government for funding of rebuilding efforts. **Our Plan Z for Miami** design and placement of bicycle infrastructure, multi-modal solutions, and safe routes **repurposes a strictly utilitarian and aging infrastructure to open space** in order to try and reverse the damage done to our cities by a century of traffic engineering and meet the increasing needs of





urban residents in new, resourceful and resilient ways. According to a report compiled from information in a 2015 Federal Highway Administration study and subsequent investigations, Rickenbacker Causeway is among the most vulnerable roads in Dade County. The study warns that Key Biscayne could eventually be cut off from the rest of Florida. **Plan Z for Miami focuses transportation investments and service expansions on solutions that address the challenges of rising sea levels, contributes to greenhouse gas emissions reductions and enhances resilience to climate change.**

For almost 40 years, Zyscovich has developed solutions to the most complex urban challenges in cities across the United States. Our approach is based on a unique set of skills, experiences and understanding. For the **Fast Forward Fort Lauderdale Design and Construction Manual**, we bring a comprehensive vision, approach and perspective:

**We understand that fundamental to all public space design is environmental sustainability.** Our sustainable approach attempts to give form and direction to the environmental, social, and economic activities of a locality and its built environment. Across the nation and around the world, communities are taking on the task of defining sustainability and resiliency, and identifying the requisite actions needed to get them there. By providing a framework that breaks down what could otherwise be an overwhelming list of issues and linkages into manageable pieces, we convey a vision for the future, set realistic targets, and develop a framework for measuring progress and achieving the City's 2035 Fast Forward vision goals.

**We understand that improving the interaction between economic systems, ecological systems, and societal needs, and taking a holistic view of all the systems necessary for a sustainable city** often identifies opportunities to increase efficiencies, lessen impacts, and provide greater livability. Our guidelines, manuals, codes and standards regulate land use, development and infrastructure to shape issues such as infill development; adaptive reuse; neighborhood master plans and redevelopment; transportation, housing, economic development, and most importantly, the public right-of-way which organizes the massive flow of energy and matter that courses through our cities on a daily basis. Right-of-way components - the roadway, sidewalks, sub-grade systems, and landscaped areas - and the design of each of these components profoundly affects our experience of the city. By undertaking coordinated, sustainable approaches to streetscape design, construction, operations, and maintenance - and by joining considerations of function and performance with concern for aesthetics and the human experience of the urban environment - the City can ensure that all existing and future development promotes safety, reliability, cost effectiveness, public health, and quality of life.

**We understand that planning for a thriving city - its people, economy, and places - should focus on long-term environmental sustainability and resilience** in the face of climate risk. As a 21st-Century city, Fort Lauderdale will need to develop in a way that protects the health of the city's infrastructure, open space, and built environment for generations to come. We will draw on the principles of sustainable development and resiliency to recommend priorities while also emphasizing strategies that will mitigate environmental impacts over time. As the City of Fort Lauderdale identifies key investments to strengthen the City, climate change mitigation and adaptation must be a predominant concern. The city will need a comprehensive approach that can address its risk and allow it to build more sustainably, and more resiliently. This approach must be integrated into the Manual as well as land use, zoning and building design guidelines in order to ensure that if future growth happens in locations vulnerable to sea level rise and flood damage, construction will include measures that protect against these risks.

**We approach urban planning and design projects by identifying contextual opportunities** to capitalize on past and present characteristics of a particular place and to help frame issues and evaluate the effectiveness of different approaches. Understanding a community's vision of where it wants to be is critical. We have termed this planning and design philosophy Real Urbanism®. Real Urbanism® is a concept that supports sustainable development by understanding how a city came to be and considers past and present development patterns, local and environmental needs for better communities, and socio-economic obstacles and opportunities.

## OUR PROPOSED APPROACH TO THE PROJECT

The FFFL Design and Construction Manual planning process is estimated to unfold over twenty months, beginning in June 2017 and resulting in adoption and publication of the final Manual in March of 2019. Stages of the planning and development process will include priority-setting involvement with City staff and extensive engagement of key stakeholders to provide input and feedback.

The following section describes our team's proposed approach to the project and the scope of work under five steps, and how these correlate to the City's identified tasks, within the estimated twenty-month time frame.

PROPOSED PLANNING STEPS		KEY TASKS IDENTIFIED BY CITY / RFP		TIMELINE
STEP 1	Goal Setting	Task 1	Project Management	1 month
STEP 2	Visioning and Learning	Tasks 1 and 2	Input and Best Practices Research	1 to 3 months from start
STEP 3	Prioritizing, Defining and Planning/Drafting	Task 3	Draft FFFL Design and Construction Manual	1 year from project start
STEP 4	Refining and Drafting	Task 4	Final FFFL Design and Construction Manual	18 months from project start
STEP 5	Approval and Adoption	Tasks 5 and 6	Showcase Results and Draft Implementation Report	20 months from project start

### STEP 1. GOAL SETTING

#### Task 1 – Development of Project Management Approach

**Project Management Approach.** We have found that comprehensive planning processes are most effective when clear client objectives are established up front and substantive work sessions are included throughout the planning process. The FFFL Manual should evolve through a collaborative process engaging city staff and key stakeholders from a variety of disciplines including, but not limited to, planning, engineering, development, landscape, construction, facilities and sustainability. Our approach to management and engagement for the FFFL Design and Construction Manual will be to set the strategy and schedule, create the replicable and scalable tools, provide the subject-matter experts for engagement, and lead / support City staff in executing.

We will kick-start the process with a half-day goal-setting workshop with the City's Public Works Department / Sustainability Division staff to identify and confirm overarching goals for the FFFL Design and Construction Manual and to establish key focus areas and a common understanding of the Manual's outputs and outcomes. The workshop setting will enable an in-depth discussion and initial assessment of Issues and Opportunities for the City, prepared by the Team, and result in strategic alignment to endure throughout the planning process. We will subsequently convene additional half-day work sessions or workshops at key junctures to report back results and gain input from staff. Throughout the process, we will ensure consensus in analytical and engagement strategies. Zyscovich will establish and facilitate regular calls and meetings with key staff to review progress and assess needs as they arise. During project kickoff, the Team will also confirm project call and meeting schedules. All Team members will be available to meet in-person at City offices on an as-needed and agreed-upon basis.

**Project Management Plan.** The resulting output of this first goal setting step will be a proposed Project Management Work Plan that describes and defines the following:

1. Project Approach
2. Staff Interviews, Stakeholder and Consultant Input
3. Method of interactions with staff and key stakeholders
4. Method of communications of results
5. Outreach Events
6. Timelines of major deliverables and outreach events

## STEP 2. VISIONING AND LEARNING

### Task 1 – Development of Project Management Approach

### Task 2 – Research Best Practices in Creating a Cohesive, Functional, Active, Sustainable, and Resilient Community Design

**Input and Best Practices Research Approach.** The full launch of input, engagement and research in Step 2 will kick off an important component of content development. Our Visioning and Learning approach for Tasks 1 and 2 is therefore both a means to a successful Manual - by providing ideas, input and feedback loops throughout the process - and an end - by establishing an engaged core stakeholder group and an engagement infrastructure (methodologies, tools, and partners) that can then help develop and implement the Manual's strategic goals and initiatives.

The first input and engagement campaign under Task 1 - staff interviews, core stakeholder group input and consultant input - will aim to build awareness of the Manual's planning process and capture realities and perceptions that will have an impact on the Manual's development. This first step will then synthesize information gathered and compare against the research and analysis conducted under Task 2. Task 2 will build upon **(a) the guiding principles and design standards established in relevant existing plans** and integrate priorities from these plans into an overarching planning framework, and on **(b) research of examples of integrated design and construction manuals** that incorporate progressive, modern, and emerging elements and standards for sustainability and resilience, thereby ensuring that implementation of the proposed components of the FFFL Manual results in a cohesive, functional and sustainable public realm. In addition, city staff and core stakeholder group interviews, input and results will be incorporated into the best practices research findings deliverable.

Input. Engagement of key stakeholder groups will comprise an important part of each Task identified by the City, with four major engagement campaigns that will allow the Team to build awareness, gather input, and get feedback on the development of the FFFL Manual. Our team has practiced innovative engagement techniques that combine cutting-



edge technologies and the best of in-person/group facilitation. We understand how and when to use technological tools and social media, when and where to engage stakeholders, and when and how to organize more conventional face-to-face meetings. We also recognize that the City of Fort Lauderdale has already developed overtime a successful infrastructure for outreach engagement and could pilot or scale engagement innovations as needed. Our approach to engagement will be to set the strategy and schedule, create the replicable and scalable tools, provide the subject-matter experts for engagement, and lead/support City staff in executing. We will be the City's partner in this process.

The Zyscovich team will organize engagement / input campaigns at the following junctures: **(1) during Visioning and Learning** - the initial Input campaign, to collect data and input, and identify the realities and perceptions of identified core stakeholder groups across the city; **(2) during Planning** - the initial Feedback campaign, to present the draft FFFL Design and Construction Manual and gather input and feedback from core stakeholder groups and the general public, as more specific and detailed Manual components are developed and drafted; **(3) during Refining** - the second Input / Feedback campaign - to collect final feedback from core stakeholder groups and the general public as final Manual components are drafted; **(4) during Approval and Adoption** - the second Feedback campaign, including outreach events for staff, local designers, constructors and developers to describe the content, use and application of the Manual to future projects to ensure sustainable and resilient design and construction for city infrastructure and its integration at the interface with private development to create a cohesive public realm.

Each campaign will consist of three types of activities: **(1) building awareness; (2) gathering inputs; and (3) getting feedback**, targeted towards the type of awareness, inputs, and/or feedback we are seeking to achieve. Each of these is described as follows:



1. **Building Awareness.** The Zyscovich Team will build awareness about sustainability and resiliency design and construction and its impact on the public realm. In doing so, the Team will help stakeholders understand how the built environment has shaped the City - and connect people to the process and a better understanding of the physical city and its critical issues.
2. **Gathering Inputs.** It is critical to the planning process to gather and analyze data — both qualitative inputs and opinions, and analytic data. We will use forward-looking techniques to gather input on what local government agencies, design/construction professionals, and the development community care about, and their perceptions and realities. To do this, we will analyze data and input concurrently with its collection to provide direct and immediate feedback on draft plan components during each of the four engagement campaigns. Gathering Inputs will also allow the Team and the City to achieve broader engagement goals and buy-in.
3. **Getting Feedback.** Traditional formats for engagement and input will offer face-to-face discussion in individual and group formats during which the Team can solicit more qualitative feedback on the Manual components. Though digital data collection will provide a quantitative understanding of issues and public sentiment and feedback, the in-person discussions will be valuable to confirming, or challenging, data and input results and providing a fuller sense of critical issues. Getting Feedback will take place at workshop sessions, open-house-style meetings, and/or outreach events. Our objective is to make participation easy and accessible to all.

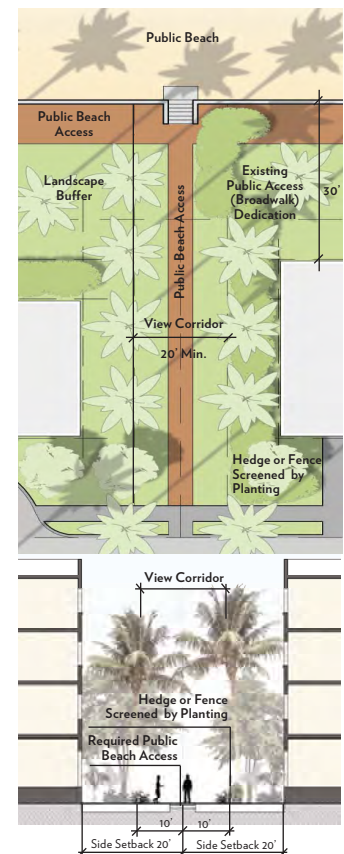
Because our engagement process is managed by the same firm leading the plan, the plan will closely reflect the vision, input, and feedback received from staff, core stakeholder groups and the general public. All public engagement campaigns will be led by Zyscovich. The comprehensive work plan developed under Task 1 will show how engagement / input activities will benefit plan development, deliverables, and overall goals for the FFFL Design and Construction Manual.

**Research.** Our team's research and analyses during this step will include the review of relevant documents identified in the City's RFP including geospatial and statistical datasets available through parallel planning initiatives, the City of Fort Lauderdale's Data Portal, and research publications published by City agencies as well as independent policy and research organizations, as applicable. Our team will review the datasets, mapping and diagramming the physical and urban design impacts on the public realm. In addition, this phase of work will include the following research:

**On-the-Ground Scan.** The Team will develop and lead its first set of driving tours with City staff members to tour neighborhoods and evaluate existing conditions firsthand, together with the client team. The Team will conduct this "on-the-ground scan" of existing conditions, land use, and infrastructure which will be useful in later phases of work.

**Urban Fabric Assessment.** A baseline land use, infrastructure, and environmental analysis will delve into general conditions including prevailing area land uses, right of way components, land ownership, vacancy, brownfields areas, flood risk, zoning, and other regulatory applicability. This assessment will identify and assess the relationship between the public and private realm and consider infrastructure systems, including transportation networks.

**Development Assessment.** This will include a high-level survey of existing built environs and future development potential. In addition to compiling basic development data, the Team will develop case studies of recent major development projects (at varying scales, from wood-frame housing to concrete-construction high-rise) to highlight development trends, relevance to zoning and regulatory climate, implementation obstacles, and impacts to the public realm. This analysis will include a high-level assessment of uses, regulatory processes, code implications, construction challenges, and public/private investments relevant to each project. Such deeply pragmatic considerations will help to ground recommendations in existing realities.



**Research and Review of Best Practices** including examples of integrated design and construction manuals that incorporate progressive, modern and emerging elements/standards for sustainability and resilience in use throughout the country as well as relevant green rating systems including, but not limited to, Infrastructure ratings systems - Envision® Sustainable Infrastructure Rating System, INVEST by Federal Highway Administration, Greenroads® Rating System; Green buildings rating systems - LEED, Green Globes, etc.; and others as appropriate.

### STEP 3. PRIORITIZING, DEFINING AND PLANNING/DRAFTING

#### Task 3 - Develop Draft “Design and Construction Manual For a Sustainable and Resilient Community & Cohesive Public Realm” for Staff Review

**Prioritizing, Defining and Planning/Drafting Approach.** In consultation with staff under the direction of the City’s Project Manager, the Team will begin to translate the input, research and feedback from Tasks 1 and 2 into a first draft of the FFFL Manual. The draft will be a highly-accessible and engaging document – one that is visually compelling, written in straightforward language, and animated by feedback received throughout the process. The draft will be organized according to a hierarchy of themes, focus areas, strategies, and initiatives, with the themes comprising the main chapters of the design and construction framework, typology and standards across all confirmed goals of the City’s Strategic Plan for discussion and review with the City. The Team will review and incorporate any comments from the City. The Team will then seek feedback and revisions for the draft from the City, concluding with a core stakeholder group and general public presentation for input at the end of this task.



As noted in the City’s RFP, the Manual is intended to provide state of the art design and construction guidance and examples and include new products and specifications supporting sustainability and resiliency that will guide design professionals without limiting them from incorporating emerging technologies and green design innovation. The final product will be an illustrative framework with adequate examples to both guide future design and specify materials, technologies, etc. The draft Manual will incorporate identified key elements, achieve the goals as outlined, feature realistically constructible design standards, and address critical questions including: *How can we leverage projects and build things with dual purposes, co benefits?; How can we design in a sustainable/resilient way that “Builds with nature” and “Lives with water” and that addresses landscaping, materials, air quality and stormwater management?; How can we ensure safety: adequate lighting, materials, safe spaces for all modes, etc.?; How can we preserve and promote human scale and continuous variety: architectural details, transparency, articulation, layering, landscaping, etc.?; How can we ensure connectivity and accessibility in different types of areas in the city, urban core, beach and neighborhoods?; How can we promote active and healthy living?; How can we implement the standard without code changes – for example, incentive programs to encourage adoption of standards by development community?; How can we design streetscapes to prioritize the safe movement of pedestrians as appropriate for various contexts?; How can we catalyze effective transit-oriented development through design?*

### STEP 4. REFINING AND DRAFTING

#### Task 4 - Final Design and Construction Manual- For a Sustainable and Resilient Community & Cohesive Public Realm

We will integrate any widely received comments per discussion with the City, core stakeholder group and general public and finalize indicators, targets, and milestones. We will also work with the City to finalize the Plan’s implementation strategy, to be highlighted in the final chapter of the Manual. This will include developing and refining a schedule for delivering regular progress reports and periodic plan updates, as well as a post-Manual engagement strategy to ensure that the channels created for the process live on past the Manual’s approval and adoption. The Team will allow adequate time for City’s review of the Manual and the incorporation of any feedback. The Team will then make any further changes and submit the Manual appropriately indexed and hyperlinked to accommodate searching of the document so that it can be easily modified and updated in the future by staff or other agent of the City as well as for publication in web-based and print formats.

**STEP 5. APPROVAL AND ADOPTION****Task 5 – Showcase Results****Task 6 – Draft Implementation Report**

The final stage of the FFFL Manual development process will entail the approval and adoption of the Manual by the City, the identification of key components to facilitate implementation of the features in the design manual including, recommendations and initiatives, and an outreach event (e.g., a half day workshop) for staff, local designers, constructors and developers.

The outreach event will showcase results, benefits and complimentary materials to create a website highlighting key achievements of the Manual and most importantly, describe the content, use, and application of the Manual to future projects to ensure sustainable and resilient design and construction for city infrastructure and its integration at the interface with private development in order to create a cohesive public realm thereby ensuring buy-in of the Manual contents. Implementation features in the design manual will include standards applicable to private development projects as minimum requirements, organized by context of development location; examples of other local government programs (e.g., incentive, payment in lieu, etc.) to encourage the implementation of components in the manual; and identification of codes and policies that will require code modification (including the Unified Land Development Regulations) in order to achieve the above.

Depending on interest, the Team can be available to assist the City in determining an effective governance and funding framework for the implementation of Manual recommendations to ensure that the Manual delivers on its vision and goals.

**PROJECT TIMELINE**

TASKS	PROPOSED PLANNING STEPS																			
	1	2	3										4					5		
Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Team Coordination + Review Meetings																				
1. Develop Project Management Approach <i>Deliverable Task 1: Technical Memo Outlining Project Management Approach</i>	1																			
2. Research, Best Practice in Creating a Cohesive, Functional, Active, Sustainable, and Resilient Community Design <i>Deliverable Task 2: Technical Memo on Research Conducted and Outlining Best Practices to Incorporate into the Manual</i>		2																		
3. Develop Draft "Design and Design Construction Manual" for Staff Review <i>Deliverable Task 3a: Develop Draft for Staff and Stakeholder Review</i> <i>Deliverable Task 3b: PowerPoint presentation with City project staff for input before core stakeholder group and the general public of the Draft Manual</i>													3a	3b						
4. Final Design and Construction Manual <i>Deliverable Task 4: Final Fast Forward Fort Lauderdale Design and Construction Manual for a Sustainable and Resilient Community and Cohesive Public Realm</i>																	4			
5. Showcase Results <i>Deliverable Task 5a: A PowerPoint presentation to showcase results and benefits and complimentary materials to create a website</i> <i>Deliverable Task 5b: Presentation of the Manual in partnership with City project staff before 1) Staff; 2) City Commission, and 3) to no less than one stakeholder group</i>																		5a	5b	
6. Draft Implementation Report <i>Deliverable Task 6: Draft Implementation Report of Fast Forward Fort Lauderdale Design and Construction Manual for a Sustainable and Resilient Community and Cohesive Public Realm for Staff and Stakeholder Review</i>																			6	



## WORKLOAD

Zyscovich is one of the largest architectural firms in Florida with a staff of more than 120 professionals, **over 20 of whom specialize exclusively in municipal and institutional facilities**. We therefore have the resources and expertise to expeditiously complete the work proposed by the City of Fort Lauderdale. **Our current workload is minimal and when combined with our staff resources, allows us to handle multiple projects concurrently.** Our ability to deliver as promised has established our firm as a leader. We are committed to definitive scheduling and timely performance of our services.

Our previous successes in the municipal sector are based upon a solid foundation of executing award-winning, innovative concepts that enhance the character of a city and a history of exceeding our clients' expectations. The staff assigned in this proposal will be with the City of Fort Lauderdale's project from inception through successful completion. **Additional staff will be assigned as necessary to meet the budget, schedule and programmatic objectives of the project.**

The following chart shows our current planning department, projected workload and availability.

PROJECT NAME	CLIENT	STATUS OF COMPLETION	COMPLETION DATE
All Aboard Florida Station Design	FEC Industries	CDs & CA	2017
Bal Harbour Shops Renovation	Bal Harbour Shops	CDs	2017
Bal Harbour Shops Expansion	Bal Harbour Shops	SD	2021
Bayside Marketplace Renovation	General Growth Prop.	DD	2017
Park Square Aventura Senior Living	APS Senior Living, LLC	Concept Design	TBD
City Village Vision and Master Plan Study	Historic Columbus Foundation.	100%	2016
Bahama Village CRA Visioning and Capital Project	City of Key West	Design	2017
Pine Crest Boca Raton Campus Master Plan	Pine Crest School	Bidding	2018
Mana Downtown Master Plan	Mana Wynwood	Pre-Design	2017
Tampa West River Phase 1 - Boulevard Homes	Bank of America / Tampa Housing	Pre-Design	2018

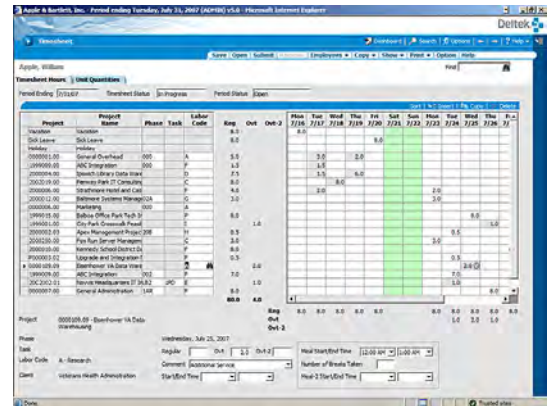
**KEY TO DESIGN PHASES:** SD = Concept/Schematic Design DD = Design Development CDS = Construction Documents



Market Station Transit Oriented Development District Master Plan

## TECHNOLOGICAL CAPABILITIES

Zycovich is proud of our state-of-the-art visual imaging tools, technology and computer capabilities and strives to keep on top of the latest industry-standard equipment and software. We currently use numerous 3D Modeling programs including AutoCad 2016, REVIT 2016, Rhino, Sketch-Up, Viz and 3D Studio Max v8. In addition we have the latest presentation software including versions of Adobe's Creative Suite, including Photoshop, InDesign, and Illustrator; Quark Xpress; CorelDraw; M-Color; and Autodesk. We also utilize the latest Microsoft Office Suite, including Microsoft Project. To help us understand all details of the project study area, including ownership, building footprints, street/block sizes and special site conditions, we have complete access to the county's database through ARC GIS 9. Our rendering capabilities include in-house artists and programs used throughout all phases of design and production, and are integrated with our 3-D computer imaging programs to facilitate our clients' visualization of our projects. For natural light modeling we use Echo Tech.



## Project Management Tools

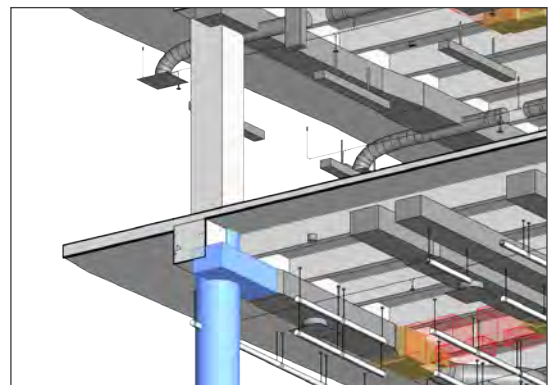
Deltek Vision. With CRM (Customer Relationship Management) and ERP (Enterprise Resource Planning) components

## REVIT and BIM related tools

## Integration of specifications into BIM model

Export the entire model content and automatically integrate into the specifications specifically in Interior design projects it help to define customized doors and respective schedules, in order to report critical specification details such as hardware, etc. The benefits of integrating BIM into Specs are:

- Seamless integration and synchronization between BIM model elements and project specifications- Each component in the BIM model accesses a specification section
- Final model with integrated specifications can be used for facilities management & maintenance
- Integration Cost Estimate into BIM Model During Design



Working with a CM that is able to use the Revit model during construction has important benefits that provide opportunities to make informed decisions faster during the design phase of the project. Understanding the cost implications of major design elements help to reduce inefficiencies during building design and construction. Other benefits are:

- Integrated cost quantity survey (i.e. keep track of all square feet and cubic yards of material)
- Allows to evaluate changes during design and obtain real-time cost impacts.
- Integration of BIN into construction administration: through point cloud the GA staff has complete access to BIN models, access to working drawings and navigate the 3D models in the fields (IPAD). This allows faster response, therefore in-the-field critical decisions can be made without delaying the process.

## Project Management Tools

- FTP Sites

During initial design through completion we also have project specific FTP sites to post working files or project submissions. Project consultants, Owners and CM's/ subs all use this tool.

- Primavera Contract Manager

This is an online management tool that keeps track of everything from shop drawing logs, Request for Information, and Supplemental Instruction to Field such as submittals, schedules, meeting minutes, pay-apps and more. This is standard in our CA team to manage the over-all project during construction. This tool enables quick and thorough reports to define outstanding items and keep construction response timely.

Zyscovich has a proprietary web based client portal that allows for project management and communication with clients and team members anywhere there is internet access. The Client Viewport system provides a communication and comment log and allows for the sharing of key project data and files. The Viewport also allows clients access to project data to present and share with key stakeholders throughout the design process.

Team members can also exchange large data files and material through the secured FTP site that allows for rapid, secure and sustainable data sharing that reduces the need to produce hard copy documents.

#### **Project Communication process and steps to assure timely and correct information**

Communication, process focus, goal setting, team building and on-time production of on-budget quality designs are key elements of the Zyscovich approach to project delivery. From our depth of experience working with public and private clients to our expertise in the delivery of large scale mixed-use projects in urban settings, we understand the need to apply all available tools of design management. More importantly, these years of experience have taught us to tailor our base project management approach to the specific needs of each particular project and client.



Understanding that the City of Fort Lauderdale is a public organization and in an effort to maintain an accurate and continued internal and external communication among all team members and stake holders, Zyscovich will have a project FTP and a cloud to information exchanged is current.

#### **Define and Communicate Project Expectations**

Utilizing an Integrated Approach, Zyscovich will guide the process by which City of Fort Lauderdale stakeholders will define and clarify their expectations for the completed project to the entire project team. An essential component of this approach is the collaboration of all key team members from the inception of the project.

We utilize an “Appreciative Inquiry” approach, early in the process, to guide the process by which the representatives of City of Fort Lauderdale define and clarify their expectations and to establish protocol for continued communication. Despite our wide experience, we approach every program individually, taking into consideration our clients’ specific needs – not with a cookie-cutter or template solution in mind. . We understand and value the input of our client and consider them an integral part of our project team.

#### **Critical Strategies and Team Organization**

Zyscovich will organize tasks and assign team responsibilities to expedite implementation. By defining and scheduling all identified tasks in the Workplan, the entire development team will productively engage in interrelated activities to expedite project delivery. Accountability for project responsibilities is the hallmark of a Zyscovich-led team. The basic operational processes will be discussed and agreed at this time, to ensure team-wide implementation of strategies that will ensure a productive project process. Such Information Exchange Standards will include:

- Define production platform (Autocad, Revit, BIM, etc.) and in-platform standards (file setup, layering and plotting standards).
- Define intra-team file exchange and update protocol and frequency.
- Define design change documentation and implementation procedure.
- Define file management and backup protocol.





# References | 4



**ZYSCOVICH**  
ARCHITECTS

WE MAKE PEOPLE PLACES

CAM #17-0664

Exhibit 3

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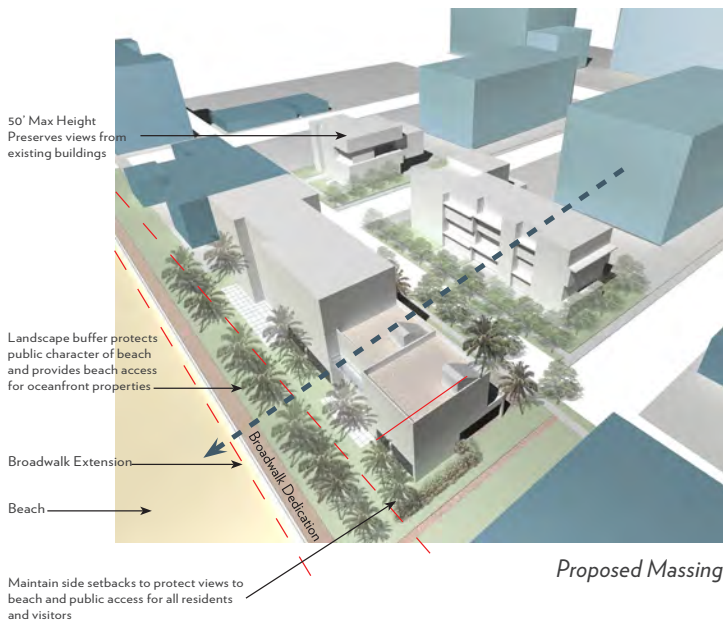
## REFERENCES

### HOLLYWOOD BEACH CRA VISION AND ZONING MASTER PLAN

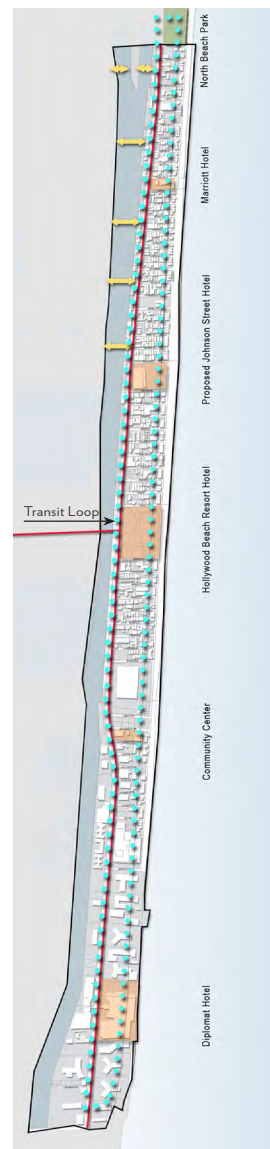
Hollywood, FL

Zyscovich created a new Vision and Zoning Master Plan for the Hollywood Beach CRA by focusing on strategies to preserve its historic buildings, finding solutions for FEMA's building requirements, upgrading the quality of the public realm, and supporting new development which is compatible with the existing building fabric.

The plan established the Broadwalk as the premiere bicycling destination in Florida; created a new historic district, recommended a multi-use trail link at Hollywood Beach Boulevard; created a Beach Walk and Park in South Central Beach; created a Boardwalk along the Intracoastal Waterway; and implemented environmentally friendly streetscape. It also included a new zoning code to incorporate the realities of the development climate, the limitations of the parcels, and flood zone requirements, as well as a "green framework" with potential funding sources for nature-based recreation.



Broadwalk



Circulation Plan

#### AWARDS

AIA Florida Unbuilt Merit Award

#### KEY FEATURES

- Multimodal, TOD & Parking Planning and Design
- Design Standards
- Sustainability/LEED Planning & Design
- Pedestrian Connectivity & Wayfinding
- Public Realm Improvements
- Coastal Community
- Master Planning, Urban Design & Visioning
- Historic Preservation
- Zoning Analysis and Recommendations
- Multiple Stakeholder, Agency, Jurisdictional Consensus & Approvals
- Mixed-Use Development
- Waterfront Development
- Streetscape Standards
- Multi-block District Redevelopment
- Public Outreach & Educational Campaigns
- Graphic Depictions of Plans
- District-based Plan
- Site Planning, Platting, Urban Block Creation, Zoning & Regulations
- Land Development Recommendations
- Civic & Open Green Spaces

#### CLIENT/CONTACT

City of Hollywood CRA  
2600 Hollywood Blvd.  
Hollywood, FL 33020  
Andria Wingett  
954.921.3471  
AWingett@hollywoodfl.org

#### COMPLETED

2008

#### PROJECT COST

Fee \$290,000

## THE SCHOOL DISTRICT OF PALM BEACH COUNTY SUSTAINABLE SCHOOL PROJECTS, *Palm Beach County, FL*

The School District of Palm Beach County retained the firm for 4 separate sustainable school projects. Zyscovich has completed all four on time and within budget. They are as follows:

### **PINE JOG ELEMENTARY (COMPLETED IN 2008, FLORIDA'S FIRST LEED GOLD NEW PUBLIC SCHOOL CAMPUS),**

In partnership with Florida Atlantic University in a 150 acre pineland habitat. This multiple award-winning school pioneered the concept of integrating the high-performance building with the curriculum, combining both traditional and environmental education to provide a comprehensive program of ecological awareness and stewardship.

### **GALAXY ELEMENTARY (LEED PLATINUM)**

This is the first CHOICE (magnet) school specifically designed to provide E3 learning, Energy, Environment and Engineering, and will serve the District's underprivileged and minority populations. The school includes a science museum within, and curriculum focus on science and math.

### **MANATEE ELEMENTARY SCHOOL (LEED CERTIFIED AND SILVER LEVEL COMPLETED BETWEEN THE TWO SCHOOLS ABOVE.)**

At Manatee Elementary School, Zyscovich provided design services for a 56,567 GSF, 681-student station classroom addition. The design created an educational courtyard with interpretive learning areas, provides for increased safety and security in the campus and allows the under-utilized parcel to the east to become expanded play fields in a park-like setting when the portables are removed. Coupled with reprogramming and minor renovations to the existing school, the design solution creates smaller learning communities within the school in order to take advantage of the positives associated with "small school" learning environments. The plan also re-configures the existing drop-offs into highly-efficient on-site queueing lanes and parking areas.

### **HOPE-CENTENNIAL ELEMENTARY SCHOOL (LEED CERTIFIED AND SILVER LEVEL COMPLETED BETWEEN THE TWO SCHOOLS ABOVE.)**

Hope-Centennial Elementary School was designed in multiple floors in order to fit its educational program into its compact urban site. Built in the midst of a somewhat blighted neighborhood, the new school has been a key to the area's revitalization and provides numerous opportunities for public and community use. This, along with increased parent and community participation, has led to a dramatic reduction in crime in the neighborhood, formerly one of the toughest in the county, as reported by The Palm Beach Post. The school is targeting LEED Silver certification.



*Pine Jog Elementary - Florida's First LEED Gold New Public School*

### **AWARDS**

2015 TCA Tilt-Up Achievement Award  
Educational Division  
Galaxy E3 Elementary School  
USGBC SFL Gala Verde  
2015 Most Outstanding LEED for Schools Project  
AIA Miami Committee on the Environment  
2015 COTE Honor Award  
AIA Miami 2014  
Award of Excellence for Architecture  
FEFPA 2013 Architectural Showcase Best Elementary School in Florida  
Sustainable Buildings Industry Council 2011 Special Citation for Integrated Design Process  
DesignShare 2008 Recognized Value Award  
Governor's Serve to Preserve: Green Schools Awards 2009 School Finalist  
Best Green Building Award *Southeast Construction*

### **KEY FEATURES**

LEED Design  
Sustainable Design  
Green Infrastructure Needs Assessment  
Energy Efficiency & Energy Modeling  
Master Planning  
Long-Term Visioning

### **CLIENT/CONTACT**

The School District of Palm Beach County  
3300 Forest Hill Boulevard  
West Palm Beach, FL 33406  
Angel Garcia  
561.882.1916  
garciaa@palmbeach.k12.fl.us

### **COMPLETED**

Pine Jog - 2008  
Galaxy Elementary - 2013  
Manatee Elementary - 2011  
Hope - Centennial - 2009

### **PROJECT COST**

Pine Jog - \$28 M  
Galaxy Elementary - \$20 M  
Manatee Elementary - \$13 M  
Hope - Centennial - \$24 M



## PLAN Z FOR MIAMI: RICKENBACKER PARK

Miami, FL

Architect and cycling enthusiast Bernard Zyscovich has a plan to turn Miami's Rickenbacker Causeway into a "scenic road through a park." The idea originated after the cycling death of Aaron Cohen along this same stretch of roadway. The proposed plan, known in social media circles as #PlanZforMiami, complies with the Miami-Dade Parks, Recreation and Open Space Master Plan and was approved by the Miami-Dade Metropolitan Planning Organization's Bicycle and Pedestrian Advisory Committee. By downgrading the functional classification of Rickenbacker Causeway to enable an alternate roadway design standard, i.e. Principal Arterial to Minor Arterial, a new design strategy for the causeway could be implemented, formally converting Rickenbacker Causeway into Rickenbacker Park. In the first iteration of the plan, one of three vehicular lanes would be removed, providing two vehicular lanes in each direction from the mainland to the entrance to the Village of Key Biscayne. The newly liberated space would be used to expand bicycle and pedestrian facilities. Landscaped medians planted with shade trees and native species would separate vehicle lanes from bike and pedestrian paths.

Plan Z 2.0 involves the addition of a signature gateway at the causeway entrance to Key Biscayne. New lanes would be constructed solely for bikes, and a striking entranceway linking up with the planned Underline Park would be built. The dedicated biking and jogging lanes would continue on into Key Biscayne. An observation deck is called for at the William Powell Bridge.

In the interim, a pilot program to increase cyclist and pedestrian safety is proposed to provide:

1. Physical Barriers: where there are three lanes, the right lane would be acquired as bike lanes separated with traffic delineators;
2. Paint: where unprotected, the entirety of the existing bike path would be painted green with reflectors added to the lanes; and
3. Crossing Striping / Signage: when vehicles approach a turn lane or cross a bike lane, there will be visible signage and white or green striping clearly defining the crossing area.



### AWARDS

AIA Miami 2016 Unbuilt Honor Award

### KEY FEATURES

Design Criteria Package  
 Transit-Oriented Development (TOD)  
 Feasibility Study  
 Site Evaluation & Analysis  
 Programming  
 Urban Fabric Revitalization  
 Streetscape Improvements  
 Human-Scale  
 Design Standard Implementation  
 Local Transportation Analysis  
 Existing Conditions Report  
 Multiple Stakeholder and Agency Coordination

### CLIENT/CONTACT

Former Director Miami-Dade County Parks, Recreation and Open Space  
 305-801-2641  
 jckardys@aol.com

### COMPLETED

On-going

### PROJECT COST

N/A



# Subcontractors | 5



**ZYSCOVICH**  
ARCHITECTS

WE MAKE PEOPLE PLACES

CAM #17-0664

Exhibit 3

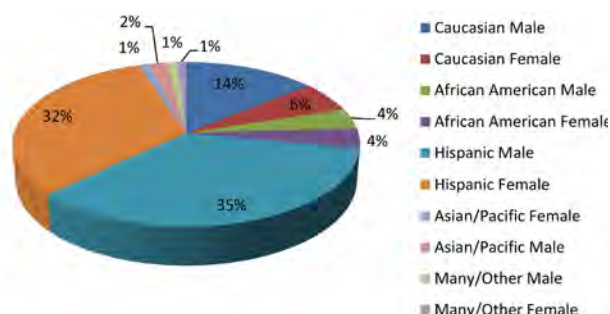
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## SUBCONTRACTORS

### ZYSCOVICH DIVERSITY

Zyscovich supports diversity in our office and similarly supports diversity in our sub-consultant teams. We have 100+ architects and other professionals in our office of which 47% are women and 78% are minorities (African American, Hispanic, Pacific or Many/Other). We have four women executive board members, four minority executive board members, and two minority directors. Our staff represent 26 different countries.

It has always been the policy of Zyscovich to be an “Equal Opportunity Employer” and to assure equal employment opportunities in all its practices without regard to race, color, religion, national origin/ancestry, sex, sexual orientation, disability (including anyone having a positive HIV/AIDS status or perceived as having such), age, pregnancy (including pregnancy related medical conditions) or marital status. Zyscovich gives equal consideration to the employment of disabled or handicapped persons for work with the firm that they are qualified to do. To carry out these responsibilities, Zyscovich ensures that advertising, recruiting, hiring, promotion, training, transfer, and termination decisions are in accordance with the principles of this Equal Employment Opportunity Policy Statement.



As part of Zyscovich’s overall goals, Zyscovich management recognizes that a commitment to fostering workplace diversity is fundamentally a moral and ethical imperative. Zyscovich firmly believes that in an increasingly diverse national and global marketplace for architectural services, it is essential to be positively attuned to the diversity of the marketplace and our clients. Zyscovich firm members and employees must, therefore, be committed to fostering an atmosphere within which diversity is viewed positively in order for us all to achieve success.

### M/WBE AND SUB-CONSULTANT PARTICIPATION

Although Zyscovich is not an S/D/E/M/WBE firm, we recognize the importance of nurturing relationships with Small, Disadvantaged, Emerging, Minority and Women-Owned Business Enterprise firms and, as such, have been working with several firms on a regular basis, not just to fulfill a required percentage. As part of our outreach and internship program, Zyscovich developed an initiative plan to expand opportunities to S/D/E/M/WBE sub-consultant firms. The program consists of mentoring new S/D/E/M/WBE sub-consultant firms with experienced engineering firms in order to gain expertise, knowledge and familiarity with client-specific requirements. After undergoing several successful projects with the mentoring firm, they become one of our prime consultants and a true partner of Zyscovich Architects. This program has been so successful that several of our S/D/E/M/WBE sub-consultant firms have graduated from their respective S/D/E/M/WBE programs by surpassing the revenue limitation requirements.



Zyscovich has an excellent history of meeting or exceeding S/D/E/M/WBE participation goals. For example, for all of our Palm Beach County public-sector projects, the S/D/E/M/WBE participation goal is 15%. We have exceeded this amount on every contract by utilizing at least 20% S/D/E/M/WBE firms. In Miami-Dade County, where the typical S/D/E/M/WBE participation goal is 15-20%, we regularly exceed this with 38-46% participation. **In 2015 alone, Zyscovich Architects paid out over 40% of all sub-consultant fees to S/D/E/M/WBE firms, representing nearly \$2.5 million in fees.** The qualifications of our sub-consultants are incorporated below.

Zyscovich Architects agrees to ensure that DBEs will have the maximum opportunity to participate in the performance for services under this project.

**Our DBE participation goal for this project includes:**

**CHEN MORE & ASSOCIATES (MBE) 15% OF TOTAL FEE (\$52,500.00)**



## CHEN MOORE & ASSOCIATES (MBE)

*Civil, Environmental, Transportation, GIS, Stormwater & Drainage and Landscape Architecture*

**Chen Moore and Associates (CMA)** is a dynamic team of professionals providing civil engineering, environmental engineering, planning, landscape architecture, GIS and construction engineering services.



We strive to be our Client's trusted advisor and problem solver. We pride ourselves on contributing to the improvement of our society's progress, health, safety and welfare through our work and our community involvement. CMA has grown to over 50 professionals across Florida with offices in Palm Beach, Miami-Dade, Broward and North Central Florida. CMA is a certified Small and Minority Owned Business Enterprise in the State of Florida with multiple county small business certifications. The West Palm Beach branch office will be responsible for the work within the RFQ.

The firm is currently working on and has successfully completed projects involving the planning, design and construction of a wide range of projects in a multitude of disciplines including:

- Infrastructure Master Planning
- Pump Station Design and Rehabilitation
- Water Supply, Treatment, and Distribution Design
- Stormwater Management System Design and Master Plans
- Environmental Engineering
- Roadway Design and Streetscape
- Government Permitting
- Land Development
- Site Development
- Site Planning
- Landscape Architecture
- Hardscape Design
- Irrigation Design
- Park Design
- GIS Analysis and Mapping
- Project and Program Management
- Sustainable Design and LEED Solutions
- Value Engineering
- Utility Rate and Infrastructure Valuation Studies
- Resident Coordination and Stakeholder Meetings

With 13 licensed professional engineers, three professional landscape architects and highly experienced technical design staff, the Chen Moore team has the capabilities to address the smallest to the most challenging civil, environmental and transportation engineering, planning, landscape architecture and construction administration tasks required for many types of public, semi-public and private sector projects.

### Utility Design

Chen Moore and Associates has worked with public, semi-public and private clients to provide a wide range of water and sewer consulting engineering services including large-scale master planning and modeling, existing system assessments, design and rehabilitation, and new site development design, permitting and construction. Our experience includes the planning, design, permitting and construction of over 100 miles of water main, 50 miles of gravity sewer, 20 miles of force main, 20 pump stations (ranging from 100 gpm to 5,000 gpm), five large diameter mains in FDOT rights of way (20" to 48" force main) and 10 directional drills.



### Stormwater Engineering, Planning and Management Services

The CMA Team is prepared to offer the CRA our complete breadth of stormwater services. Our team of local engineers can offer the City both traditional civil engineering support and an entire range of planning, modeling, and GIS support for your stormwater projects.

### Transportation Engineering and Streetscape Design

Chen Moore and Associates understands that successful urban environments are composed of several elements that must be seamlessly integrated. Development must be pedestrian friendly and encourage street level activity. Vehicular circulation must be carefully orchestrated to calm traffic and provide a variety of discrete parking solutions that maintain the urban fabric and promote density. Historic structures must be preserved and civic spaces revived. Identity and clarity should be enhanced with streetscape improvements, attractive landscaping, and wayfinding systems.

Great neighborhoods, and by extension, great cities, are remembered for their streets rather than their buildings. Chen Moore and Associates integrates this philosophy into our streetscape design. Great streets form the glue that holds a successful community together. Our philosophy of community and street design involves organizing a hierarchy of streets to respond to the varying urban use and density conditions and establishing appropriate standards for each street type.



### Landscape Architecture and Planning Services

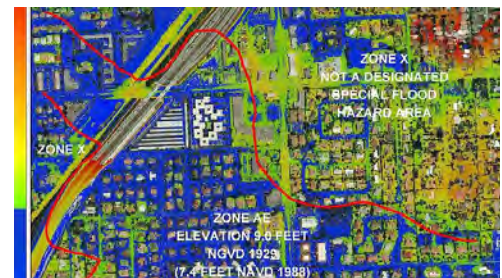


Chen Moore's landscape architecture and planning team provides creative solutions for a diverse clientele. The team is currently working on healthcare, private development, and government projects. Chen Moore is known and respected for our thorough understanding of site and permitting constraints prior to commencing a project. We are highly responsive and provide out-of-the-box solutions to our clients' needs. Current projects include a hospital campus expansion, the renovation of a luxury condominium's roof-level outdoor amenities, a municipal golf course, and streetscape design for municipal governments.

### GIS Services

CMA has been on the cutting edge of GIS/engineering integration for over 10 years. All of our engineers are trained and well versed in GIS which is uncommon in most engineering firms. This is a powerful advantage over traditional firms that house engineering and GIS in different departments because we understand the desired output and apply GIS tools to achieve it. We routinely use GIS data, analysis and procedures for engineering planning studies, design, permitting and construction administration. As such, we have developed in-house scripts and procedures that enable us to gather and process GIS data efficiently. The GIS data will be gathered and analyzed for each project at inception. After this step is completed, this data can be used throughout the design, permitting and construction phases of the project. Exhibits created in GIS have proven to be an effective method of communicating with the client, public, regulatory agencies and contractors.

CMA understands the importance of having as-built information provided by the contractor after the installation of the infrastructure and having it be accurate. This is why CMA has designed a field application that our inspectors can use in the field to log the infrastructure information into GIS in real time from their smart phones. ARC GIS Online Maps are created for the project which includes the design information and parcel information. Through a series of drop boxes and fields the inspector can click on the line being installed and put the required detailed information such as date installed length of pipe, elevations and coordinates will be adjusted. The application also allows for pictures to be added to the points. This will not only make it easy for us to pull reports and updated maps quickly but it will also make it easy for us to check the contractor's as-builts as they come in.



In addition, CMA has extensively used the GIS system to successfully create utility atlases that allow the collection and organization of physical structures. Once the items are collected and included in the GIS atlas, these are easily cataloged to efficiently track structures characteristics (material, size, type, etc), record documents such as as-built information, include maintenance reports, document notes or pictures, etc. The developed GIS atlas has been proven to be an efficient way to capture data and preserve it for future use within the agency which is usually a recurring problem within utilities that lose vital system information once the aging workforce is retired. In addition, CMA also recruits key staff that will be directly working with the database updating or managing the information; in this way, key personnel know how to access and use the data to get the most out of the GIS system and its tools.

***Dixie Highway Improvement  
Project Streetscape Plan  
Fort Lauderdale, Florida***

**Estimated Completion Date**

2013

**Fee**

\$17,550

**Client**

City of Fort Lauderdale  
Louis LaFaurie  
100 N. Andrews Avenue 4th  
Floor  
Fort Lauderdale, FL 33309  
954.828.6538

Chen Moore and Associates developed a streetscape master plan for Dixie Highway in the Middle River Terrace Neighborhood of Fort Lauderdale, Florida. CMA was contracted by the City to work with the local homeowners association who received a grant to fund the development of a complete streets master plan. The neighborhood was developed prior to many current planning and zoning standards being implemented in the City, as a result, the community has concerns about unsafe conditions for pedestrians and bicyclists due to unregulated land development patterns. CMA is developing the master plan to include pedestrian and bike trails, to narrow the width of the travel ways, and to add hardscape and landscape beautification, including the development of gateway features into the neighborhood.

In order to facilitate the master plan, CMA analyzed the area with regard to current zoning and right of way conditions and conducting field studies at different times of the day to understand on the ground conditions that are affecting resident safety. The Project requires coordination with the City of Fort Lauderdale and District 4 of the Florida Department of Transportation.



***Fort Lauderdale Beach Park  
Fort Lauderdale, FL***

**Estimated Completion Date**

2012

**Fee**

\$198,780

**Client**

City of Fort Lauderdale  
Earl Prizlee, PE  
100 N. Andrews Avenue  
4th Floor  
Fort Lauderdale, FL 33301  
954.828.6522

The purpose of this project was to provide the restoration and enhancement of the City-owned 6.5-acre "South Beach" parking lot, located along SR A1A, south of Las Olas Boulevard. The scope of work includes bringing the parking lot into ADA compliance per requirements of consent decree, replacing a deteriorating low profile wall and sidewalk approximately 2100 feet in length, replacing existing lighting with turtle-compliant fixtures, and designing additional landscaping. Chen Moore and Associates prepared the required DRC submittal, which included all required public purpose approvals, as well as a conceptual layout of a new entrance at the southern end of the parking lot. This project was a joint effort between various City departments, including the City of Fort Lauderdale Beach Community Redevelopment Agency and Parking Services.



CMA coordinated the pre-construction historical site review. Upon discovery of the artifacts, CMA worked with the contractor to provide on-site supervision for all underground operations.





**Hillsboro Blvd-SR7 to Florida  
Turnpike  
Coconut Creek, Florida**

**Estimated Completion Date**  
2016

**Fee**  
\$19,000

**Client**  
City of Coconut Creek  
Brian Rosen  
4800 West Copans Road  
Coconut Creek, FL 33063  
954.545.6614

CMA prepared construction documents for the landscape beautification along Hillsboro Blvd. The Plans were prepared for the City of Coconut Creek to enhancing the existing landscape on Hillsboro Boulevard between SR7/441 to Florida's Turnpike/SR91. These improvements are limited to the medians only and include creating gateways into the City, defining hierarchy of cross streets, overall beautification, irrigation and irrigation pump replacement.

**Old Pompano Area  
Improvements  
Pompano Beach, Florida**

**Estimated Completion Date**  
2016

**Fee**  
\$484,050

**Client**  
City of Pompano Beach  
Horacio Danovich  
1201 NE 5th Ave  
Pompano Beach, FL 33060  
954.786.7834

CMA is providing planning and design services for infrastructure improvements within the public right-of-way areas within the project limits for the Old Pompano Area for the City of Pompano Beach. The proposed infrastructure improvements will be consistent with the Dixie East Transit Oriented Development Plan and the Downtown Pompano Transit Plan adopted by the City along with recently constructed infrastructure improvements within the Old Pompano Area. The proposed infrastructure improvements within Phase 2 in the Old Pompano Area will include roadway, streetscape, landscape, irrigation, lighting and utility infrastructure improvements. Each public roadway in the Phase 2 of the Old Pompano Area will receive improvements to the existing roadways, pedestrian sidewalks, stormwater drainage, pavement markings, signage, landscaping, irrigation and lighting along with various utility improvements to the water, sewer and reclaimed water systems.



**CHEN-MOORE**

& ASSOCIATES

**Fort Lauderdale-Hollywood  
International Airport  
Stormwater Master Plan  
Update  
Fort Lauderdale, Florida**

**Estimated Completion Date**  
2014

**Fee**  
\$435,100

**Client**  
Broward County Aviation  
Department  
Carlos Hernandez  
2200 SW 45th Street  
Dania Beach, FL 33312  
954.359.2255

Under Phase 1 of this project, BCAD retained Chen Moore and Associates (CMA) to update the FLL Stormwater Master Plan (SWMP), which was completed by a previous consultant in 2001. CMA reviewed the data and analysis from all prior reports, converted the existing stormwater model from SWMM to ICPR, and updated the ICPR model with any new system data and new projects provided by BCAD. CMA updated the existing conditions stormwater model and created the future conditions stormwater model to assess alternative drainage improvements needed to achieve required and desired Levels of Service (LOS) for various storm events. The stormwater model was used to run rainfall scenarios for the comparison of pre-development (existing) conditions versus post-development (future) conditions from a water quantity (runoff) and water quality (storage) perspective. The stormwater model was used to analyze the performance of the existing Primary Stormwater Management System (PSMS). Phase 1 for this project included the following work items:



- Review and verify of earlier work by other consultants during 2001-2005
- Convert previous SWMM stormwater model to ICPR model
- Obtain updated topographic data for TIN development
- Calculate updated hydrologic parameter for drainage basins
- Conduct analysis of various system improvement alternatives
- Prepare Stormwater Master Plan Update

The purpose of Phase 2 is to provide routine updates to the stormwater model(s) based on progress design drawings of the South Runway Expansion Project and the associated future development, including but not limited to, terminal and gate area improvements. The existing stormwater model created during Phase 1 includes design assumptions based on preliminary planning documents for the South Runway Expansion Project. The updates to the stormwater model during Phase 2 will be based on progress design submittals for the South Runway Expansion Project and approved design plans for other new development at FLL, which will enhance the accuracy of the stormwater model. Phase 2 for this project includes the following work items:

- Prepare a Stormwater Capital Improvement Plan for FLL
- Certify existing permits at FLL
- Provide ongoing stormwater permitting assistance to BCAD
- Ongoing coordination with the design team for South Runway Expansion Project
- Complete drainage review of various developments throughout FLL
- Develop drainage design standards manual
- Prepare application package for stormwater conceptual permit for FLL



**West Palm Beach FI Parks & Recreation Master Plan, Florida**

**Estimated Completion Date**  
2015

**Fee**  
\$14,500

**Client**  
GreenPlay LLC  
Art Thatcher  
1021 E South Boulder Rd Ste N  
Louisville, CO 80027  
305.439.8369

Chen Moore and Associates was a subconsultant to GreenPlay, LLC for the development of the City of West Palm Beach Parks and Recreation Master Plan. Our scope of work involved providing Facility Inventories and a Level of Service Assessment. CMA used cutting edge Geographic Information Systems (GIS) technology in the form of ESRI Collector Software to completely catalog the client's existing parks and recreation assets. Collector Software was operated from our GPS enabled phones and tablets and allowed us to collect coordinate correct information on all the parks' assets. Our process involved creating a database of the City's parks assets and performing a preliminary analysis via aerial photography. Once the preliminary analysis was completed, CMA staff visited each parks facility and ground truthed their findings. At the end of the process, the city received the database and was trained by CMA to maintain the database on an ongoing basis facilitating future updates to the master plan.



**Lincoln Road Master Plan Miami Beach, Florida**

**Estimated Completion Date**  
2016

**Fee**  
\$25,000

**Client**  
James Corner Field Operations  
James Corner  
475 Tenth Ave 9th Floor  
New York, NY 10018  
212.433.1450

Chen Moore and Associates is the local subconsultant to James Corner Field Operations (JCFO), the designers of New York City's famed High Line, in the development of a Master Plan for the Lincoln Road Mall Historic District in Miami Beach. Lincoln Road Mall is America's first pedestrian mall designed in the 1960's by Morris Lapidus. Today, Lincoln Road Mall receives an average of 10,000 visitors per day and is a major tourist destination geared towards pedestrians. CMA provided local planning expertise and civil engineering to support the efforts of JCFO's development of the Master Plan. Additionally, CMA provided support through the entire public process including Public Workshops, Workshops with Building Owners and Tenants, and Workshops with City Staff and Commissioners.





***Downtown Coral Springs  
Streetscaping  
Coral Springs, Florida***

**Estimated Completion Date**  
2014

**Fee**  
\$235,740

**Client**  
City of Coral Springs  
Ronald Stein  
Economic Development  
Department  
9551 West Sample Road  
Coral Springs, FL 33065-4182  
954.346.1739

Chen Moore and Associates was contracted by the City of Coral Springs to assist the Coral Springs CRA in the planning, design, permitting and construction support of various streetscaping improvements in Downtown Coral Springs. As the prime consultants, CMA provided civil engineering, landscape architecture, environmental permitting and construction engineering and inspection services for the project.



The project included implementing Complete Street concepts for NW 31st Court, NW 94th Avenue and NW 32nd Street. Additionally, CMA implemented the culverting of the canal along NW 31st court to provide space for a linear park, currently called the "Art Walk", which is an important pedestrian connection between the downtown pathways project and The Walk development. Finally, the project includes the implementation of turn lanes along Sample Road, median improvements in Sample Road and minor improvements to adjacent alleyways and pedestrian pathways.

Overall, the project improves the walkable nature of Downtown Coral Springs, while tying together various aesthetic elements in advance of the City Hall project sited adjacent to them projects.



## TLC

### *Sustainable Mechanical, Electrical, Plumbing, & Fire Protection Design, Structural, Energy Efficient Lighting Design and Cost Benefit Analysis*

TLC's team of 380+ professionals includes 100 PEs, 85 LEED Accredited Professionals and 30 ACG Registered Commissioning Authorities, along with energy management professionals, building energy modeling professionals, and certified specialists in indoor air quality, plumbing design, security, technology and control systems.

In addition to designing high-performance new and renovated buildings, TLC focuses on the design and operation of sustainable, resilient existing buildings, providing energy audits, commissioning, net operating income improvements (NOII), energy modeling and sustainability and resiliency consulting, supporting public agencies, private owners and developers. Starting with Florida's first LEED-certified project in 2003, TLC has delivered 325+ LEED-certified projects, as well as projects earning certification from the Florida Green Building Coalition, Green Globes and the Living Building Challenge. TLC was among the first MEP firms to make the AIA 2030 Commitment and continues to progress towards the aggressive goals embodied by this commitment. TLC has achieved a JUST label from the International Living Future Institute, providing transparency for operations and employee relations, as well as financial and community investments.

How buildings and the environment interact is a constant challenge – assuring that the building steps lightly on the environment, yet is resilient to withstand the trials of tropical weather, a rising sea level and the expectations of the building users for natural light, views of nature and quality indoor environment. TLC has led clients through developing the standards and guidance for planned and future development, balancing a myriad of goals.

Earlier this year TLC introduced PEAK Institute (PI). Led by Brian Lomel, the PI team includes professionals from across TLC who work collaboratively, assembling their respective talents and experiences, to provide clients with exactly the specific resources needed at that time. PI Leadership is based in South Florida and will work closely with the TLC staff named in this submittal, which is generally located in the Tampa office. Their demonstrated track record, familiarity with Ft. Lauderdale current codes and requirements, as well as current and prior experience with Zyscovich, distinguishes the team.



#### **Mechanical • Electrical Plumbing • Fire Protection**

Designing complex, high-performance buildings using the latest technology.



#### **Structural**

Innovative solutions with high functionality in mind, using 3D modeling and advanced techniques.



#### **Technology**

RCDD-credentialed staff producing cutting-edge designs, meeting evolving demands.

#### **Energy Services**

Delivering energy and water efficient operations in new and existing buildings through commissioning, energy audits and energy modeling.



in Sustainability

THE NEXT BIG THING

#### **RESILIENCY**



#### **RENEWABLE ENERGY**



#### **HIGH PERFORMANCE**

DESIGN  
OPERATIONS  
BUILDINGS

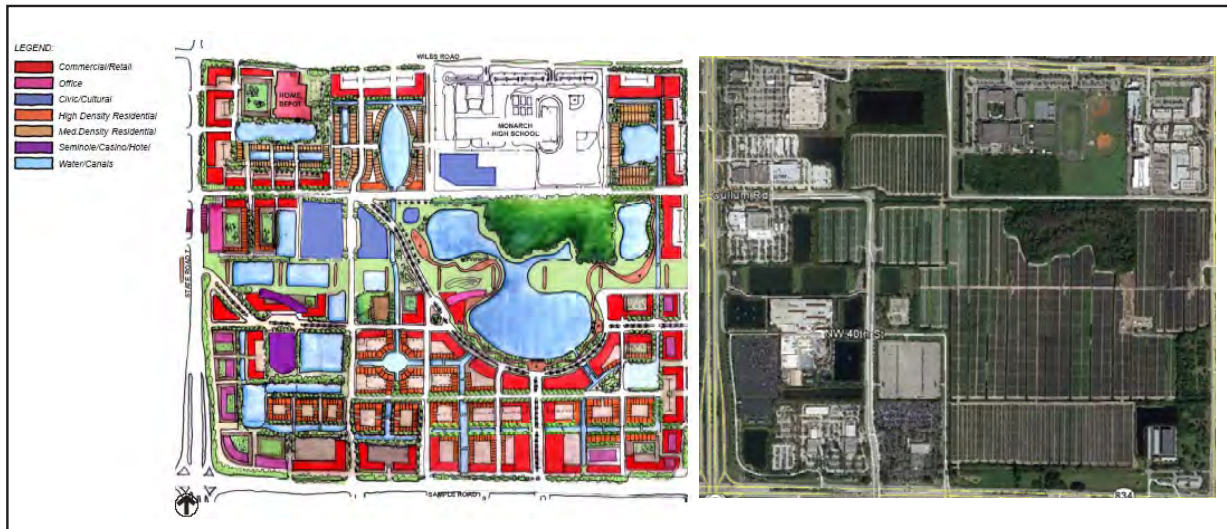


#### **HEALTH & WELLNESS**





**CITY OF COCONUT CREEK**  
**MAINSTREET SUSTAINABILITY MASTER PLAN**  
**Coconut Creek, Florida**



The City of Coconut Creek and its team of consultants developed the MainStreet Design Standards, setting the vision for a mixed-use downtown area that embodies the live-play-work concept and promotes sustainability in the built environment.

The standards were the result of a two-year master planning process involving frequent participation from city residents, officials and staff who helped guide the vision and guideline process. TLC's master planning services focused on these key topics:

- **Potable Water:** By reducing the demand on the water infrastructure through water conservation strategies, development and density could increase. To facilitate efficient usage of the water infrastructure, recommendations were made to increase the usage of the local water plant's excess greywater for irrigation only. Recommendations were also made for plumbing fixtures and HVAC cooling towers to minimize potable water usage.
- **Stormwater:** Impacts to the stormwater infrastructure were further minimized by recommending pervious paving used in most areas and in other areas, diverting stormwater directly to canals.
- **Energy:** Energy-efficient street lighting was recommended, that minimized light pollution, yet did not compromise CPTED safety or wayfinding.

- **Recycling:** Florida waste removal costs at that time averaged \$86/ton. Yard waste was recommended to be separated, such that it could be treated for approximately \$22/ton and the resulting mulch could be given to the residents.
- **Transportation:** The scale of transportation was reduced at the center of the development. Big box retail and parking garages are on the edges of the development. City busses were already electric, so additional charging stations were recommended for residents to also have electric vehicles. Bike, kayak and walking paths were also integral into the planning.

In keeping with the City's commitment to sustainability, the City adopted a sustainable building policy for all new City-funded construction projects in the area to be LEED certified by the U.S. Green Building Council or the Florida Green Building Coalition, Inc.

The City's goal to become the first City in the state and perhaps the country to have a contiguous certified green building project was recognized by the Florida Chapter of the American Planning Association, which granted the MainStreet Design Standards an Award of Excellence in planning innovation, transferability, quality, implementation and comprehensiveness.

**Architect / Planner**  
 Zyscovich Architects, Inc.

**Owner**  
 City of Coconut Creek

**Client Reference**  
 Sheila Rose  
 Director of Sustainable Development  
 City of Coconut Creek  
 (954) 973-6770  
 srose@coconutcreek.net

**Project Size**  
 450 Acres

**Completion Date**  
 2005

**TLC Services**  
 Sustainable Design Consulting

**Award**  
 American Planning Association Florida,  
 Gold Coast Section





Image Courtesy of ASD/SKY Architecture

The City of St. Petersburg has a rich history of impressive piers that span over a century, most recently the “inverted pyramid” pier constructed in 1973.

Deterioration of the structure resulted in a national design competition for the Pier District and the selection of the design team led by Rogers Partners Architects + Urban Designers and ASD/SKY Architecture.

The Pier District consists of both the pier and pier approach, each designed by separate teams. The district offers a variety of amenities and activities for visitors throughout the area, including a splash park, coastal thicket, transportation hub, pier head and education center. There is also a tram that runs the length of the pier.

Aligned with the City's sustainability goals and policies, the district is designed to achieve Envision Platinum, a holistic sustainability rating system for all types and sizes of civil infrastructure that shares similarities with its vertical facility counterparts, Green Globes and LEED. All pier buildings are designed within the Green Globes and Envision frameworks.

The five-story pier head includes a restaurant offering unobstructed views of the city, both indoor and outdoor bar areas, lobbies and retail, along with a top observation deck. It is a true example of innovative structural engineering, featuring long, tapering cast-in-place concrete cantilever on all four sides

of the concrete cores and a mix of post-tensioning, structural steel and aluminum.

The pier head is designed to achieve a sustainability rating of 3 Green Globes or higher. TLC engineered a sophisticated highly efficient variable refrigerant flow HVAC system capable of simultaneously heating and cooling separate spaces within the building.

The tilted lawn is a grassy seating area that can be used for events. It slopes upward and cantilevers 25 feet over the top of concrete piles, requiring a safe, easily maintainable and elegant structural solution. TLC engineered post-tensioned cast-in-place concrete to achieve the architect's vision and closely coordinated with marine and coastal engineers to assure that the design stands the test of time.

The single-story education center provides learning activities focused on the area's marine life. To help attain Green Globes certification, it is conditioned by a high-efficiency DX split system. The system uses bipolar ionization to further increase efficiency.

The visually striking architecture features of the new pier coupled with the beautiful waterfront landscape create a vibrant destination point, both regionally and internationally, that complements St. Petersburg's burgeoning cultural community and honors the pier's century-long history.

## ST. PETERSBURG PIER St. Petersburg, Florida

### Architect

Rogers Partners Architects +  
Urban Designers  
New York, New York

ASD/SKY Architecture  
Tampa, Florida

### Constructor

Skanska  
Tampa, Florida

### Owner

City of St. Petersburg

### Client Reference

Raul Quintana, RA, AIA, LEED AP  
City Architect  
City of St. Petersburg  
(727) 893.7913  
Raul.quintana@stpete.org

### Major Components

Pier Head  
Education Center  
Restaurant, Retail and Cafes  
Splash Park and Spa Beach  
Water Lounge and Kayak Launch  
Boathouse with Flight Deck

### Project Size

Education Center and Pier Head:  
23,000 square feet  
Pier Deck: 3,065 feet

### Construction Cost

\$33 Million

### Completion Date

2018

### TLC Services

Structural  
Mechanical, Electrical  
Plumbing, Fire Protection  
Voice-Data, Audio-Visual  
Security

### Award

9th Annual International Design Awards,  
Gold, Architecture / Urban Design  
Category

2016 AIA Tampa Bay Honor Award



**BYWATER INSTITUTE, TULANE UNIVERSITY  
RIVER & COASTAL CENTER  
New Orleans, Louisiana**



*Image Courtesy of EDR*

The Tulane River & Coastal Center is the first step towards a new riverfront satellite campus alongside the Mississippi River. The new center is dedicated to studying and protecting Louisiana's vital waterways and coast. The first element in the new waterfront campus, the Center provides "touchdown" space for researchers performing field work on the river, delta and coast. Components include a sample-repackaging lab, office space, restrooms and the Tulane Center for Bioenvironmental Research, an assembly space that is designed to accommodate up to 120 people.

Located near the convention center in a former Mardi Gras float barn which has been renovated extensively, this is the first of a much-anticipated series of facilities to support researchers needs. The site is on a highly reliable section of the electric grid, however, back-up power was provided to protect sensitive specimens should power be disrupted. Given the environmental focus of the researchers using the space, Tulane is committed to a sustainable building that incorporates an HVAC system that efficiently addresses the fluctuating census in the building, which at times will be minimally occupied, while also protecting sensitive samples. The facility includes staging areas for field operations and support efforts that include the Mississippi River Observatory, a water quality monitoring network that provides real-time data on the river as it flows past New Orleans.

Energy modeling demonstrated lighting power density and energy use as at least 25% below ASHRAE 90.1-2007. Energy monitoring / sub metering was included in the design to verify ongoing performance.

**Architect**

*Eskew+Dumez+Ripple  
New Orleans, Louisiana*

**Constructor**

*Landis Construction  
New Orleans, Louisiana*

**Owner**

*Tulane University  
New Orleans, Louisiana*

**Client Reference**

*Mihnea Dobre, Design  
Project Coordinator  
Tulane University  
(504) 862.8143  
mdobre@tulane.edu*

**Major Components**

*Sample Lab  
Office Space  
Education Space*

**Project Size**

*5,800 square feet*

**Construction Cost**

*\$2.7 Million*

**Completion Date**

*2016*

**TLC Services**

*Mechanical  
Electrical  
Plumbing  
Fire Protection  
Energy Modeling*

**Registered for LEED NC 2009,  
Targeting Gold Certification**



## ERNEST N. MORIAL CONVENTION CENTER VISION PLAN New Orleans, Louisiana



Images Courtesy of Manning Architects / Eskew+Dumez+Ripple, A Joint Venture



As one of oldest cities in the U.S., tourists visit New Orleans to experience its historic architecture, savory Cajun cuisine and eclectic, multicultural heritage. Amenities are being planned to create memorable experiences and set New Orleans as an even more appealing travel destination.

The Ernest N. Morial Convention Center Vision Plan has an overarching goal of revitalizing the city's waterfront area near the Convention Center, which is envisioned to be in place for the city's tricentennial celebration in 2018. Achieving this goal will help increase the city's tourism rate, aiding economic development to an area that is admirable for its resilience, post-Hurricane Katrina.

The 46-acre development is poised to become an urban, mixed-use neighborhood community offering visitors and residents outdoor entertainment, arts and cultural venues, retail and housing options and a new 2,000-room hotel.

Also included in the plan is a landscaped linear park, for which TLC is involved in the conceptual design. Located along Convention Center Boulevard, the park will feature a people mover system to transport visitors to and from the convention center and park. Further enhancing mobility options, a series of outdoor moving walkways will run the length of the park adjacent to the convention center façade, encouraging walking and exploring. The walkways include approximately 1,700

linear feet, ranging from 60 feet to 250 feet in length. The linear park will foster a vibrant and sustainable addition to the neighborhood.

TLC is studying another component of the vision plan: a new tri-generation plant, which through its highly-efficient form of energy conversion, could achieve significant energy savings. The plant would serve the urban city neighborhood and could potentially serve the existing convention center buildings and convention center expansion. Specifically, TLC's study includes:

- Cooling load estimates for existing and future phases to determine proper solutions required for a phased implementation of the chilled water infrastructure.
- Heating load estimates for existing and future phases to determine proper solutions required for a phased implementation of the infrastructure.
- Electrical load estimates for existing and future phases.
- Assisting the team in determining location options and elevation of the new central plant building as it relates to flood elevations.

### Architect

Manning Architects /  
Eskew+Dumez+Ripple, A Joint Venture  
New Orleans, Louisiana

### Owner

Ernest N. Morial Exhibition Hall Authority  
New Orleans, Louisiana

### Client Reference

Miwako P. Hattori, AIA, LEED AP BD+C  
Principal  
Manning Architects (504) 412.2000  
mhattori@manningarchitects.com

### Major Components

Tri-Generation Plant  
2,000-room Hotel  
Linear Park  
Retail and Dining Options  
Outdoor Entertainment

### Project Size

46 Acres

### Completion Date

2018

### TLC Services

Mechanical  
Electrical  
Plumbing



## MOFFATT & NICHOL

### *Envision Sustainable Infrastructure Rating Systems*



#### **Experience with Resiliency Planning & Design for Sea Level Rise**

Moffatt & Nichol has addressed sea level rise and coastal protection in the two most vulnerable cities in the US—New Orleans, Louisiana and Norfolk, Virginia. In Louisiana, they assisted the Coastal Protection and Restoration Authority in developing their Master Plan for the Coast, the approach of which has been to build levees, pump sediment into sinking areas, and build massive diversions on the river to reconnect it with the Delta. In Virginia, the approach has been different. Responses to the threat of rising seas combine dozens of small-scale projects—none available off-the-shelf—each tailored to a specific neighborhood or even to individual parcels of property.

Their experience in these areas, and others, indicates that there is no one-size-fits-all solution. The process typically begins with identifying what is vulnerable to sea level rise—homes, commercial buildings, transportation infrastructure, utilities, public health facilities, schools, etc.—then developing and evaluating a myriad of mitigation alternatives geared toward finding a balance that lowers vulnerability while maintaining quality of life. Alternatives can include engineered protection measures (e.g. tide gates and surge barriers), mitigation/accommodation measures (e.g. building elevation or relocation), or public policy measures (e.g. land-use management and building codes), the result being a comprehensive, balanced, phased and realistic plan that will provide short-, medium-, and long-term strategies for adapting to sea level rise.

#### **Experience with Sustainable Infrastructure**

Moffatt & Nichol has extensive experience working on coastal and infrastructure-related projects that incorporate the five main principles associated with the ISI Envision certification. The five principles include the following: Quality of Life, Leadership, Resource Allocation, Natural World, and Climate and Risk. The principles help to guide our approach and strategize with our client to find solutions.

M&N has several staff who are ISI Envision certified and have different technical expertise - environmental planning, civil engineering, and structural engineering. This allows for a synergistic approach to “thinking outside the box,” resulting in integrated design and project function.

As an example, quality of life was the central focus of the Chittick Field Detention Basin Improvements project, a dual-use facility in Long Beach, California. The field is used by the county as a detention basin and also serves as a community sports park. Improving community quality of life, enhancing public health and safety, minimizing light pollution, improving community mobility, and enhancing public space are a few of the criteria incorporated into the Chittick Field project. A new football field, track and field events, and three soccer fields were added to improve quality of life. The perimeter drainage ditches were replaced with underground pipe, enhancing public health and safety. Bike path connectivity to a rails-to-trails path was added, improving mobility. The stadium lights were designed to minimize light pollution. Chittick Field has become a focal point of the adjacent community and training ground for the adjacent schools.

More details about Moffatt & Nichol’s experience with sea level rise sustainable infrastructure and climate change resiliency planning and design is provided below.

#### **FLAGSTONE ISLAND GARDENS, MIAMI FL**

Client: Flagstone Island Gardens

Reference: Jon Wainwright | (305) 374-0040

Flagstone Island Gardens is a mixed-use development on Watson Island in the City of Miami. The \$1-billion waterfront project is being developed as a public-private partnership between the City of Miami and Flagstone Properties, LLC. The development includes 221,000 square feet of retail and restaurant, as well as two luxury hotels and a residential tower. Due to the location of the project on Watson Island, the developer retained Moffatt & Nichol to conduct a site-specific flood vulnerability study of the project site. Current FEMA flood zones were reviewed and the study was performed in accordance with FEMA guidelines. The study also accounted for sea level rise (SLR), and several alternatives were evaluated



for the storm surge and resulting flood conditions. SLR guidelines from the Miami-Dade SLR Task Force Report and Recommendations were incorporated into the site-specific analysis. Engineering recommendations were provided to the project team to raise the garage and the finished floor elevations to account for these higher flood conditions anticipated in the next 50 years.

### **LOWER NORTH BAY ROAD RIGHT-OF-WAY IMPROVEMENTS, MIAMI BEACH, FL**

Client: Central Florida Equipment (Design-Build project for City of Miami Beach)

Reference: Linda Bell | (305) 591-4323

The Lower North Bay Road Right-of-Way Improvements projects includes the North Bay Road corridor encompassing Chase Avenue, bounded by Sunset Drive to the south, Biscayne Bay to the west, and Alton Road to the east and north. The design-build project was led by Central Florida, and the project included the engineering design, environmental permitting, and construction management of earthworks, water service installation, sanitary sewer lining, stormwater infrastructure installation, as well as other right-of-way improvements. Moffatt & Nichol was retained to design the replacement of the bulkheads at 23rd and 29th Streets. The 23rd Street site incorporated hydraulic structures to accommodate the three stormwater discharge lines consisting of two 42-inch and one 36-inch outfall diameter pipes from the proposed pump station. In addition, the outlet works incorporated tide-flex valves to prevent tidal waters from entering the stormwater management system. The bulkhead elevation was raised to meet the recommendations of the Flood Mitigation Committee, being formed by City Commission to address flooding and sea level rise issues in the City. The 29th Street Bulkhead consisted of bulkhead replacement adjacent to the bridge abutment within the City right-of-way. Moffatt & Nichol prepared construction plans for the design-build construction of the marine works components of the project.

### **RAISE SHORELINES CITYWIDE STUDY, NEW YORK, NY**

Client: New York City Economic Development Corporation

Reference: Philip Strom | (212) 312-3589

As part of its post-Sandy rebuilding and increased resiliency plan, the City of New York is conducting a study to assess risks associated with sea level rise and erosion and to identify shoreline reconstruction projects that would provide the necessary protection across the City. This study will characterize, and ultimately provide a methodology to prioritize reconstruction of shorelines that are deemed most at-risk to rising sea levels and erosion. Moffatt & Nichol is leading a team of experts, including Louis Berger Group, to analyze the targeted shoreline and provide a methodology to prioritize areas where coastal protection is needed, and to make recommendations regarding the most appropriate shoreline protection measures for each area.



The study began with collecting, reviewing and categorizing all of the available data on the City's shorelines, transportation infrastructure, facilities, demographics, land uses and utilities as well as similar planning efforts at both the federal and state level including Rebuild by Design, New York Rising Community Reconstruction Program, USACOE, and other similar programs. This wealth of data was used to create a comprehensive GIS database to assist with prioritization and continued analysis and planning by shoreline section and other larger geographies (e.g. Citywide). To supplement the available data, Moffatt & Nichol developed a wave climate database (including ship wakes) and additional freeboard requirements across the City based on critical wave overtopping thresholds.

At-risk shorelines were then separated into discrete, continuous sections of shoreline where a stand-alone shoreline protection project would prevent high tide flooding resulting from the expected rate of sea level rise by 2050 as well as projects that would reinforce the shoreline and prevent erosion along the Staten Island shoreline from Great Kills to Tottenville. These projects were then subjected to three phases of analysis to refine the potential projects through a systematic process of elimination based on specific data sets and evaluation criteria. The first phase identified potentially eligible locations and their attributes as included in the database. The second phase reduced this data set based on specific criteria and marries prototypical shoreline protection solutions to different locations. (More than one prototypical solution may be suitable for a specific location). The final phase, currently underway, reduces the number of locations further and works out the cost, environmental and other considerations in greater detail on a site specific basis. The end result will be a short-list of shoreline protection projects ranked in order of priority that fit within the City's available budget.

## NORTH ATLANTIC COAST COMPREHENSIVE STUDY (NACCS)

Client: US Army Corps of Engineers, North Atlantic Division - National Planning Center of Expertise for Coastal Storm Damage Reduction (PCX-CSDR)

Reference: Dave Robbins | (410) 962-0685



As part of a joint venture, Moffatt & Nichol has held over the past four years an Indefinite Delivery Contract with USACE's National Planning Center of Expertise for Coastal Storm Damage Reduction Services (PCX-CSDR). Under this contract, Moffatt & Nichol, is supporting mission areas of the PCX-CSDR worldwide. A/E services we have provided under various task orders to date include the following: water resource planning, coastal storm damage reduction, flood mitigation, hydraulic/hydrologic/coastal, engineering, hydrodynamics modeling, geotechnical engineering, cost estimating, civil design/structural engineering, biological and cultural resources, economic analysis, GIS, and environmental analysis and assessment.

Working under this contract, Moffatt & Nichol is currently providing support to the PCX-CSDR on the \$20 million North Atlantic Coast Comprehensive Study (NACCS). This study was authorized and funded as part of the Disaster Relief Appropriations Act of 2013, Public Law (PL) 113-2, to assist in the recovery in the aftermath of Hurricane Sandy. The Act directed the Secretary of the Army to "...conduct a comprehensive study to address the flood risks of vulnerable coastal populations in areas that were affected by Hurricane Sandy..." Specific goals of the NACCS are:

- Provide risk reduction strategies—reduce risk to which vulnerable coastal populations are subject, and
- Promote coastal resilient communities—ensure a sustainable and robust coastal landscape system—considering future sea level rise and climate change scenarios—to reduce risk to vulnerable population, property, ecosystems, and infrastructure.
- Specific tasks being performed as part of this contract include:
- Development of structural, non-structural and natural/nature-based flood risk reduction measures, including feasibility level designs and cost estimates;
- Development of updated economic flooding depth-damage relationships for residential, nonresidential, and public property, including structures, contents, vehicles, and public infrastructure;
- Estimation of populations at risk and then estimation of loss of life for the Sandy event. Results will be used in follow-on studies to estimate of loss of life and residual loss of life after project implementation and inform non-structural measures to deal with coastal storms;
- Support in the development of the joint probability of storm winds, waves and water levels along the North Atlantic coast for both tropical and extra-tropical storm events; and
- Development of hurricane evacuation studies.

## NEW BEDFORD HURRICANE STORM SURGE BARRIER, NEW BEDFORD, MA

Owner/Client: US Army Corps of Engineers, New England District

Contact: Janet Patev | (978) 318-8003

As part of a joint venture, Moffatt & Nichol provided coastal and structural engineering documentation, data, and analyses as part of certifying that the New Bedford-Fairhaven Barrier afforded protection from the base flood (1% annual chance exceedance) in accordance with Mapping Areas Protected by Levee Systems as administered through the National Flood Insurance Program (NFIP). The results of this investigation were to assist the District in determining if the project should be considered for certification by the NFIP.

The New Bedford-Fairhaven Dikes & Barrier consists of three separate barrier structures, the main barrier or New Bedford Harbor Dike and Barrier (9,100-foot-long earth and rock fill barrier with a 150-foot-wide navigation barrier), the Clarks Cove Dike (5,800-foot-long earth and rock fill dike) and the Fairhaven Dike (3,100-foot-long earth and rock fill dike). Each dike is protected by armor stone.

Coastal and structural investigations (completed by Moffatt & Nichol) as well as hydrologic, hydraulic, geotechnical, mechanical, and electrical investigations (completed by the JV partner) were performed in accordance with criteria and guidelines presented in USACE publications (e.g. ETL No. 1110-2-570 and EC 1110-2-6067). Coney Island Storm .



## CONEY ISLAND STORM DAMAGE REDUCTION PROJECT, BROOKLYN, NY

Client: US Army Corps of Engineers, New York District  
Reference: Lynn M. Bocamazo, PE | (917) 790-8396

In 1998, Moffatt & Nichol completed a study that examined the performance of the Coney Island beach fill project since construction was completed in 1994. As part of that study, Moffatt & Nichol developed alternatives to improve sand retention within the Sea Gate shoreline reach, at the western end of the Coney Island project. Among the alternatives considered was a T-groin sand retention and shoreline protection system.



In 2004, Moffatt & Nichol was retained to review, modify, and finalize the conceptual design of the T-groin developed previously. The firm was also asked to provide engineering and design for repairs to the West 37th Street terminal groin that had been constructed as part of the Coney Island beach fill project; it had suffered damage at its seaward end since construction.

Moffatt & Nichol analyzed new field data collected since 1998 and updated the coastal design conditions based on the new data. The firm also undertook additional coastal engineering design efforts based on recent progress in the empirical design and assessment of T-head groins. Numerical modeling was used to optimize the preferred design using USACE's GENESIS-T model to assess long-term equilibrium shoreline configurations and the Delft3D Morphological model to assess short- and medium-term 2-D wave, hydrodynamic, sediment transport, and morphological changes. The final selected configuration is designed to maintain a stable shoreline/profile, prevents flanking of the West 37th Street groin to maintain its integrity and prevents future sediment losses and accumulation in Gravesend Bay. The optimized configuration was also tested in a physical model.

The final design was intended to preclude the Sea Gate shoreline from returning to the 1998 beach profile, which was treated as the project's baseline condition. The design also prevents the West 37th Street groin from being flanked and blocked future sediment accumulation in Gravesend Bay. In addition, Moffatt and Nichol developed a plan to remove as much accumulated sand as practicable from Gravesend Bay, removing the build-up that had taken place since January 1995.

Moffatt & Nichol was also responsible for the development of construction plans and specifications, quantity takeoffs, and costs estimates. USACE expects to award the construction contract for the Sea Gate section of the project in late 2014.

## SOUTH SHORE HURRICANE AND STORM DAMAGE REDUCTION, STATEN ISLAND, NY

Client: U.S. Army Corps of Engineers, New York District  
Contact: Karen Ashton, PE | (917) 790-8607

As part of a joint venture, Moffatt & Nichol completed federal feasibility-level planning, design and cost estimates for a storm damage reduction project along 13-miles of the south shore of Staten Island. The project area has a long history of storm impacts including flood damages, loss of structures, and large-scale evacuations.



Moffatt & Nichol developed design basis information – including astronomic tides, sea level rise projections, currents, waves, storm histories, shoreline history, geology, sediment budget, beach profiles, storm-induced erosion, and wave run-up / overtopping – for the Tentatively Selected Project (TSP) including a system of levees, floodwalls, and storm surge barriers, plus interior drainage facilities. The firm also assisted USACE with the development of design criteria, preliminary design alternatives, preferred plan selection, and plan optimization.

More recently, Hurricane Sandy impacts have made the project area more vulnerable to severe damage even from moderate storms. Due our work on the feasibility study prior to Hurricane Sandy, Moffatt & Nichol was tasked to re-evaluate the design, plan formulation and cost for the TSP by applying updated flooding risk information based on the latest FEMA data and post-Hurricane Sandy LiDAR data in accordance with the post-Sandy Disaster Relief Appropriations Act of

2013. The re-evaluation effort has provided the opportunity to confirm the TSP's level of protection in a major design event and to include additional public use amenities and aesthetics in the project design.

### MAIN STREET FLOODING MITIGATION, BELHAVEN, NC

Client: Town of Belhaven, NC

Reference: Dr. Gwinn Leverett | (252) 943-3055

Moffatt & Nichol provided stormwater planning and design to mitigate flooding caused by high tides, coastal storms and wind tide events combined with coincident rainfall events. Moffatt & Nichol studied the watershed and developed cost-effective alternatives to alleviate current and future flooding in Belhaven's low-lying downtown business district. Alternatives included small levees, bulkheads, flood gates, pumping stations, natural or lined channels, earthen berms, raised roadways, storage facilities, property acquisition, pipe size increases, implementing development guidelines and restrictions, continuing the status quo, or any combination of these alternatives. The work also involved extensive interaction with the local home and business owners.



Moffatt & Nichol prepared final design, construction bid documents, and permit applications for a selected alternative which included berms in low-lying areas on the watershed boundary, sheet piling near the outlet of the creek draining the town, an electronically controlled tide gate allowing normal tidal flow to sustain marsh areas, marsh restoration, a pump station for interior drainage when the tide gate closes, a backup generator with an automatic transfer switch for the pump station and tide gate, and a redesigned storm sewer system.

### BALTIMORE CITY DISASTER PREPAREDNESS AND PLANNING PROJECT (DP3), BALTIMORE, MD

Client: City of Baltimore

Contact: Beth Strommen | (410) 369-8360



The City of Baltimore adopted a Disaster Preparedness and Planning Project (DP3) in October 2013 to address existing hazards citywide while simultaneously preparing for predicted hazards due to climate change. The project included the creation of a 47 member DP3 Advisory Committee and working groups which provided guidance, support and feedback in the development of goals, strategies and actions based a detailed natural hazards inventory, risk assessment and vulnerability analysis. Moffatt & Nichol was an integral participant in the 15 month DP3 process. The City selected Moffatt & Nichol because of the firm's expertise in SLR and

utilities. The planning focused on four sectors: Infrastructure, Buildings, Natural Systems, and Public Services, with sub-committee meetings and public informational meetings. The DP3 Advisory Committee and staff created a plan encompassing the four sectors, with 50 goals and 233 identified actions.

In June of 2016 top officials from the Federal Emergency Management Agency recognized the City of Baltimore for its outstanding achievements in reducing flood risks and increasing community resilience resulting from the DP3 project. The City achieved a Class 5 designation under the National Flood Insurance Program Community Rating System (CRS) certification. This score places Baltimore in the top 10 percent of all CRS participating communities, and entitles City residents in the flood zones to a 25 percent discount on flood insurance premiums.

### 2017 COASTAL MASTER PLAN MODEL DEVELOPMENT AND APPLICATION COASTAL LOUISIANA

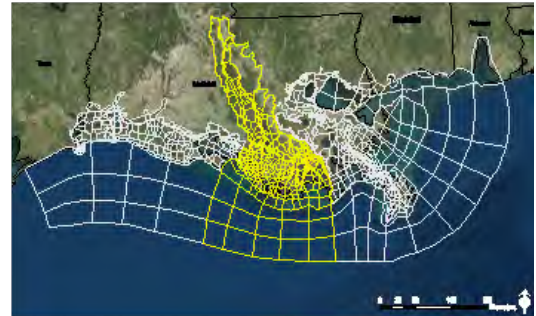
Client: The Water Institute of the Gulf

Reference: Charles G. Groat | (225) 448-2813

Suite of individual modeling tools was developed for use in the 2012 Louisiana Comprehensive Master Plan for a Sustainable Coast (2012 Coastal Master Plan [2012 CMP]). Seeking to again use modeling tools to support the development of the 2017 Coastal Master Plan, the CPRA retained the services of TWIG. Moffatt & Nichol was identified to participate in the following tasks as part of the overall work plan:

Sediment Distribution to improve on the modeling strategy to simulate sediment loads calculated for each hydrology compartment and the delivery of that sediment across the vegetated and non-vegetated compartment landscape and estimate the amount and spatial distribution of sediment delivery associated with storm events. Moffatt & Nichol assisted in the development of formulation and oversight of coding and provided input and recommendations.

Improve Input Datasets and Boundary Conditions to build on the datasets used for the 2012 CMP by acquiring and assembling updated data inputs and boundary conditions for the ICM (see figure). Moffatt & Nichol collected riverine inflow, tidal water quality, and precipitation and evapotranspiration data across the LA coast. Missing data in the time-series were addressed using fitted relationships and linear interpolation where appropriate. To obtain a better representation of the salinity in the offshore area data from the National Oceanographic Data Center's World Ocean Database was collected and processed. Wind data, not originally used in the 2012 CMP, was collected from National Climatic Data Center's North American Regional Reanalysis Model.



Integrated Compartment Model Development to integrate existing model code into a common framework, incorporating newly developed algorithms, and reducing compartment size. Moffatt & Nichol has assisted in the integration of the 2012 CMP Atchafalaya and Terrebonne basins (AA) and Chenier Plain (CP) water quality coding into the ICM and reconfigured the AA Region compartments and link network to the ICM methodology.

Validation, Performance Assessment, and Uncertainty Analysis to conduct sensitivity analyses to identify the “key calibration model parameter” that affect the model output, perform model calibration and validation, and conduct performance assessments and uncertainty analyses. Moffatt & Nichol will be performing the above mentioned objectives for the AA Region.

## **CABRILLO PAVILION RENOVATION COASTAL ENGINEERING SERVICES, SANTA BARBARA, CA**

Client: City of Santa Barbara

Reference: Jill Zachary | (805) 564-5531

Dubbed the “the crown jewel of East Cabrillo Boulevard,” the Cabrillo Pavilion Arts Center and Bathhouse lies on Santa Barbara’s pristine beachfront. The City has embarked on renovating the building and its appurtenances, originally built in 1926 and designated a City Structure of Merit. The renovation will take the facility into the 21st century and consider the uncertainties associated with climate change. Moffatt & Nichol is preparing a coastal hazards and sea level rise (SLR) vulnerability assessment report, consistent with city’s Local Coastal Program (LCP) and the California Coastal Commission’s draft sea level rise Policy Guidance document.



The report will evaluate proposed project elements for both vulnerability and adaptability to SLR impacts. Based on these findings, Moffatt & Nichol will develop adaptation recommendations for project features identified as vulnerable to SLR, such as changing a foundation type, raising a feature’s elevation, drainage upgrades, sand management, coastal dune restoration or dune planting, or shore protection structures.

Moffatt & Nichol is performing numerical modeling to estimate setback limits and establish deterministic flooding and inundation extents, thus identifying potential safe building or improvement areas. XBEACH, a process-based numerical model, was used to predict shoreline erosion and wave run-up levels for future rates of SLR in combination with storm events and high tides. The study will identify anticipated flood elevations and frequencies for 10-, 25-, 50-, and 100-year return period storms.



## TREASURE ISLAND REDEVELOPMENT PROJECT, SAN FRANCISCO, CA

Client: Lennar Urban/Wilson Meany Sullivan

Reference: Kheay Loke | (415) 905-5381

Moffatt & Nichol is the lead shoreline engineer for the proposed Treasure Island Redevelopment project. Work includes conducting coastal engineering, providing recommendations for development grades for the improvements, and developing an implementation strategy to address future sea level rise.

Shoreline improvement concepts provided the ability of flood protection to respond to future changes in sea level while maintaining public access to the Bay. Moffatt & Nichol coordinated with regulatory agencies and developed a strategy that provided current as well as future flood protection through a flexible design to account for future sea level rise. Sea level rise estimates were prepared based on an extensive literature review of past and ongoing studies, and the strategy was presented to regulatory agencies.

Specific tasks included analysis and modeling of water levels, storm surge, tsunamis, wind, offshore swells, and wind waves; evaluating statistical risk and uncertainty parameters to determine appropriate crest elevations for the approximately 14,000 feet of perimeter shoreline; and providing recommendations for required setbacks to prevent flooding.

Analysis focused on the determination of run-up and overtopping potential along the shoreline through the use of two-dimensional wind and swell wave modeling.



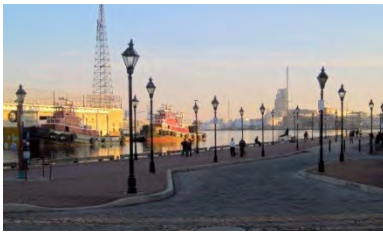
## SEA LEVEL RISE RISK & VULNERABILITY REVIEW, BALTIMORE, MD

Client: City of Baltimore

Contact: Beth Strommen | (410) 369-8360

As an action identified by the City's initial Disaster Preparedness and Planning Project (DP3), the City required a study to identify specific vulnerabilities of the City's critical facilities to coastal and precipitation flooding, for present and future sea levels. This study's methods and findings are being incorporated back into the DP3, with methods and approaches that can be applied in the future to other City districts and facilities.

The City retained Moffatt & Nichol to conduct these vulnerability studies, based on Moffatt & Nichol's service on the DP3 Advisory Committee and prior stormwater management projects. Moffatt & Nichol has evaluated impacts to several specific critical facilities, including an Emergency Operation Center (EOC), City Hall and police headquarters, the Inner Harbor waterfront commercial district, power generation facilities, hospitals, debris management, and stormwater pumping facilities.



Moffatt & Nichol's scope of work includes recommending conceptual approaches to reduce flood vulnerability in the Fell's Point district east of Baltimore's Inner Harbor, considering sea level rise. Moffatt & Nichol is evaluating and providing budgetary costs for implementing backflow prevention on stormwater outfalls, a range of waterfront floodwall extents, portable temporary pumping capacity and upstream stormwater management BMPs to reduce the severity of flooding from combined precipitation and coastal flood events.

## DR. SARAH SLAUGHTER

### *Resiliency, Sea Level Rise and Climate Change in Urban Design and Construction*

Dr. Sarah Slaughter is a recognized expert on resilience and sustainability for the built environment. She currently serves on the Green Building Advisory Committee (GBAC) to the U.S. General Services Administration and the Federal government on sustainable technologies and practices for the federal built facilities portfolio.

In 2015, Dr. Slaughter was a Visiting Lecturer in the MIT Department of Urban Studies and Planning, teaching and doing research on resilient urban communities. Previously, she was the MIT Energy Initiative (MITEI) Associate Director for Buildings and Infrastructure, co-founder and faculty head of the Sustainability Initiative in the MIT Sloan School of Management. Previously, she was founder and CEO of MOCA Systems, Inc., a construction program management company utilizing the construction simulation software system developed in her MIT research. Before she founded MOCA, she was a MIT professor in the Department of Civil and Environmental Engineering, and earlier, was a professor in the Department of Civil and Environmental Engineering at Lehigh University.



Dr. Slaughter is currently a member of the National Academy of Engineering and the National Academy of Construction. She was previously on the National Research Council (NRC) Board on Infrastructure and the Constructed Environment (BICE), the National Academy of Science DOD Standing Committee on Materials, Manufacturing, and Infrastructure, and the Vice Chair of the NRC Committee on Sustainable Critical Infrastructure Systems. She also served on the Massachusetts Sustainable Water Management Advisory Board, the Sustainability Committee in the International Facilities Management Association (IFMA), and several national and international advisory committees and editorial boards of professional publications. She currently serves on the Board of Directors for the Charles River Watershed Association, and previously served on the Board of Directors of Retroficiency, Inc., Eastern Research Group/AEA Technology, Inc., and MOCA Systems, Inc. She received her PhD, SM, and SB from the Massachusetts Institute of Technology.

#### Relevant projects Include:

#### **BUILDING RESILIENCE IN BOSTON: BEST PRACTICE FOR CLIMATE CHANGE ADAPTATION AND RESILIENCE FOR EXISTING BUILDINGS**



Dr. Slaughter worked with Linnean Solutions and the Resilient Design Institute to document “best practices” that improve the disaster resilience of existing buildings for the Boston Green Ribbon Commission. The report includes analysis of Boston’s vulnerability to natural hazards, literature reviews, a compilation of over 300 strategies to improve the resilience of existing buildings, and a survey of municipal strategies for enhancing resilience.

Reference: Eric White, Executive Director, Boston Society of Architects, ewhite@architects.org, 617-391-4005

#### **NATIONAL PARK SERVICE FACILITY MANAGEMENT RESILIENCE STRATEGIES**

Dr. Slaughter worked with the National Parks Service Facilities Division to develop an organizational resilience strategy for the national parks to assess, develop, and implement projects to mitigate hazards and adapt to climate change impacts. Dr. Slaughter provided expertise on resilience strategies related to federal, state, and local jurisdictions, including guidance for strategic approaches to address climate change adaptation and resilience for NPS facilities, and a toolkit for park managers for implementation.

Reference: Shawn Norton, Branch Chief, Sustainability Operations and Climate Change, Park Facility Management Division, shawn\_norton@nps.gov



## BOSTON INFRASTRUCTURE VULNERABILITY AND RESILIENCE: PILOT PROJECT



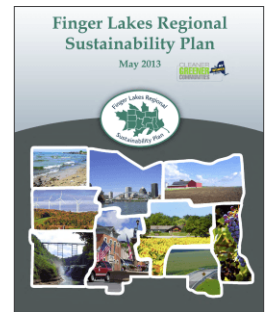
Dr. Slaughter developed a methodology to assess the multi-hazard vulnerability of Boston infrastructure systems, including interdependencies, and applied the methodology to two pilot locations within the City of Boston. The analysis identified the nature and degree of vulnerable critical infrastructure assets, and proposed specific resilience interventions and strategies to mitigate the risk.

Reference: Brian Swett (then Chief of Environment, Energy, and Open Space for the City of Boston), currently Director of Cities and Sustainable Real Estate, Arup; Brian Swett <brian.swett@arup.com>, t: +1 617-864-2987

## FINGER LAKES REGIONAL SUSTAINABILITY PLAN – CLIMATE CHANGE ADAPTATION AND RESILIENCE

Dr. Slaughter worked with Regenesys Group, C&S Companies, and TY Lin to develop the Finger Lakes Regional Sustainability Plan, sponsored by the New York State Cleaner Greener Communities program through NYSEDA. Dr. Slaughter assessed the vulnerability of critical built and natural environment assets in the Finger Lakes region, specifically focused on climate change adaptation and resilience, and identified potential strategies to protect community health and safety during those events, reduce environmental impacts, and provide new economic opportunities for regional development.

Reference: Tim Hughes, Director of Sustainability, C&S Companies, thughes@cscos.com, (716) 847-1630







# Required Forms | 6



**ZYSCOVICH**  
ARCHITECTS

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CAM #17-0664

Exhibit 3

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## REQUIRED FORMS

### BID/PROPOSAL CERTIFICATION

**Please Note:** If responding to this solicitation through BidSync, the electronic version of the bid response will prevail, unless a paper version is clearly marked **by the bidder** in some manner to indicate that it will supplant the electronic version. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

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

Company: (Legal Registration) Zyscovich Inc. dba: Zyscovich Architects EIN (Optional): 59-2754852

Address: 100 N. Biscayne Blvd. 27th Floor

City: Miami State: Florida Zip: 33132

Telephone No. 305.372.5222 FAX No. N/A Email: jose@zyscovich.com

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions): 20 months

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

Does your firm qualify for MBE or WBE status (section 1.09 of General Conditions): MBE \_\_\_\_\_ WBE \_\_\_\_\_

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

Addendum No.	Date Issued	Addendum No.	Date Issued	Addendum No.	Date Issued
<u>1</u>	<u>03/20/2017</u>	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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

N/A

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

Submitted by:

Bernard Zyscovich, FAIA

Name (printed)

April 18, 2017

Date:

revised 04/10/15



Signature

President

Title

**SECTION 6 – COST PROPOSAL PAGE****Proposer Name:** Zyscovich Architects

Proposer agrees to supply the products and services at the prices bid below in accordance with the terms, conditions and specifications contained in this RFP.

Cost to the City: Contractor must quote firm, fixed, costs for all services/products identified in this request for proposal. These firm fixed costs for the project include any costs for travel and miscellaneous expenses. No other costs will be accepted.

Task	Estimated Hours	Cost Not to Exceed
Task 1 – Develop Project Management Approach		
<i>Deliverable Task 1: Technical Memo Outlining Project Management Approach</i>	117	\$17,500
Task 2 – Research Best Practices in Creating a Cohesive, Functional, Active, Sustainable, and Resilient Community Design		
<i>Deliverable Task 2: Technical Memo on Research Conducted and Outlining Best Practices to Incorporate into the Manual</i>	280	\$42,000
Task 3 – Develop Draft “Design and Construction Manual - For a Sustainable and Resilient Community & Cohesive Public Realm” for Staff Review		
<i>Deliverable Task 3a: Develop Draft Fast Forward Fort Lauderdale Design and Construction Manual for a Sustainable and Resilient Community and Cohesive Public Realm for Staff and Stakeholder Review</i>	793	\$119,000
<i>Deliverable Task 3b: PowerPoint presentation and/or related presentation materials and actual presentations in partnership with City project staff for input before core stakeholder group and the general public of the Draft Manual</i>	163	\$24,500
Task 4 – Final Design and Construction Manual- For a Sustainable and Resilient Community & Cohesive Public Realm		
<i>Deliverable Task 4: Final Fast Forward Fort Lauderdale Design and Construction Manual for a Sustainable and Resilient Community and Cohesive Public Realm</i>	467	\$70,000
Task 5 – Showcase Results		
<i>Deliverable Task 5a: A PowerPoint presentation to showcase results and benefits and complimentary materials to create a website highlighting key achievements of the Manual</i>	117	\$17,500
<i>Deliverable Task 5b: Presentation in partnership with City project staff before core stakeholder group and the general public of the Manual to 1) Staff, 2) City Commission, and 3) to no less than one stakeholder group</i>	70	\$10,500
Task 6 – Draft Implementation Report		
<i>Deliverable Task 6: Draft Implementation Report of Fast Forward Fort Lauderdale Design and Construction Manual for a Sustainable and Resilient Community and Cohesive Public Realm for Staff and Stakeholder Review</i>	327	\$49,000
<b>TOTAL</b>	<b>2,334</b>	<b>\$350,000</b>

**Submitted by:**

Bernard Zyscovich, FAIA  
Name (printed)

  
Signature

April 18, 2017  
Date

President  
Title



**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.**

<b><u>NAME</u></b>	<b><u>RELATIONSHIPS</u></b>
N/A	N/A

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

**CONTRACT PAYMENT METHOD BY P-CARD**

THIS FORM MUST BE SUBMITTED WITH YOUR RESPONSE

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 payment by credit card via MasterCard or Visa. This allows you as a vendor of the City of Fort Lauderdale to receive your payment fast and safely. No more waiting for checks to be printed and mailed.

Payments will be made utilizing the City's P-Card (MasterCard or Visa). Accordingly, firms must presently have the ability to accept credit card payment or take whatever steps necessary to implement acceptance of a credit card before the commencement of a contract.

Please indicate which credit card payment you prefer: If awarded, Zyscovich will take the steps necessary to implement acceptance of credit card before the commencement of the contract.

\_\_\_\_\_ MasterCard

\_\_\_\_\_ Visa Card

Company Name: Zyscovich Architects

Bernard Zyscovich, FAIA  
Name (printed)

  
Signature

April 18, 2017  
Date:

President  
Title

**ATTACHMENT "A"**  
**E-VERIFY AFFIRMATION STATEMENT**

RFP/Bid /Contract No: 875-11675

Project Description: Fast Forward Fort Lauderdale Design and Construction Manual

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

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

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

Contractor/Proposer/ Bidder Company Name:

Zyscovich Architects

Authorized Company Person's Signature:



Authorized Company Person's Title:

Bernard Zyscovich, FAIA. President

Date: April 18, 2017





ZYSCARC-01

KCOLLINS

# **CERTIFICATE OF LIABILITY INSURANCE**

 DATE (MM/DD/YYYY)  
**04/04/2017**

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

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

<b>PRODUCER</b> <b>Ames &amp; Gough</b> <b>8300 Greensboro Drive</b> <b>Suite 980</b> <b>McLean, VA 22102</b>	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext): (703) 827-2277</b> <b>FAX (A/C, No): (703) 827-2279</b> <b>E-MAIL ADDRESS: admin@amesgough.com</b>														
<b>INSURED</b>  <b>Zyscovich Architects, Inc.</b> <b>100 N. Biscayne Boulevard, 26th and 27th Floors</b> <b>Miami, FL 33132</b>	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : ACE USA A+ (XV)</td> <td>22887</td> </tr> <tr> <td>INSURER B : Hartford Casualty Insurance Company (XV) A+</td> <td>29424</td> </tr> <tr> <td>INSURER C : Continental Casualty Company (CNA) A, XV</td> <td>20443</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : ACE USA A+ (XV)	22887	INSURER B : Hartford Casualty Insurance Company (XV) A+	29424	INSURER C : Continental Casualty Company (CNA) A, XV	20443	INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : ACE USA A+ (XV)	22887														
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INSURER C : Continental Casualty Company (CNA) A, XV	20443														
INSURER D :															
INSURER E :															
INSURER F :															

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

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

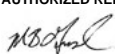
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
<b>A</b>	<b>X</b> <b>COMMERCIAL GENERAL LIABILITY</b>			<b>PHFD38348115002</b>	<b>04/02/2017</b>	<b>04/02/2018</b>	EACH OCCURRENCE \$ <b>1,000,000</b>
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>1,000,000</b>
							MED EXP (Any one person) \$ <b>25,000</b>
							PERSONAL & ADV INJURY \$ <b>1,000,000</b>
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ <b>2,000,000</b>
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>
	OTHER:						
<b>A</b>	<b>AUTOMOBILE LIABILITY</b>			<b>PHFD38348115002</b>	<b>04/02/2017</b>	<b>04/02/2018</b>	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b>
	<input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
<b>B</b>	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> <b>OCCUR</b>			<b>42RHUN9579</b>	<b>04/02/2017</b>	<b>04/02/2018</b>	EACH OCCURRENCE \$ <b>8,000,000</b>
	<input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> <b>CLAIMS-MADE</b>						AGGREGATE \$ <b>8,000,000</b>
	<input type="checkbox"/> <b>DED</b> <input checked="" type="checkbox"/> <b>RETENTION \$ 10,000</b>						
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N / A						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
<b>C</b>	<b>Professional Liab.</b>			<b>AEH591899514</b>	<b>04/02/2017</b>	<b>04/02/2018</b>	<b>Per Claim 3,000,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
**Professional Liability Aggregate Limit: \$5,000,000**

RE: M1143FTLF Fast Forward Fort Lauderdale Design and Construction Manual

The City of Fort Lauderdale is included as additional insured with respects to General Liability when required by written contract. 30-day Notice of Cancellation will be issued in accordance with policy terms and conditions.

**CERTIFICATE HOLDER****CANCELLATION**

<b>City of Fort Lauderdale</b> <b>Procurement Services Division</b> <b>100 N Andrews Ave, Room 619</b> <b>Fort Lauderdale, FL 33301</b>	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p> 
--	--

ACORD 25 (2016/03)

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/05/2017

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

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

<b>PRODUCER</b>  Automatic Data Processing Insurance Agency, Inc. 1 Adp Boulevard Roseland, NJ 07068		<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): E-MAIL ADDRESS: FAX (A/C, No):	
		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A : Hartford Casualty Insurance Company	
		<b>NAIC #</b> 29424	
<b>INSURED</b>  ZYSCOVICH ARCHITECTS 100 North Biscayne Blvd 27th Floor Miami, FL 33132		INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	

## COVERAGES

CERTIFICATE NUMBER: 652991

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	N	76WEGVK1004	01/14/2017	01/14/2018 X PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							

## CERTIFICATE HOLDER

## CANCELLATION

City of Fort Lauderdale Procurement Services Division 100 N. Andrews Avenue, Room 619 Fort Lauderdale, FL 33301	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2014/01)

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## ZYSCOVICH BUSINESS LICENSES

### State of Florida Department of State

I certify from the records of this office that ZYSCOVICH, INC. is a corporation organized under the laws of the State of Florida, filed on October 30, 1986.

The document number of this corporation is M40936.

I further certify that said corporation has paid all fees due this office through December 31, 2017, that its most recent annual report/uniform business report was filed on January 9, 2017, and that its status is active.

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

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



*Ken Detjen*  
Secretary of State

Tracking Number: CC6604983590

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

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



### The U. S. Green Building Council

hereby presents to

**Zyscovich, Inc.**

Miami, FL

### Certificate of Membership

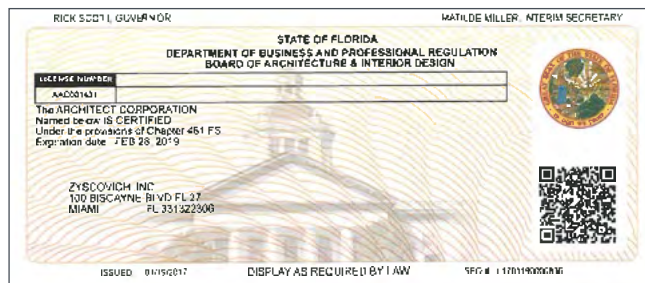
As a balanced, consensus coalition representing the entire building industry, we promote the design, construction, and operation of buildings that are environmentally responsible, profitable, and healthy places to live and work.



*James Hartfield*  
James Hartfield, Chairman

Member since 2004

*Christine Ervin*  
Christine Ervin, President & CEO





## ZYSCOVICH PERSONNEL LICENSES

### ARCHITECTURE

RICK SCOTT, GOVERNOR  
MATILDE MILLER, INTERIM SECRETARY

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

LICENSE NUMBER  
AR0007410

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

ZYSCOVICH, BERNARD  
ZYSCOVICH, INC.  
100 N BISCAYNE BLVD 27TH FLOOR  
MIAMI FL 33132

ISSUED: 02/15/2017 DISPLAY AS REQUIRED BY LAW SEQ # L1702150000756

RICK SCOTT, GOVERNOR  
MATILDE MILLER, INTERIM SECRETARY

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

LICENSE NUMBER  
AR5008

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

MCGUINN, MICHAEL BRENDAN  
801 NE 113TH STREET  
BISCAYNE PARK FL 33161

ISSUED: 01/23/2017 DISPLAY AS REQUIRED BY LAW SEQ # L1701230000865

RICK SCOTT, GOVERNOR  
MATILDE MILLER, INTERIM SECRETARY

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

LICENSE NUMBER  
AR0008200

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

GRAFTON, R THORN  
2814 CHUCUNANTAH RD  
MIAMI FL 33133

ISSUED: 02/07/2017 DISPLAY AS REQUIRED BY LAW SEQ # L1702070000725

RICK SCOTT, GOVERNOR  
MATILDE MILLER, INTERIM SECRETARY

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

LICENSE NUMBER  
AR06131

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

BAUGHN, TRENTON CHASE  
35 SW 24TH ROAD  
MIAMI FL 33129

ISSUED: 02/15/2017 DISPLAY AS REQUIRED BY LAW SEQ # L1702150000024

dbpr

License Details

License Information

Name	YATFAR, BUSEJA M (Primary Firm)
Main Address	4009 S.W. 15TH STREET MIAMI Florida 33134
County	Dade
License Type	Architect
License Number	AR06131
Expiration Date	2/28/2019
Special Qualifications	Qualification 1 Review

### PLANNING

APA

AMERICAN PLANNING ASSOCIATION

Tenton Chase Baughn  
MEMBER  
December 31, 2002  
DATE

Paul Farn

EXECUTIVE DIRECTOR

APA

AMERICAN PLANNING ASSOCIATION

Bernard Zyscovich  
MEMBER  
December 31, 2002  
DATE

Paul Farn

EXECUTIVE DIRECTOR

## ZYSCOVICH LEED ACCREDIT PROFESSIONAL LICENSES



## SUBCONTRACTORS BUSINESS LICENSES

### CHEN MOORE & ASSOCIATES

#### State of Florida Department of State

I certify from the records of this office that CHEN MOORE AND ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on November 7, 1986.

The document number of this corporation is J41454.

I further certify that said corporation has paid all fees due this office through December 31, 2017, that its most recent annual report/uniform business report was filed on January 4, 2017, and that its status is active.

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

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



*Ken Detjen*  
Secretary of State

Tracking Number: CC0113238674

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

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

#### State of Florida Minority, Women & Florida Veteran Business Certification

Chen Moore and Associates

Is certified under the provisions of  
287 and 293.187, Florida Statutes, for a period from:

02/26/2016 to 02/26/2018



*Chen Poppo*  
Florida Department of Management Services



Office of Supplier Diversity • 4050 Experte Way, Suite 300 • Tallahassee, FL 32399 • 904-487-0915 • [www.odms.state.fl.us](http://www.odms.state.fl.us)

#### State of Florida Board of Professional Engineers

Attests that  
Chen Moore and Associates, Inc.



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

Expiration: 2/28/2019

Audit No: 228201904427 R

CA Lic. No:  
4593

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF LANDSCAPE ARCHITECTURE

LICENSE NUMBER

LC26000425

The LANDSCAPE ARCHITECT BUSINESS  
Named below HAS REGISTERED  
Under the provisions of Chapter 481 FS.  
Expiration date: NOV 30, 2017

CHEN MOORE AND ASSOCIATES, INC.  
500 W CYPRESS CREEK RD STE 630  
FORT LAUDERDALE FL 33309



ISSUED: 09/16/2015

DISPLAY AS REQUIRED BY LAW

SEQ # L1509180001742



**MOFFATT & NICHOL**

## State of Florida Department of State

I certify from the records of this office that MOFFATT & NICHOL, INC. is a California corporation authorized to transact business in the State of Florida, qualified on June 10, 1985.

The document number of this corporation is P06383.

I further certify that said corporation has paid all fees due this office through December 31, 2016, that its most recent annual report/uniform business report was filed on April 12, 2016, 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 Twelfth day of April, 2016*

*Ken Detjen*  
Secretary of State

Tracking Number: CC2925031424

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

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

**TLC**

## State of Florida Department of State

I certify from the records of this office that TLC ENGINEERING FOR ARCHITECTURE, INC. is a corporation organized under the laws of the State of Florida, filed on December 31, 1968.

The document number of this corporation is 339497.

I further certify that said corporation has paid all fees due this office through December 31, 2017, that its most recent annual report/uniform business report was filed on January 11, 2017, and that its status is active.

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



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

*Ken Detjen*  
Secretary of State

Tracking Number: CC2653349233

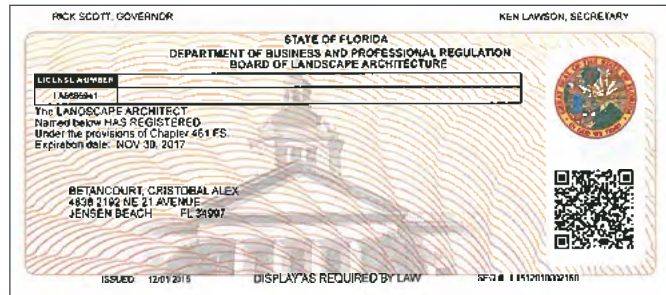
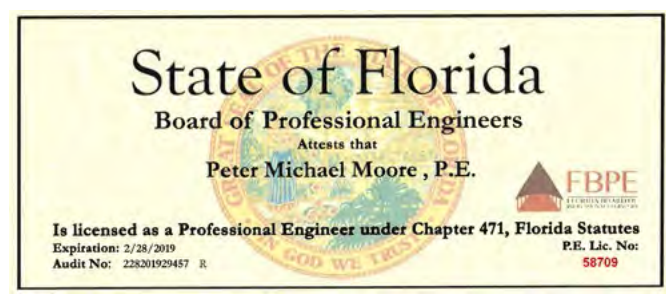
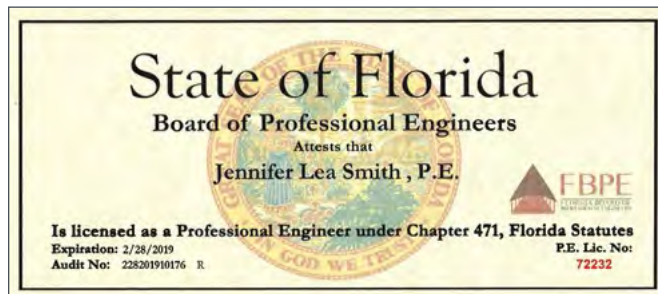
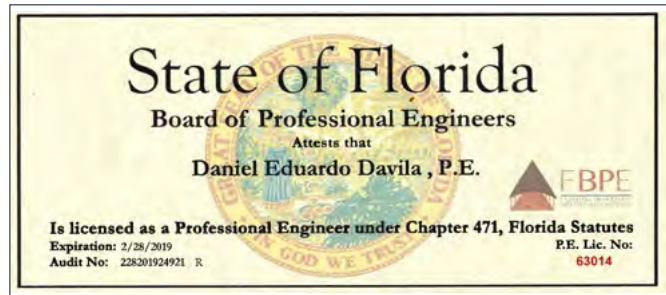
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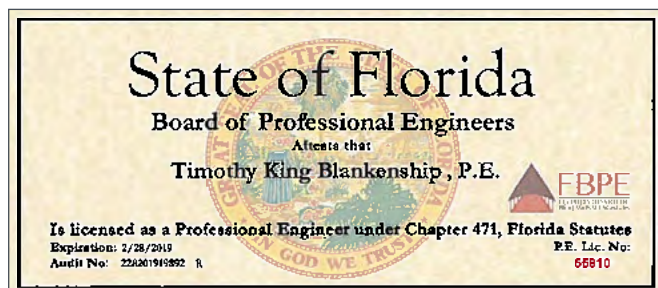


## SUBCONTRACTORS PERSONNEL LICENSES

## CHEN MOORE &amp; ASSOCIATES



## MOFFATT &amp; NICHOL





## TLC

