



MOBILITY HUB PRECONSTRUCTION & CONSTRUCTION MANAGER AT RISK SERVICES

RFP NO. 2025-050
JANUARY 21, 2026



**KL-DESMAN: PROVEN
MOBILITY HUB TEAM**



6303 Blue Lagoon Drive
Suite 400 | Miami, FL 33126
o 305.407.5333

www.kaufmanlynn.com

CGC 021732

January 21, 2026

Neivy Garcia, Procurement Specialist
City of Coral Gables, Procurement Department
2800 SW 72nd Ave
Miami, FL 33155

Dear Ms. Garcia and Selection Committee Members:

Kaufman Lynn Construction (KL) and DESMAN Design Management (DESMAN) are excited to share with you this comprehensive proposal of our extensive skills and qualifications in response to your request for a Preconstruction and Construction Manager at Risk Service for your new Mobility Hub. Our proven experience with municipal mobility hub and parking garage facilities means we bring the right blend of experience to ensure your project is built to serve your community for years to come. The ability of the KL-DESMAN team to perform this important work is demonstrated in this qualification package. We are confident that our team is the best choice for the following reasons:

Transportation Hub Experts

All members of our proposed team members have proven experience building municipal parking garages locally in South Florida. Collectively, KL-DESMAN has built more than 7,500 parking projects. Our team has worked with various nearby municipalities and recently completed the award-winning Golden Glades Mobility Hub, one of the largest parking garages in South Florida. This proven experience will benefit Coral Gables.

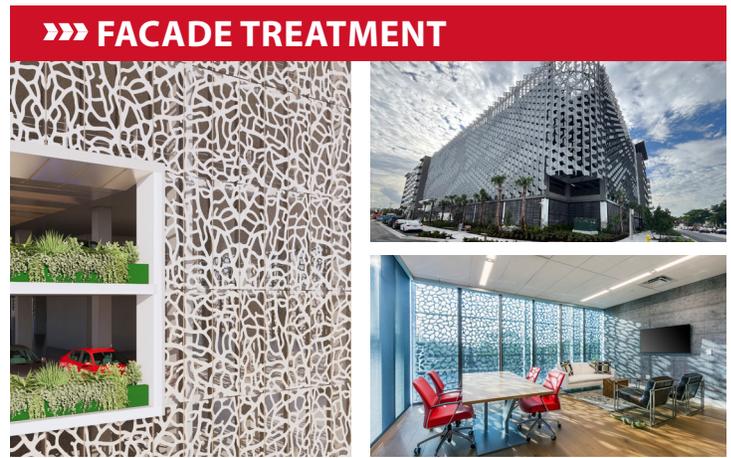
Understanding of your Project Goals

We have been tracking this project for years and understand how it has developed and transformed through public engagement and the procurement process. This project is located on a tight site on a one-way street, and requires building within close proximity to the businesses located on Miracle Mile without disruption. We understand the importance of this area to the City and will work with all stakeholders to make sure construction progresses with minimal disruptions to the businesses and neighbors surrounding the site.



Similar Finishes

We have stayed up to date as the design for the Mobility Hub has progressed over the years through public engagement and City workshops. The current design calls for a metal facade screen mimicing natural elements, public art through murals or sculptures, activation of the rooftop and event or restaurant space. KL has built all of these components and will work with you and Gensler to continue to drive the design and construction process to get the project across the finish line.



DESMAN Design Management

DESMAN is a top-tier national firm with over 5,000 facilities and over 50 Mobility Hubs. As the premier firm focused on parking facilities, DESMAN will enhance the KL team in providing solutions, constructability analysis and best practices from other facilities they have planned and designed. KL and DESMAN have collaborated on multiple South Florida municipal parking garages and are currently working together on Miami Beach 72nd Street Parking Garage.

Collaboration & Partnership

Effective collaboration is key to achieving the City of Coral Gables' vision. KL knows the importance of working as a PARTNER with the City of Coral Gables and the design team led by Gensler. We focus on being an active part of the team, working hand-in-hand with Gensler, to bring the best ideas, means and methods to the process. Our team has worked with Gensler and their consultants on many projects and we are certain we can be effective. The success of your Mobility Hub will be a direct result of our collaborative attitude and dedication to achieving your goals.

Our Commitment

Our team commits to you that we will be a pro-active partner and will work hard in preconstruction to get the best comprehensive price while making sure the design can be built.

KL-DESMAN is dedicated to the success of the City of Gables' Mobility Hub and commits to you that we will be pro-active partners from start to finish. As the President of Kaufman Lynn Construction, I am personally committed to the success of your projects and I appreciate your time and thoughtful consideration of our capabilities and experience.

Sincerely,

Chris Long
President
Kaufman Lynn Construction

Section I

TITLE PAGE, TABLE OF CONTENTS, REQUIRED FORMS & MINIMUM QUALIFICATION REQUIREMENTS



RFQ #:

2025-050

Title:

**Mobility Hub Preconstruction &
Construction Manager at Risk Services**

Name, Address & Telephone # of Firm:

Kaufman Lynn Construction, Inc.

6303 Blue Lagoon Drive, Suite 400

Miami, FL 33126

Contact Person, E-Mail Address & Date:

Jeff Zalkin

jzalkin@kaufmanlynn.com

CC: Hans Nelson

hnelson@kaufmanlynn.com

January 21, 2026

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CITY OF CORAL GABLES, FL

2800 SW 72nd Avenue, Miami, FL 33155
Finance Department / Procurement Division
Tel: 305-460-5102 / Fax: 305-261-1601

PROPOSER'S ACKNOWLEDGEMENT

RFQ No.: 2025-050	Electronic submittals must be received prior to 2:00 p.m., December 29, 2025, via INFOR; and will remain valid for 120 calendar days. Submittals received after the specified date and time will not be accepted.
RFQ Title: Mobility Hub Preconstruction and Construction Manager at Risk Services	
A cone of silence is in effect with respect to this RFQ. The Cone of Silence prohibits certain communication between potential vendors and the City. For further information, please refer to the City Code Section 2-1027 of the City of Coral Gables Procurement Code.	Contact: Neivy Garcia Title: Procurement Specialist Telephone: 305-460-5121 Email: ngarcia2@coralgables.com / contracts@coralgables.com

Proposer's Name: Kaufman Lynn Construction, Inc.	FEIN or SS Number: 65-0098115
Complete Mailing Address: 6303 Blue Lagoon Drive #400, Miami, FL 33126	Telephone No.: 786.350.1055 Cellular No.: 954.812.7852
Indicate type of organization below: Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> Other: <input type="checkbox"/>	Fax No.: 786.523.7989
Bid Bond / Security Bond (if applicable) N/A	Email: jzalkin@kaufmanlynn.com

ATTENTION: THIS FORM ALONG WITH ALL REQUIRED RFQ FORMS MUST BE COMPLETED, SIGNED (PERFERABLY IN BLUE INK), AND SUBMITTED WITH THE RESPONSE PRIOR TO THE SUBMITTAL DEADLINE. FAILURE TO DO SO MAY DEEM PROPOSER AS NON-RESPONSIVE.

THE PROPOSER CERTIFIES THAT THIS SUBMITTAL IS BASED UPON ALL CONDITIONS AS LISTED IN THE RFQ DOCUMENTS AND THAT THE PROPOSER HAS MADE NO CHANGES IN THE RFQ DOCUMENT AS RECEIVED. THE PROPOSER FURTHER AGREES IF THE RESPONSE IS ACCEPTED, THE PROPOSER WILL EXECUTE AN APPROPRIATE AGREEMENT FOR THE PURPOSE OF ESTABLISHING A FORMAL CONTRACTUAL RELATIONSHIP BETWEEN THE PROPOSER AND THE CITY OF CORAL GABLES FOR THE PERFORMANCE OF ALL REQUIREMENTS TO WHICH THIS RFQ PERTAINS. FURTHER, BY SIGNING BELOW PREFERABLY IN **BLUE INK**, ALL RFQ PAGES ARE ACKNOWLEDGED AND ACCEPTED AS WELL AS ANY SPECIAL INSTRUCTION SHEET(S) IF APPLICABLE. THE UNDERSIGNED HEREBY DECLARES (OR CERTIFIES) ACKNOWLEDGEMENT OF THESE REQUIREMENTS AND THAT HE/SHE IS AUTHORIZED TO BIND PERFORMANCE OF THIS RFQ FOR THE ABOVE PROPOSER.

Chris Long  President 12/29/25
Authorized Name and Signature *Title* *Date*

RFQ No. 2025-050
Mobility Hub Preconstruction and Construction Manager at Risk Services

Page 3 of 49

SOLICITATION SUBMISSION CHECKLIST

Request for Qualifications (RFQ) No. 2025-050

COMPANY NAME: (Please Print): Kaufman Lynn Construction, Inc.
 Phone: 786-350-1055 Email: jzalkin@kaufmanlynn.com

Please provide the PAGE NUMBER in the blanks provided as to where compliance information is located in your Submittal for each of the required submittal items listed below:

SUBMITTAL - SECTION I: TITLE PAGE, TABLE OF CONTENTS, REQUIRED FORMS, AND MINIMUM QUALIFICATION REQUIREMENTS.

- 1) Title Page: Show the RFQ number and title, the name of your firm, address, telephone number, name of contact person, e-mail address, and date. PAGE # 5
- 2) Provide a Table of Contents in accordance with and in the same order as the respective "Sections" listed below. Clearly identify the material by section and page number. PAGE # 6-7
- 3) Fill out, sign, and submit the Proposer's Acknowledgement Form. PAGE # 8
- 4) Fill out and submit the Solicitation Submission Check List. PAGE # 9-11
- 5) Fill out, sign, notarize (as applicable), and submit the Proposer's Affidavits and Schedules A through H. 12-21
- 6) Fill out, sign, and submit Standard Form 330, Architect-Engineer Qualifications. No response will be considered without this required form. Note: a separate Standard Form 330 is not required of each Sub-Consultant. The Proposer is responsible for filling out this form and including the sub-consultant information in the corresponding areas. PAGE # 22-39
- 7) Minimum Qualification Requirements: submit detailed verifiable information affirmatively documenting compliance with the Minimum Qualifications Requirements shown in Section 3. PAGE # 40-48
- 8) Indicate whether the Proposer is a State of Florida and/or County Certified Small Business or Minority Business Enterprise. If so, indicate the certifying organization or jurisdiction and include a copy of the certification with your submittal. PAGE # 49
- 9) Fill out Employer E-Verify Affidavit. PAGE # 50-54
- 10) Fill out Lobbyist Registration & Oral Registration Forms PAGE# 55-58

SUBMITTAL - SECTION II: EXPERIENCE AND QUALIFICATIONS

(i) FOR PROPOSER

- 1) Provide a complete history and description of your company, including, but not limited to the number of years in business, size, number of employees, office location where work is to be performed, copy of applicable licenses/certifications, credentials, capabilities and capacity to effectively meet the City's needs, relevant experience and proven track record of providing the scope of services as identified in this solicitation to public sector agencies. PAGE # 60
- 2) Provide a statement detailing Proposer's familiarity with permitting agencies and permitting procedures, especially in Miami-Dade County. PAGE # 65
- 3) Describe the Proposer's expertise and experience in working with other disciplines, including coordination with other design professionals and sub-consultants. PAGE # 72
- 4) Proposer is required to submit financial statements for each of their last two (2) complete fiscal years within five (5) calendar days, upon written request. Such statements should include, at a minimum, balance sheets (statements of financial position) and statements of profit and loss (statement of net income). Statements shall be certified by either an appropriate Corporate Officer or an independent Certified Public Accountant. PAGE # 75*

***Per Addendum 3, Financial Statements have been uploaded as a separate attachment.**

(ii) FOR KEY PERSONNEL

- 1) Utilizing Standard Form SF330, Part I – Section E., provide a summary of qualifications, copy of applicable licenses/certifications, and experience, relevant to the scope of work, for all proposed key personnel (including sub-consultants). Include resumes (listing experience, education, licenses/certifications) for your proposed key personnel and specify the role and responsibilities of each team member in providing the services outlined in the RFQ. Provide an organizational chart of all key personnel that will be used. PAGE # 76

SUBMITTAL – SECTION III: PROJECT UNDERSTANDING, PROPOSED APPROACH, AND METHODOLOGY

- 1) Describe in detail, your approach and methodology to perform the services solicited herein., Include detailed information, as applicable, which addresses, but need not be limited to: Proposer's understanding of the RFQ scope and requirements, strategies for assuring assigned work is completed on time, innovative interaction and communication with the community, City staff, and multiple stakeholders. PAGE # 98
- 2) Provide the recent, current, and projected workload of the Proposer and key personnel that will be assigned to the City. Explain how this potential contract will fit into the Proposer's workload. PAGE # 115

The detailed list should include at a minimum the following:

- a. The company/agency
 - b. Dates of services
 - c. Name/Contract # of the project
 - d. Scope
- 3) Describe the Proposer's ability to positively and innovatively move a project from the conceptual stage to a clearly defined project that may be designed and constructed, while minimizing the impact on the community. PAGE # 119
 - 4) Describe the Proposer's ability to provide schedule control, cost control, and quality control for the services requested herein. Provide specific examples of similar initiatives that the Proposer has successfully undertaken with other public entities that were completed on-time and within budget. PAGE # 126
 - 5) Describe Proposer's ability to successfully deliver similar projects that have significant community and business involvement. PAGE # 130
 - 6) Describe the Proposer's ability to work with other consultants designated by the City and to coordinate with all Authorities Having Jurisdiction. PAGE # 133

SUBMITTAL – SECTION IV: PAST PERFORMANCE AND REFERENCES

- 1) Using the required Attachment D - Reference Form, provide a minimum of three (3) references (but no more than five (5) for which Proposer has performed similar scope of services in the last five (5) years. **DO NOT include work/services performed for the City of Coral Gables or City employees as reference (City related experience will be outlined in the request below).** PAGE # 139
- 2) Utilizing Standard Form SF330, Part I – Section F, provide detailed information on five (5) of the Proposer's most recent and relevant projects similar in scope and nature to the services described in the solicitation. Under sub-section 23 – "Project Owner's Information" of Standard Form SF330, include an e-mail address for the "Point of Contact". **Note: Do not include work/services performed for the City of Coral Gables or City employees as references.** PAGE # 144

- 3) List all contracts which the Proposer has performed (past and present) for the City of Coral Gables. The City will review all contracts the Proposer has performed for the City in accordance with Section 4.10 Evaluation of Responses (c) (4) which states the City may consider "Proposer's unsatisfactory performance record, judged from the standpoint of conduct of work, workmanship, progress or standards of performance agreed upon in the Contract as substantiated by past or current work with the City". PAGE # 162

As such the Proposer must list and describe all work performed for Coral Gables and include for each project:

- a. Name of the City Department for which the services are being performed,
 - b. Scope/description of work,
 - c. Awarded value of the contract/current value
 - d. Effective dates and term of the contract
 - e. City project manager's name and phone number,
 - f. Statement of whether the Proposer was the prime contractor or subcontractor, and
 - g. Results of the project.
- 4) Provide a list with contact information of public sector clients, if any, that have discontinued use of Proposer's services within the past two (2) years and indicate the reasons for the same. The City reserves the right to contact any reference as part of the evaluation process. PAGE # 162
- a. Please identify each incident within the last five (5) years where (a) a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer's rights, remedies, or duties under a contract for the same or similar type services to be provided under this RFQ (See *Schedule D of Attachment A*). PAGE # 163

SUBMITTAL – SECTION V: AGREEMENT COMMENTS/ EXCEPTIONS

- 1) Please follow the instructions as outlined in Section 1.6 Agreement Execution. The acceptance of or any exceptions taken to the terms and conditions of the City's Agreement shall be considered a part of a Proposer's submittal and will be considered by the Evaluation Committee.

-- NOTICE --

BEFORE SUBMITTING YOUR RFQ RESPONSE MAKE SURE YOU:

1. Carefully read and have a clear understanding of the RFQ, including the Scope of Services and enclosed Professional Services Agreement (*draft*).
2. Carefully follow the Submission Requirements outlined in Section 6 of the RFQ.
3. **Prepare and submit ONE (1) ORIGINAL RESPONSE electronically via INFOR.**
4. Make sure your Response is submitted prior to the submittal deadline. **Late responses will not be accepted.**

FAILURE TO SUBMIT THIS CHECKLIST AND THE REQUESTED DOCUMENTATION MAY RENDER YOUR RESPONSE SUBMITTAL NON-RESPONSIVE AND CONSTITUTE GROUNDS FOR REJECTION. THIS PAGE IS TO BE RETURNED WITH YOUR RESPONSE PACKAGE.

PROPOSER'S AFFIDAVIT

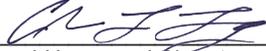
SOLICITATION: RFQ 2025-050 Mobility Hub Preconstruction and Construction Manager at Risk Services

SUBMITTED TO: City of Coral Gables
Procurement Division
2800 SW 72 Avenue
Miami, Florida 33155

The undersigned acknowledges and understands the information contained in response to this solicitation and the referenced Schedules A through H shall be relied upon by Owner awarding the contract and such information is warranted by the Proposer to be true and correct. The discovery of any omission or misstatements that materially affects the Proposer's ability to perform under the contract shall be cause for the City to reject the solicitation submittal, and if necessary, terminate the award and/or contract. I further certify that the undersigned name(s) and official signatures of those persons are authorized as (*Owner, Partner, Officer, Representative or Agent of the Proposer that has submitted the attached Response*). Schedules A through H are subject to Local, State and Federal laws (as applicable); both criminal and civil.

- SCHEDULE A – STATEMENT OF CERTIFICATION
- SCHEDULE B – NON-COLLUSION AND CONTINGENT FEE AFFIDAVIT
- SCHEDULE C – DRUG-FREE STATEMENT
- SCHEDULE D – PROPOSER'S QUALIFICATION STATEMENT
- SCHEDULE E – CODE OF ETHICS, CONFLICT OF INTEREST, AND CONE OF SILENCE
- SCHEDULE F – AMERICANS WITH DISABILITIES ACT (ADA)
- SCHEDULE G – PUBLIC ENTITY CRIMES
- SCHEDULE H – ACKNOWLEDGEMENT OF ADDENDA

This affidavit is to be furnished to the City of Coral Gables with its RFQ response. It is to be filled in, executed by the Proposer and notarized. If the response is made by a Corporation, then it should be executed by its Chief Officer. This document MUST be submitted with the response.

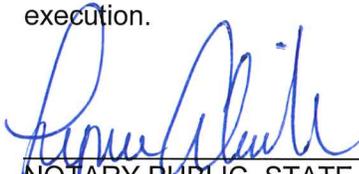
Chris Long  <hr style="border: 0; border-top: 1px solid black;"/> <i>Authorized Name and Signature</i>	President <hr style="border: 0; border-top: 1px solid black;"/> <i>Title</i>	12/29/25 <hr style="border: 0; border-top: 1px solid black;"/> <i>Date</i>
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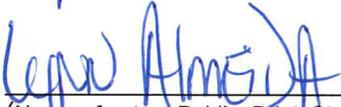
STATE OF Florida

COUNTY OF Palm Beach

On this 29th day of December, 2025, before me the undersigned Notary Public of the State of Florida, personally appeared Chris Long
(Name(s) of individual(s) who appeared before Notary

And whose name(s) is/are subscribes to within the instrument(s), and acknowledges it's execution.


NOTARY PUBLIC, STATE OF Florida


(Name of notary Public; Print, Stamp or Type as Commissioned.)

Personally know to me, or Produced Identification:

(Type of Identification Produced)

NOTARY PUBLIC
SEAL OF OFFICE:



SCHEDULE "A" - CITY OF CORAL GABLES – STATEMENT OF CERTIFICATION

Neither I, nor the firm, hereby represented has:

- a. employed or retained for a commission, percentage brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the Proposer) to solicit or secure this contract.
- b. agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out the contract, or
- c. paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the Proposer) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the contract except as here expressly stated (if any):

SCHEDULE "B" - CITY OF CORAL GABLES - NON-COLLUSION AND CONTINGENT FEE AFFIDAVIT

1. He/she is the President
(Owner, Partner, Officer, Representative or Agent)

of the Proposer that has submitted the attached response.

- 2. He/she is fully informed with respect to the preparation and contents of the attached response and of all pertinent circumstances respecting such response;
- 3. Said response is made without any connection or common interest in the profits with any other persons making any response to this solicitation. Said response is on our part in all respects fair and without collusion or fraud. No head of any department, any employee or any officer of the City of Coral Gables is directly or indirectly interested therein. If any relatives of Proposer's officers or employees are employed by the City, indicate name and relationship below.

Name: N/A Relationship: _____

Name: _____ Relationship: _____

4. No lobbyist or other Proposer is to be paid on a contingent or percentage fee basis in connection with the award of this Contract.

SCHEDULE "C" CITY OF CORAL GABLES – VENDOR DRUG-FREE STATEMENT

Preference may be given to vendors submitting a certification with their bid/proposal certifying they have a drug-free workplace in accordance with Section 287.087, Florida Statutes. This requirement affects all public entities of the State and becomes effective January 1, 1991. The special condition is as follows:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under solicitation a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under solicitation, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section. As the person authorized to sign the statement, I certify that this form complies fully with the above requirements.

The company submitting this solicitation has established a Drug Free work place program in accordance with State Statute 287.087

SCHEDULE "D" CITY OF CORAL GABLES – PROPOSER’S QUALIFICATION STATEMENT

The undersigned declares the truth and correctness of all statements and all answers to questions made hereinafter:

GENERAL COMPANY INFORMATION:

Company Name: Kaufman Lynn Construction, Inc.

Address: 6303 Blue Lagoon Drive, Suite 400, Miami, FL 33126
Street City State Zip Code

Telephone No: () 786.350.1055 Fax No: () 786.523.7989 Email: jzalkin@kaufmanlynn.com

How many years has your company been in business under its present name? 15 Years

If Proposer is operating under Fictitious Name, submit evidence of compliance with Florida Fictitious Name Statue:

N/A

Under what former names has your company operated? : Kaufman Lynn, Inc. General Contractors (10/19/89 - 1/1/11)
Michael I Kaufman, Inc. (1/24/89 - 10/19/89)

At what address was that company located? 4850 T-Rex Avenue, Suite 300, Boca Raton, FL 33431

Is your Company Certified? Yes X No ___ If Yes, **ATTACH COPY** of Certification.

Is your Company Licensed? Yes X No ___ If Yes, **ATTACH COPY** of License

Please see page 17.

Has your company or its senior officers ever declared bankruptcy?

Yes _____ No X If yes, explain: _____

LEGAL INFORMATION:

Please identify each incident **within the last five (5) years** where a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer’s rights, remedies or duties under a contract for the same or similar type services to be provided under this RFQ **(A response is required. If applicable please indicate “none” or list specific information related to this question. Please be mindful that responses provided for this question will be independently verified):**

Please see page 18.

Has your company ever been debarred or suspended from doing business with any government entity?

Yes ___ No X If Yes, explain _____

State of Florida Department of State

I certify from the records of this office that KAUFMAN LYNN CONSTRUCTION, INC. is a corporation organized under the laws of the State of Florida, filed on January 24, 1989.

The document number of this corporation is K60557.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 5, 2026, 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 Fifth day of January, 2026*



[Signature]
Secretary of State

Tracking Number: 1042994492CC
To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



LONG, CHRISTOPHER LEE
KAUFMAN LYNN CONSTRUCTION, INC
3185 S. CONGRESS AVE.
DELRAY BEACH FL 33445

LICENSE NUMBER: CGC1536884

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/22/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

QUALIFICATION STATEMENT AND DISCLOSURES

Kaufman Lynn Construction, Inc.’s commitment to resolving disputes before initiation of litigation has resulted in very few active disputes in Court or arbitration at any given time. No claims, hearings, or other legal proceedings are considered material by Kaufman Lynn Construction, Inc. including its Chief Legal Officer and Chief Financial Officer. There have not been, and there are currently no pending claims that might result in a loss of damages that would materially impact Kaufman Lynn Construction, Inc., or its principals, officers, directors, or shareholders. Below is a list of all civil, criminal, administrative or other similar proceedings within the last five (5) years arising from, or is a dispute concerning, rights, remedies or duties under a contract for the same or similar types of services to be provided under this RFQ, which includes public projects performed for public, municipal or governmental agencies or entities. For more information, please do not hesitate to contact Kaufman Lynn Construction, Inc.’s Chief Legal Officer, Joshua M. Atlas at 561.886.4311 or jatlas@KaufmanLynn.com.

TYPE OF CLAIM	DATE	PROJECT	CASE # / COUNTY STYLE	DESCRIPTION	STATUS
Payment	Dec.15, 2023	City of Riviera Beach Fire Station 88	2023CA016691 Palm Beach County, FL K&M Electric Supply, Inc. v. Brown Electrical Solutions, LLC, Vincent Brown Jr., Rickena Brown, Kaufman Lynn Construction, Inc. & Hartford Fire Insurance Company	Suit filed by a material supplier for non-payment by a 1 st tier subcontractor after Kaufman Lynn Construction, Inc. previously paid the subcontractor.	Settled Apr. 2024
Personal Injury	Jun.16, 2022	City of Pompano Beach Parking Garage	CACE-22-008820 Broward County, FL Nicole Perry v. Kaufman Lynn Construction, Inc.	Claim for personal injury that allegedly occurred approximately six (6) years after completion of the municipal parking garage project.	Kaufman Lynn Dismissed Dec. 2024

SCHEDULE "E" CITY OF CORAL GABLES – CODE OF ETHICS, CONFLICT OF INTEREST, AND CONE OF SILENCE

THESE SECTIONS OF THE CITY CODE CAN BE FOUND ON THE CITY'S WEBSITE, UNDER GOVERNMENT, CITY DEPARTMENT, PROCUREMENT, PROCUREMENT CODE (CITY CODE CHAPTER 2 ARTICLE VIII); SEC 2-1023; SEC 2-606; AND SEC 2-1027, RESPECTIVELY.

IT IS HEREBY ACKNOWLEDGED THAT THE ABOVE NOTED SECTIONS OF THE CITY OF CORAL GABLES CITY CODE ARE TO BE ADHERED TO PURSUANT TO THIS SOLICITATION.

SCHEDULE "F" CITY OF CORAL GABLES - AMERICANS WITH DISABILITIES ACT (ADA) DISABILITY NONDISCRIMINATION STATEMENT

I understand that the above named firm, corporation or organization is in compliance with and agreed to continue to comply with, and assure that any sub-contractor, or third party contractor under this project complies with all applicable requirements of the laws listed below including, but not limited to, those provisions pertaining to employment, provision of programs and service, transportation, communications, access to facilities, renovations, and new construction.

The American with Disabilities Act of 1990 (ADA), Pub. L. 101-336, 104 Stat 327, 42 U.S.C. 12101,12213 and 47 U.S.C. Sections 225 and 661 including Title I, Employment; Title 11, Public Services; Title III, Public Accommodations and Services Operated by Private Entities; Title IV, Telecommunications; and Title V, Miscellaneous Provisions.

The Florida Americans with Disabilities Accessibility Implementation Act of 1993, Sections 5553.501-553.513, Florida Statutes

The Rehabilitation Act of 1973, 229 U.S.C. Section 794

The Federal Transit Act, as amended, 49 U.S.C. Section 1612

The Fair Housing Act as amended, 42 U.S.C. Section 3601-3631

SCHEDULE "G" CITY OF CORAL GABLES - STATEMENT PURSUANT TO SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

1. I understand that a "public entity crime" as define in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any Proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
2. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

3. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
1. A predecessor or successor of a person convicted of a public entity crime; or 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
4. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Proposals or applies to Proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[Must indicate which statement below applies.]**
- Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list.

[Attach a copy of the final order]

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

SCHEDULE "H" CITY OF CORAL GABLES - ACKNOWLEDGEMENT OF ADDENDA

- 1. The undersigned agrees, if this RFQ is accepted, to enter in a Contract with the CITY to perform and furnish all work as specified or indicated in the RFQ, any associated addendum and Contract Documents within the contract time indicated in the RFQ and in accordance with the other terms and conditions of the solicitation and contract documents.
- 2. Acknowledgement is hereby made of the following Addenda, if any (identified by number) received since issuance of the Request for Qualification.

Addendum No. 1 Date 12/5/25 Addendum No. _____ Date _____

Addendum No. 2 Date 12/19/25 Addendum No. _____ Date _____

Addendum No. 3 Date 1/14/26 Addendum No. _____ Date _____

Failure to adhere to changes communicated via any addendum may render your response non-responsive.

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> Mobility Hub Preconstruction and Construction Manager at Risk Services (Coral Gables, FL)		
2. PUBLIC NOTICE DATE 11/25/25	3. SOLICITATION OR PROJECT NUMBER 2025-050	

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE Mishel Mako, Senior Vice President		
5. NAME OF FIRM Kaufman Lynn Construction, Inc.		
6. TELEPHONE NUMBER 786.350.1055	7. FAX NUMBER 786.523.7989	8. E-MAIL ADDRESS mmako@kaufmanlynn.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.	<input checked="" type="checkbox"/>			Kaufman Lynn Construction, Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	6303 Blue Lagoon Drive, Suite 400 Miami, FL 33126	Construction Manager
b.			<input checked="" type="checkbox"/>	DESMAN, Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	100 SE 3rd Avenue, 10th Floor Fort Lauderdale, FL 33394	Parking Consultant
c.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Hans Nelson	13. ROLE IN THIS CONTRACT Project Executive	14. YEARS EXPERIENCE	
		a. TOTAL 19	b. WITH CURRENT FIRM 7
15. FIRM NAME AND LOCATION (City and State) Kaufman Lynn Construction (Miami, FL)			
16. EDUCATION (Degree and Specialization) Florida International University (B.S. Civil & Environmental Engineering)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Florida Certified General Contractor - CGC1534665 OSHA 30+	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) 2020 Salzedo (Coral Gables, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2016
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a 16-story mixed-use tower which included a 7-story parking garage, offices, multifamily units, and restaurants. Hans navigated the preconstruction, permitting, outreach, and construction processes for this Coral Gables project located just a few blocks from your site. <input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Brickell Flatiron Condos and Parking Garage (Miami, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2018
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New 66-story luxury condominium tower with a downtown location. The podium parking garage is a 13-story, 100,000 SF structure with an aluminum facade treatment and EV charging stations. <input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Doral Central Park (Doral, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2025
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Construction of an 82-acre park with 30 different components and programmatic areas, including a 70,000 SF recreation center, events pavilion, an aquatics center, basketball courts, tennis courts, open green space and formal events lawn, nature trails, boat launch, and a wetland boardwalk trail. <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Aventana Apartments & Parking Garage (Aventura, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) May 2027
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE A new 16-story luxury apartment tower featuring four levels of structured parking. Amenities include a pickleball court, a 5th floor pool deck, a spacious clubroom with private dining area, a golf simulator, a resident market and fitness center, coworking lounge and podcast studio, and a private outdoor park. <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Miami WorldCenter Block G West (Miami, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2024
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a 40-story mixed-use building with 422 apartments and 4,103 SF of retail space on the ground floor. The project is a visual expansion of the Caoba tower and shares parking and amenities with the existing building. <input checked="" type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Matt Carney	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 12	b. WITH CURRENT FIRM 10
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kaufman Lynn Construction (Miami, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> University of Florida (B.S. Building Construction)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> OSHA 30+ Hours	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Golden Glades Intermodal Transit Center Garage (Miami, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2022
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.		
(1) TITLE AND LOCATION <i>(City and State)</i> JM Family Headquarters Parking Garage (Deerfield Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2019
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.		
(1) TITLE AND LOCATION <i>(City and State)</i> Doral Central Park (Doral, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2025
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Construction of an 82-acre park with 30 different components and programmatic areas, including a 70,000 SF recreation center, events pavilion, an aquatics center, basketball courts, tennis courts, open green space and formal events lawn, nature trails, boat launch, and a wetland boardwalk trail.		
(1) TITLE AND LOCATION <i>(City and State)</i> Coral Springs City Hall Parking Garage (Coral Springs, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2018
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 5-story, 68,000 s.f. municipal facility and freestanding, 4-level parking garage. The parking garage is connected via a pedestrian bridge and has room for 600 cars, EV charging, bicycle parking, and features native landscaping.		
(1) TITLE AND LOCATION <i>(City and State)</i> Old Town Square Apartments & Parking Garage (Pompano Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2024
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm This project features a 10-story apartment building with 281 units, complete with an attached 300-space parking garage. Additionally, the development includes approximately 5,000 SF of retail space. The amenities offered include a pool deck, an indoor/outdoor gym, clubhouse, and business center.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Carlos Teijeiro	13. ROLE IN THIS CONTRACT Superintendent	14. YEARS EXPERIENCE	
		a. TOTAL 43	b. WITH CURRENT FIRM 21
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kaufman Lynn Construction (Miami, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> St. Thomas University		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> OSHA 30+ Hours	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Golden Glades Intermodal Transit Center Garage (Miami, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2022
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE New construction of a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> FAU Parking Garage III (Boca Raton, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2013
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE New construction of a 4-story, 1000 space structural precast concrete parking garage. While most of the garage is open to the elements, part of the first floor was designed and built for program space other than parking. The floor height on the ground floor was raised to accommodate plumbing and mechanical systems above the build-out spaces.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> 121 Alhambra (Coral Gables, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2003
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE New construction of a 174,000 SF, 16-story, class "A" office building. Amenities for this Mediterranean-Revival building include elegant lobby marble floors and wood finishes, and card-key access system. EPA Energy Star certified, the facilities feature an emergency generator and UPS.		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> Anchor Shops Parking Garage (Miami Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 1998
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE New construction of a 803 space parking garage that included 20,106 s.f. of ancillary retail space fronting Collins Avenue.		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> Mareas at Botanica (Kendall, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2025
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE A multi-phased residential complex including over 600 apartment units, retail, and all associated infrastructure and amenities.		
<input checked="" type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Joe Dadabo	13. ROLE IN THIS CONTRACT Superintendent	14. YEARS EXPERIENCE	
		a. TOTAL 13	b. WITH CURRENT FIRM 7
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kaufman Lynn Construction (Miami, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> New York Institute of Technology (B.S. Architectural Technology)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Certified General Contractor: CGC1534994 Certified Inspector: FDEP Stormwater, Erosion and Sedimentation Control	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
JM Family Headquarters Parking Garage (Deerfield Beach, FL)	N/A	2019
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.		
Seminole Hard Rock Hotel & Casino (Hollywood, FL)	N/A	2018
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Expansion in Hollywood, FL consisting of a larger casino, 60,000 SF of retail and restaurant area, 7,000-seat theater venue, 10-acre lagoon pool, 41,000 SF of spa space, and a new hotel. The main attraction is the colossal 450 foot guitar-shaped hotel which is 36-stories with 638 new rooms.		
Oakland Park Public Works/EOC (Oakland Park, FL)	N/A	2024
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a public works facility/EOC facility on a 5 acre site. Components of the project include 21,400 s.f. operations/EOC building, 8,220 s.f. warehouse, and a 12,918 s.f. fleet maintenance building. The operations/EOC building is a Level E Category 5 emergency operations center and houses the public works department staff.		
Oakland Park City Park (Oakland Park, FL)	N/A	2022
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a city park including basketball courts, pickleball courts, covered playground, restroom and concessions building, and a splash pad. Future phases of the project will include a library and community center buildings, as well as walking trails and a nature preserve.		
Wedge Preserve Park (Parkland, FL)	N/A	2026
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 36-acre park including multipurpose fields, basketball courts, pickleball courts, a ninja course, walking trails and two lakes with boardwalks.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Cameron Sheedy	13. ROLE IN THIS CONTRACT Assistant Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 7	b. WITH CURRENT FIRM 7
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kaufman Lynn Construction (Miami, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> Florida Atlantic University (B.S. Business Administration)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Hollywood Nebraska Street Parking Garage (Hollywood, FL)	N/A	2019
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal façade. One of the spaces is reserved for City of Hollywood.		
Boca Raton Brightline Station Parking Garage (Boca Raton, FL)	N/A	2022
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 4-story parking garage with 455 spaces, including 64 spaces for the adjacent library. In addition to the parking garage, the site offers 12 electric vehicle parking spaces, 101 bicycle spaces for both long term and short term storage, 6 drop off parking spaces in front of the train station and 15 on-street/parallel parking spaces.		
JM Family Headquarters Parking Garage (Deerfield Beach, FL)	N/A	2019
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.		
PBSC Dental/Medical Building (Loxahatchee Grove, FL)	N/A	2025
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 4-story, 83,000 s.f. educational building on an active campus. The project features a fully equipped dental clinic, a surgical technology suite, and science labs that incorporate cutting-edge equipment and technology for students pursuing careers in the dental and medical fields.		
Maltz Jupiter Theatre (Jupiter, FL)	N/A	2022
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Expansion of existing theater to include new back of house with 2 stories of practice rooms, new education/community performance wing with 199 seating capacity, exterior improvements.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Marc Savoy	13. ROLE IN THIS CONTRACT Internal Parking Specialist	14. YEARS EXPERIENCE	
		a. TOTAL 22	b. WITH CURRENT FIRM 12
15. FIRM NAME AND LOCATION <i>(City and State)</i> Kaufman Lynn Construction, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i> University of North Florida (B.S. Building Construction)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> OSHA 30	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Golden Glades Intermodal Transit Center Garage (Miami, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2022
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.		
(1) TITLE AND LOCATION <i>(City and State)</i> Hollywood Nebraska Street Parking Garage (Hollywood, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2019
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal façade. One of the spaces is reserved for City of Hollywood.		
(1) TITLE AND LOCATION <i>(City and State)</i> Boca Raton Brightline Station Parking Garage (Boca Raton, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2022
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 4-story parking garage with 455 spaces, including 64 spaces for the adjacent library. In addition to the parking garage, the site offers 12 electric vehicle parking spaces, 101 bicycle spaces for both long term and short term storage, 6 drop off parking spaces in front of the train station and 15 on-street/parallel parking spaces.		
(1) TITLE AND LOCATION <i>(City and State)</i> FAU Parking Garage III (Boca Raton, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2013
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm New construction of a 4-story, 1000 space structural precast concrete parking garage. While most of the garage is open to the elements, part of the first floor was designed and built for program space other than parking. The floor height on the ground floor was raised to accommodate plumbing and mechanical systems above the build-out spaces.		
(1) TITLE AND LOCATION <i>(City and State)</i> PBSC Dental/Medical Building (Loxahatchee Grove, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2025
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Expansion of existing theater to include new back of house with 2 stories of practice rooms, new education/community performance wing with 199 seating capacity, exterior improvements.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
John H. Judge, P.E.	Drawings Peer Review	a. TOTAL 40	b. WITH CURRENT FIRM 32
15. FIRM NAME AND LOCATION <i>(City and State)</i> DESMAN; McLean, Virginia			
16. EDUCATION <i>(Degree and Specialization)</i> Syracuse University Bachelor of Science in Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Licensed Professional Engineer in 15 States including Florida (PE91907)	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> American Society of Civil Engineers, American Concrete Institute, Precast / Prestressed Concrete Institute, Parksmart Green Garage Assessor			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
1st Avenue South Parking Garage; Naples, Florida	2025	2025
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Structural Engineer of Record for 2-Bay, 4-level, 364-stall parking deck with a canopy covered pedestrian walkway. The \$17,200,000 project included soil improvement using geopiers, concrete spread footings, precast/prestressed concrete superstructure frame, and a vehicle counting system.		
MARC Station Parking Garage; Odenton, Maryland	Ongoing	To Be Determined
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager for team performing design review services for 5-bay, 5-level, 1075-space parking deck with a Street Level shuttle bus pickup / drop off area.		
Convention Center Multi-Level Parking Garage; North Charleston, SC	2021	2021
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Parking Consultant and Structural Engineer of Record for 1990-space, 9-bay parking structure on grade plus 3 supported levels with 13,000 SF storage space for adjacent Convention Center. The \$41.9 million project is designed to meet North Charleston's rigorous seismic requirements.		
Wilmington Transit Center; Wilmington, Delaware	2021	2021
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Structural Engineer of Record for 2-Level, 215-stall steel frame single helix parking garage with a 7-bay street-level transfer facility for intercity and intracity buses. The \$9,500,000 project included removal of contaminated soils, steel piles deep foundations, and rental car agency support.		
Loudoun County Metro Silver Line Extension; Ashburn, Virginia	2021	2021
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Owner's representative for 2 commuter rail station parking garages with a construction cost of \$51.1 million. Programmed facilities, developed design criteria, assisted in RFP development and design-builder selection, reviewed designs and construction submittals, attended progress meetings, and verified construction completion.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Joseph Kochak	Parking Design Peer Review	a. TOTAL 11	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION <i>(City and State)</i> DESMAN; McLean, Virginia			
16. EDUCATION <i>(Degree and Specialization)</i> Auburn University Bachelor of Architecture (B.Arch)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> International Parking & Mobility Institute (IPMI) member			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
1st Avenue South Parking Garage (Naples, FL)	2025	2025
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Construction Administration for 364 parking space garage developed to support a new performing arts center and adjacent residential developments. Performed site visits to document construction, comparison of as-built conditions to design intent, attendance at progress meetings and liaison between construction and structural engineering teams.		
Fort Lauderdale Federal Courthouse Garage (Fort Lauderdale, FL)	Ongoing	To Be Determined
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Parking consultant and Owner's Representative for 350-space parking garage planned to support a new Federal Courthouse. Provided design criteria included parking functional layout and attended City Design Review Committee meetings so the project may be procured using the design/build method.		
72nd St. Community Complex (Miami Beach, FL)	Ongoing	To Be Determined
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Parking consultant for 590-space parking garage planned to be integral with a community center. Provided parking garage consultation, functional layout, access, loading & turning studies.		
Jacksonville International Airport Garage (Jacksonville, FL)	Ongoing	To Be Determined
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Parking consultant for 2160-space parking garage expansion. Parking functional design including reduction of vehicle and pedestrian conflicts and study and recommendations for entry and exiting arrays.		
Miami International Airport Employee Garage (Miami, FL)	Ongoing	Anticipated 2026
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Parking consultant on Owner's Representative Team for 2000 parking space employee garage being delivered using the design/build method. Site visits to view field mock-ups and to verify construction adherence to the design intent and the project program.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
1

21. TITLE AND LOCATION <i>(City and State)</i> Golden Glades Mobility Hub (Miami, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2022

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER FDOT	b. POINT OF CONTACT NAME Sergio Gonzalez	c. POINT OF CONTACT TELEPHONE NUMBER sqgonzalez@pinnaclecei.com
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

New construction of a state-of-the-art mobility hub and transit facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.

About 25% of the ground floor of the garage is built out as a transit hub, an air-conditioned waiting area with offices, seating and monitors announcing the arrival and departure of busses. Adjacent to the space, is the governmental use area. The intent is to potentially lease spaces for retail business here. It is delivered as shell space, fully dried in with all infrastructure built in. Bus lanes dissect the ground floor of the garage from east to west. The ground floor also has a "kiss and ride" area next to the transit hub, secured bike storage, mechanical and electrical rooms, storage areas. Nearly all car parking starts on the second level.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> Pompano Beach Pier Parking Garage (Pompano Beach, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2016

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Pompano Beach	b. POINT OF CONTACT NAME Horacio Danovich	c. POINT OF CONTACT TELEPHONE NUMBER drhdhome@gmail.com
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

This 5-level, 239,646 SF, 662-space parking garage is the corner piece of the Pompano Beach Pier Park master development which was planned as a new city destination with restaurants, retail shops, and a potential hotel establishment. The design developed by the team reflects the needs of the master development plan. The exterior of the garage features undulating abstract sails, evocative of the ocean and maritime location and is in harmony with the Pompano Beach Bridge.

The City of Pompano Beach did not want this project to be solely about the parking garage, but desired the mixed use function to stand out while providing a unique look to the garage that was within budget. The concept of creating a façade that showcased the oceanfront setting started to take hold and the garage was clad in custom sails that can withstand hurricane force winds. The retail liner extends past the parking structure to create a visual pier element to compliment the City pier across the street.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager, Design Builder
b.	(1) FIRM NAME DESMAN, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Lauderdale, FL	(3) ROLE Parking Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION <i>(City and State)</i> Hollywood Nebraska Street Parking Garage (Hollywood, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2019

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Hollywood	b. POINT OF CONTACT NAME Moshe Anuar	c. POINT OF CONTACT TELEPHONE NUMBER manuar@hollywoodfl.org
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal façade. One of the spaces is reserved for City of Hollywood.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager
b.	(1) FIRM NAME DESMAN, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Lauderdale, FL	(3) ROLE Parking Garage Designer/Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

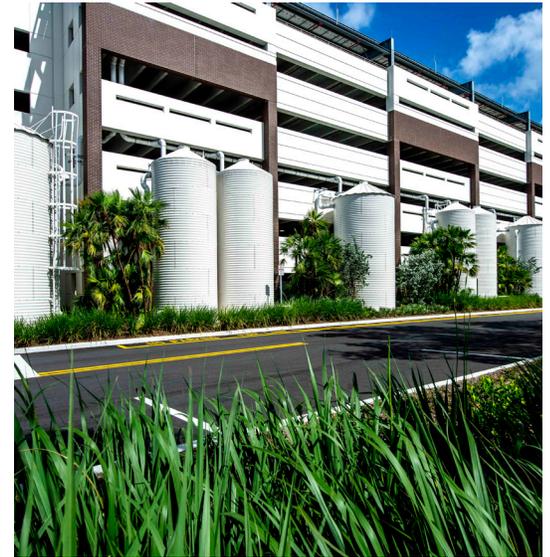
F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> JM Family Headquarters Parking Garage (Deerfield Beach, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2019

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER JM Family Enterprises	b. POINT OF CONTACT NAME Rob Naylor	c. POINT OF CONTACT TELEPHONE NUMBER rob.naylor@jmfamily.com
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Miami Beach 72nd Street Parking Garage	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> TBD

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Miami Beach	b. POINT OF CONTACT NAME Rodney Perez	c. POINT OF CONTACT TELEPHONE NUMBER rodronev Perez@miamibeachfl.gov
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

New construction of an innovative community complex featuring a 600-space parking garage with top level pickleball courts, extensive park and landscaping, community center, library, and rooftop competition swimming pool.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager
b. (1) FIRM NAME DESMAN, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Lauderdale, FL	(3) ROLE Parking Garage Consultant
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

1/21/26

33. NAME AND TITLE

Chris Long, President

MINIMUM REQUIREMENT A1: *Be regularly engaged in the business of providing the same (or similar) goods and/or services in scope and size as described in the "Scope of Services" for a minimum of five (5) years. Bidder's ability to demonstrate the minimum of five (5) years shall be verified through bidder's references provided.*

Kaufman Lynn Construction, the proposer, has and currently is regularly engaged in the business of providing these goods/services as described in the RFQ "Scope of Services" for a minimum of five (5) years as evidenced throughout this proposal.



MINIMUM REQUIREMENT A2: Provide a minimum of three (3) similar engagements satisfactorily performed in the last five (5) years. All references must outline the specific dates when the service(s) were provided and cover the full minimum number of years of experience as stated above. At least one (1) of the references' start date must cover the five (5) year period from the issuance date of this solicitation.

Please see below references for similar engagements, and the following pages for Attachment D - Reference Form.



POMPANO BEACH MUNICIPAL PIER PARKING GARAGE

POMPANO BEACH, FL | June 2015 - June 2016

Design and construction of a 239,646 s.f., 662-space parking garage in close proximity to the beach. The garage became the corner piece of the Pompano Beach Pier Park master development, a city destination with restaurants, retail shops, and a hotel. The design developed by the team reflected the needs of the master development plan and was planned and designed to accept exterior liner structures. **KL and DESMAN collaborated on this project.**



HOLLYWOOD NEBRASKA STREET PARKING GARAGE

HOLLYWOOD, FL | April 2018 - September 2019

New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal façade. Located on the barrier island on a tight site, this project included a complex dewatering effort and virtually no laydown space. Maintenance of Traffic (MOT) was coordinated along A1A to ensure safety along the busy corridor. **KL and DESMAN collaborated on this project.**



GOLDEN GLADES MOBILITY HUB

MIAMI, FL | December 2018 - December 2022

Design-Build process for a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.



JM FAMILY HEADQUARTERS PARKING GARAGE

DEERFIELD BEACH, FL | September 2018 - October 2019

New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.



CITY OF CORAL GABLES REFERENCE FORM

RFQ 2025-050 Mobility Hub Preconstruction and Construction Manager at Risk Services

Complete the form as indicated below, to provide the required information as outlined in Section 3 of the solicitation. The City shall contact the companies listed below to verify the work performed on behalf of your company. All fields must be completed.

Reference # 1 must cover the minimum five (5) year period from the issuance date of this solicitation.

1. Project Name/Location Pompano Beach Pier Parking Garage

Owner Name City of Pompano Beach

Contact Person Horacio Danovich

Contact Telephone No. (954) 786-7834

Email Address: drhdhome@gmail.com

Yearly Budget/Cost Total Cost: \$20.5 million

Dates of Contract From: June 2015 To: June 2016

Project Description This 5-level, 239,646 SF, 662-space parking garage is the corner piece of the Pompano Beach Pier Park master development which was planned as a new city destination with restaurants, retail shops, and a potential hotel establishment.

Additional References must cover similar engagements satisfactorily performed in the last five (5) years.

2. Project Name/Location Golden Glades Mobility Hub

Owner Name Florida Department of Transportation (FDOT)

Contact Person Sergio Gonzalez

Contact Telephone No. (786) 229-7222

Email Address: sgonzalez@pinnaclecei.com

Yearly Budget/Cost Total Cost: \$56.3 million

Dates of Contract From: December 2018 To: October 2021

Project Description New construction of a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.



3. Project Name/Location JM Family Headquarters Parking Garage
- Owner Name JM Family
- Contact Person Rob Naylor
- Contact Telephone No. (954) 480-7894
- Email Address: rob.naylor@jmfamily.com
- Yearly Budget/Cost Total Cost: \$15.3 million
- Dates of Contract From: September 2018 To: October 2019
- Project Description New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.
-
4. Project Name/Location Hollywood Nebraska Street Parking Garage
- Owner Name City of Hollywood
- Contact Person Moshe Anuar
- Contact Telephone No. (954) 924-2980
- Email Address: manuar@hollywoodfl.org
- Yearly Budget/Cost Total Cost: \$10.3 million
- Dates of Contract From: April 2018 To: September 2019
- Project Description New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal façade. One of the spaces is reserved for City of Hollywood.



5. Project Name/Location Doral Central Park
- Owner Name City of Doral
- Contact Person Lazaro Quintero
- Contact Telephone No. (305) 593-6600
- Email Address: Lazaro.Quintero@cityofdoral.com
- Yearly Budget/Cost Total Cost: \$129 million
- Dates of Contract From: July 2019 To: May 2025
- Project Description Multiphased park including over 30 different components and programmatic areas, which encompasses the largest construction effort in the history of the City of Doral. The park serves as the community recreation and events hub and is seeking Florida Green Building Certification (FGBC). **A parking garage with activated rooftop space** is planned as an additional phase.
6. Project Name/Location Miami Beach 72nd Street Parking Garage
- Owner Name City of Miami Beach
- Contact Person Rodney Perez
- Contact Telephone No. 305-673-7000
- Email Address: rodneyperez@miamibeachfl.gov
- Yearly Budget/Cost Total Cost: \$95 million
- Dates of Contract From: August 2026 To: November 2028
- Project Description New construction of an innovative community complex featuring a 600-space parking garage with top level pickleball courts, extensive park and landscaping, community center, library, and rooftop competition swimming pool.



PROPOSER INFORMATION:

Company Name: Kaufman Lynn Construction, Inc.
Representative: Chris Long
Address: 6303 Blue Lagoon Drive, Suite 400, Miami, FL 33126
Telephone No.: 786-350-1055
Fax No.: 786-523-7989
Email Address: jzalkin@kaufmanlynn.com

MINIMUM REQUIREMENT A3: Complete the Standard Form 330 Architect-Engineer Qualifications Form. Proposer's ability to demonstrate the minimum of five (5) years shall be verified through proposer's references provided in the bid response.

Please see page 22 for the completed SF-330.

MINIMUM REQUIREMENT A4: Be licensed as a Certified General Contractor in the State of Florida with the Department of Business & Professional Regulation. A copy of license must be included with proposal response.

Kaufman Lynn Construction is a licensed Certified General Contractor in the State of Florida. Please see license below.



MINIMUM REQUIREMENT A5: Provide financial statements for each of the firms last two (2) complete fiscal years that will demonstrate the proposer has sufficient financial support, as specified in Section 1.12 to ensure that the Proposer can satisfactorily execute the Contract under the terms and conditions stated herein.

Confidential Financial Statements have been uploaded as a separate attachment.

MINIMUM REQUIREMENT B1: *The Proposer's Qualifier must have a minimum of ten (10) years of verifiable construction industry experience. A resume shall be provided with the proposal response.*



President Chris Long has 38 years of experience and has served on KL's leadership team since 2013. He is involved in every project and has a working relationship with many of the municipal/local governmental agencies. Chris has worked with the City of Miami Beach, Doral, Hallandale Beach, Hollywood, Pompano Beach, and Florida Department of Transportation, along with other South Florida municipalities. Please see Section II for a full detailed resume.



MINIMUM REQUIREMENT B2: *The Proposer's Lead Project Manager must a minimum of ten (10) years of documented experience in the management of construction projects and served as Project Manager on similar projects; preferably for municipal/local government agencies. A resume shall be provided with the proposal response.*

Kaufman Lynn Construction's Lead Project Manager, Matt Carney, **has 13 years** of experience in the construction industry. Please see Section II for a full detailed resume.



Matt Carney, Project Manager, has been working with municipal/local governmental agencies for 13 years. Specifically, he's worked on parking garages with the City of Coral Springs, Broward County, and the Florida Department of Transportation, in addition to projects for other public clients.



MINIMUM REQUIREMENT B3: *The Proposer's Superintendent must have a minimum of ten (10) years of documented superintendence experience in the construction industry, providing the services outlined in this solicitation, preferably to municipal/local government agencies. A copy of the resume shall be provided with the proposal response.*

Kaufman Lynn Construction's Superintendent, Carlos Teijeiro, **has 43 years** of experience in the construction industry. Please see Section II for a full detailed resume.



Carlos Teijeiro, Superintendent, has been working with municipal/local governmental agencies for 43 years. Specifically, he's worked with the City of Miami, City of Aventura, City of Hollywood, Florida Department of Transportation and the City of Miramar.



GENERAL QUALIFICATION C: *Provide proof of active status or documentation evidencing Proposer is currently seeking active status with the Florida Department of State, Division of Corporation. Submittals: Current Florida Department of State, Division of Corporation certificate or equivalent document.*

State of Florida Department of State

I certify from the records of this office that KAUFMAN LYNN CONSTRUCTION, INC. is a corporation organized under the laws of the State of Florida, filed on January 24, 1989.

The document number of this corporation is K60557.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 5, 2026, 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 Fifth day of January, 2026*




Secretary of State

Tracking Number: 1042994492CC

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

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

Kaufman Lynn Construction is not certified as a Small or Minority Business Enterprise by the State of Florida or Miami Dade County. Regardless, we have an excellent track record of utilizing small, minority, and woman owned businesses from the local area. We go to great lengths to generate local market awareness of the project prior to bidding a project, which includes advertisements, trade meetings and project specific job fairs. We commit to meeting and exceeding any project specific S/MBE involvement goals.





City of Coral Gables
Finance Department/Procurement Division

Employer E-Verify Affidavit

By executing this affidavit, the undersigned employer verifies its compliance with F.S. 448.095, stating affirmatively that the individual, firm or corporation has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in F.S. 448.095 which prohibits the employment, contracting or sub-contracting with an unauthorized alien. The undersigned employer further confirms that it has obtained all necessary affidavits from its subcontractors, if applicable, in compliance with F.S. 448.095, and that such affidavits shall be provided to the City upon request. Failure to comply with the requirements of F.S. 448.095 may result in termination of the employer's contract with the City of Coral Gables. Finally, the undersigned employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

1671218

Federal Work Authorization User Identification Number

4/15/21

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on 12/29/25 in Delray Beach (city), Florida (state).

Signature of Authorized Officer or Agent

Chris Long, President

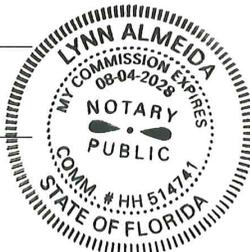
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 29th DAY OF December, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires:

8/4/2028





Company ID Number: 1671218

Approved by:

Employer Kaufman Lynn Construction	
Name (Please Type or Print) Tayler Kirsch	Title
Signature Electronically Signed	Date 04/15/2021
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 04/15/2021



Company ID Number: 1671218

Information Required for the E-Verify Program

Information relating to your Company:

Company Name	Kaufman Lynn Construction
Company Facility Address	3185 S CONGRESS AVE Delray Beach, FL 33445
Company Alternate Address	
County or Parish	PALM BEACH
Employer Identification Number	650098115
North American Industry Classification Systems Code	236
Parent Company	
Number of Employees	100 to 499
Number of Sites Verified for	2



Company ID Number: 1671218

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Tayler Kirsch
Phone Number (561) 886 - 4345
Fax Number
Email Address tkirsch@kaufmanlynn.com

Name Tayler Kirsch
Phone Number (561) 886 - 4345
Fax Number
Email Address tkirsch@kaufmanlynn.com

CITY OF CORAL GABLES
 FINANCE DEPARTMENT/PROCUREMENT DIVISION
 LOBBYIST REGISTRATION FORM

SOLICITATION NAME/NUMBER: RFQ No. 2025-050
Mobility Hub Preconstruction and Construction Manager at Risk Services

The Bidder/Proposer certifies that it understands if it has retained a lobbyist(s) to lobby in connection with this specific competitive solicitation that each lobbyist retained has timely filed the registration or amended registration required under the City of Coral Gables Lobbyist Registration requirement pursuant to Ordinance 2021-24 as outlined below:

Lobbyist means an individual, firm, corporation, partnership, or other legal entity employed or retained, whether paid or not, by a principal, or that contracts with a third-party for economic consideration to perform lobbying activities on behalf of a principal.

Lobbying activity means any attempt to influence or encourage the passage or defeat of, or modification to, governmental actions, including, but not limited to, ordinances, resolutions, rules, regulations, executive orders, and procurement actions or decisions of the city commission, the mayor, any city board or committee, or any city personnel. The term “lobbying activity” encompasses all forms of communication, whether oral, written, or electronic, during the entire decision-making process on actions, decisions, or recommendations which foreseeably will be heard or reviewed by city personnel. This definition shall be subject to the exceptions stated below.

Procurement matter means the city’s processes for the purchase of goods and services, including, but not limited to, processes related to the acquisition of: technology; public works; design services; construction, professional architecture, engineering, landscape architecture, land surveying, and mapping services; the purchase, lease or sale of real property; and the acquisition, granting, or other interest in real property.

City personnel means those city officials, officers and employees who are entrusted with the day-to-day policy setting, operation, and management of certain defined city functions or areas of responsibility, even though ultimate responsibility for such functions or areas rests with the city commission, with the exception of the City Attorney, Deputy City Attorney, and Assistant City Attorneys, advisory personnel (members of city advisory boards and agencies whose sole or primary responsibility is to recommend legislation or give advice to the city commission); and any employee of a city department or division with the authority to participate in procurement matters, when the communication involves such procurement.

Affidavit requirement. The following provisions shall apply to certain individuals who, in procurement matters participate in oral presentations or recorded negotiation meetings and sessions:

- a. The principal shall list on an affidavit form, provided by the City, all technical experts or employees of the principal whose normal scope of employment does not include lobbying activities and whose sole participation in the city procurement matter involves an appearance and participation in a city procurement matter involves an appearance and participation in an oral presentation before a city certification, evaluation, selection, technical review or similar committee, or recorded negotiation meetings or sessions.
- b. No person shall appear before any procurement committee or at any procurement negotiation meeting or session on behalf of a principal unless he/she has been listed as part of the principal’s presentation or negotiation team or has registered as a lobbyist. For purposes of this subsection only, the listed members of the oral presentation or negotiation team shall not be required to separately register as lobbyists or pay any registration fees. The affidavit will be filed by the city procurement staff with the city clerk at the after the proposal is submitted or prior to the recorded negotiation meeting or session. Notwithstanding the foregoing, any person who engages in lobbying activities in addition to appearing before a procurement committee to make an oral presentation, or at a recorded procurement negotiation meeting or session, shall comply with all lobbyist registration requirements.

The Bidder/Proposer hereby certifies that: (select one)

It has not retained a lobbyist(s) to lobby in connection with this competitive solicitation; however, if one is retained anytime during the competitive process and prior to contract execution for this project, the lobbyist will properly register with the City Clerk’s Office within two (2) business days of being retained with copy to the city procurement staff.

It has retained a lobbyist(s) to lobby in connection with this competitive solicitation and certified that each lobbyist retained has timely filed the registration or amended registration required under the City of Coral Gables

CITY OF CORAL GABLES
FINANCE DEPARTMENT/PROCUREMENT DIVISION
LOBBYIST REGISTRATION FORM

Lobbyist Registration requirement pursuant to Ordinance 2021-24 Section and that the required affidavit has been properly filed

It is a requirement of this solicitation that the following information be provided for all lobbyists retained to lobby in connection with this solicitation be listed below:

Name of Lobbyist: Les Pantin
Lobbyist's Firm (if applicable): Pantin GOV
Phone: 305.215.2162
E-mail: les@pantingov.com

Name of Lobbyist: _____
Lobbyist's Firm (if applicable): _____
Phone: _____
E-mail: _____

Name of Lobbyist: _____
Lobbyist's Firm (if applicable): _____
Phone: _____
E-mail: _____

Name of Lobbyist: _____
Lobbyist's Firm (if applicable): _____
Phone: _____
E-mail: _____

Authorized Signature: 
Printed Name: Chris Long
Date: 12/29/25
Title: President
Bidder/Proposer Name: Kaufman Lynn Construction, Inc.

LOBBYIST AFFIDAVIT

Solicitation Name/Number: Coral Gables Mobility Hub - RFQ 2025-050

The following provisions shall apply to certain individuals who, in procurement matters participate in oral presentations or recorded responsiveness, responsibility or negotiation meetings and sessions:

a. The principal shall list below all technical experts or employees of the principal whose normal scope of employment does not include lobbying activities and whose sole participation in the city procurement matter involves an appearance and participation in an oral presentation before an evaluation, selection, technical review or similar committee, or recorded responsiveness, responsibility or negotiation meetings or sessions.

b. No person shall appear before any procurement committee or at any procurement responsiveness, responsibility or negotiation meeting or session on behalf of a principal unless he/she has been listed as part of the principal’s team pursuant to this affidavit or has registered as a lobbyist. For purposes affidavit only, the listed members of the oral presentation or negotiation team shall not be required to separately register as lobbyists or pay any registration fees.

This affidavit will be provided by the city procurement staff to the city clerk after the proposal is submitted or prior to the oral presentation. Any changes after the original affidavit is submitted by the proposer and prior to the oral presentations, an updated copy shall be presented to the Procurement Division and the City Clerk at least twenty-four (24) hours prior scheduled time for the oral presentation session. Notwithstanding the foregoing, any person who engages in lobbying activities in addition to appearing before a procurement committee to make an oral presentation, or at a recorded procurement negotiation meeting or session, shall comply with all lobbyist registration requirements.

List of employees & technical experts:

NAME	TITLE	ROLE	COMPANY/FIRM
Chris Long	President	President	Kaufman Lynn Construction
Garret Southern	Chief Operating Officer	Chief Operating Officer	Kaufman Lynn Construction
Mishel Mako	Senior Vice President	Senior Vice President	Kaufman Lynn Construction
Hans Nelson	Project Executive	Project Executive	Kaufman Lynn Construction
Matt Carney	Project Manager	Project Manager	Kaufman Lynn Construction
Carlos Teijeiro & Joe Dadabo	Superintendents	Superintendents	Kaufman Lynn Construction
Cameron Sheedy	Assistant Project Manager	Assistant Project Manager	Kaufman Lynn Construction
Marc Savoy	Internal Parking Specialist	Internal Parking Specialist	Kaufman Lynn Construction
Jeff Zalkin	Design Coordinator	Design Coordinator	Kaufman Lynn Construction
Winston Newman	Safety Director	Safety Director	Kaufman Lynn Construction
Chase Sammons	Quality Control Director	Quality Control Director	Kaufman Lynn Construction
Chris Christy	VP Preconstruction	VP Preconstruction	Kaufman Lynn Construction

CITY OF CORAL GABLES
FINANCE DEPARTMENT/PROCUREMENT DIVISION

LOBBYIST AFFIDAVIT

I do solemnly swear that all of the foregoing information is true and correct and I will fully comply with requirements of this affidavit and the associated City of Coral Gables Lobbyist Registration requirement pursuant to Ordinance 2021-24 Section.

Authorized Signature: *Chris Long*

Printed Name: Chris Long Title: President

Date: 1/21/26

Bidder/Proposer's Name: Kaufman Lynn Construction

NOTARY PUBLIC

STATE OF Florida

COUNTY OF Palm Beach

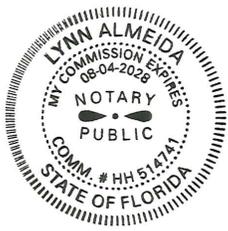
On this 21st day of January, 2026, before me the undersigned Notary Public of the State of Florida, personally appeared Chris Long (Name(s) of individual(s) who appeared before Notary

And whose name(s) is/are subscribes to within the instrument(s), and acknowledges it's execution.

Lynn Almeida
NOTARY PUBLIC, STATE OF Florida
LYNN ALMEIDA

(Name of notary Public; Print, Stamp or Type as Commissioned.)

SEAL OF OFFICE:



Personally know to me, or Produced

Identification:

(Type of Identification Produced)

Section II

EXPERIENCE & QUALIFICATIONS



FIRM OVERVIEW

Founded in 1989, Kaufman Lynn Construction is a full-service commercial contractor with over 36 years of experience building municipal projects. KL is local and brings the expertise and experience to your project, ensuring that the Mobility Hub project is completed on time and on budget. Our firm has a broad range of experience across an array of project types including municipal parking garage projects.

Kaufman Lynn is 100% employee owned, which means every employee has a vested interest in the success of your project. Our President, Chris Long, and COO, Garret Southern, will work closely with your project team to ensure it is executed effectively and timely. Accurate pricing, dedication to job safety, aggressive scheduling, and owner satisfaction are the core principles of our success. Our goal is a seamless project completion and smooth delivery for each and every owner. By blending best-in-class cost savings alternatives with stringent quality control processes, Kaufman Lynn Construction continues to be a respected industry leader in building public and private projects throughout Florida.

Kaufman Lynn Construction

- FIRM SIZE:** 220, including 13 management and 42 technical/support staff
- YEARS IN BUSINESS:** 36
- OFFICE LOCATION:** 6303 Blue Lagoon Drive, Suite 400, Miami, FL 33126
- RELEVANT EXPERIENCE:** KL has built multiple municipal parking garages, including below and more.



PARKING GARAGE EXPERTISE



GOLDEN GLADES GARAGE



NEBRASKA ST. GARAGE



POMPANO PIER GARAGE

TRANSPORTATION HUB EXPERTS



“Kaufman Lynn met the timeline with room to roam. This project sets the bar for future structures in Pompano Beach and everywhere else in South Florida.”

HORACIO DANOVICH
CIP MANAGER
CITY OF POMPANO BEACH



8,584

TOTAL PARKING SPACES



“Kaufman Lynn Construction was very helpful and effective in assisting the design team to stay on budget, producing detailed estimates for various schemes and offering cost effective alternatives. Their pro-active involvement enabled the team to implement changes that were requested by FAU in order to meet the campus' short and long-term goals.”

TOM DONAUDY
FORMER ASST. VICE PRESIDENT, FACILITIES MANAGER
FLORIDA ATLANTIC UNIVERSITY





DESMAN DESIGN EXPERIENCE



5,000

PARKING FACILITIES



7,500

PARKING PROJECTS



1,500

MIXED USE PARKING FACILITIES



50

MOBILITY HUBS





6303 Blue Lagoon Drive
Suite 400 | Miami, FL 33126
o 305.407.5333

www.kaufmanlynn.com

CGC 021732

January 21, 2026

Neivy Garcia, Procurement Specialist
City of Coral Gables, Procurement Department
2800 SW 72nd Ave
Miami, FL 33155

Dear Ms. Garcia and Selection Committee Members:

Kaufman Lynn Construction (KL) and DESMAN Design Management (DESMAN) are excited to share with you this comprehensive proposal of our extensive skills and qualifications in response to your request for a Preconstruction and Construction Manager at Risk Service for your new Mobility Hub. Our proven experience with municipal mobility hub and parking garage facilities means we bring the right blend of experience to ensure your project is built to serve your community for years to come. The ability of the KL-DESMAN team to perform this important work is demonstrated in this qualification package. We are confident that our team is the best choice for the following reasons:

Transportation Hub Experts

All members of our proposed team members have proven experience building municipal parking garages locally in South Florida. Collectively, KL-DESMAN has built more than 7,500 parking projects. Our team has worked with various nearby municipalities and recently completed the award-winning Golden Glades Mobility Hub, one of the largest parking garages in South Florida. This proven experience will benefit Coral Gables.

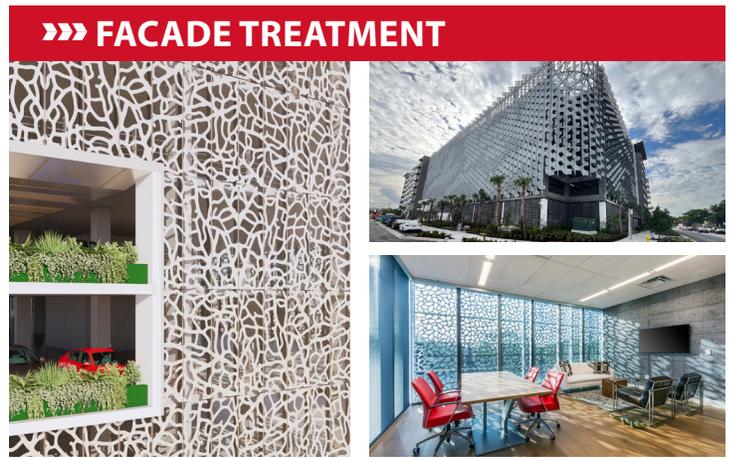
Understanding of your Project Goals

We have been tracking this project for years and understand how it has developed and transformed through public engagement and the procurement process. This project is located on a tight site on a one-way street, and requires building within close proximity to the businesses located on Miracle Mile without disruption. We understand the importance of this area to the City and will work with all stakeholders to make sure construction progresses with minimal disruptions to the businesses and neighbors surrounding the site.



Similar Finishes

We have stayed up to date as the design for the Mobility Hub has progressed over the years through public engagement and City workshops. The current design calls for a metal facade screen mimicing natural elements, public art through murals or sculptures, activation of the rooftop and event or restaurant space. KL has built all of these components and will work with you and Gensler to continue to drive the design and construction process to get the project across the finish line.



DESMAN Design Management

DESMAN is a top-tier national firm with over 5,000 facilities and over 50 Mobility Hubs. As the premier firm focused on parking facilities, DESMAN will enhance the KL team in providing solutions, constructability analysis and best practices from other facilities they have planned and designed. KL and DESMAN have collaborated on multiple South Florida municipal parking garages and are currently working together on Miami Beach 72nd Street Parking Garage.

Collaboration & Partnership

Effective collaboration is key to achieving the City of Coral Gables' vision. KL knows the importance of working as a PARTNER with the City of Coral Gables and the design team led by Gensler. We focus on being an active part of the team, working hand-in-hand with Gensler, to bring the best ideas, means and methods to the process. Our team has worked with Gensler and their consultants on many projects and we are certain we can be effective. The success of your Mobility Hub will be a direct result of our collaborative attitude and dedication to achieving your goals.

Our Commitment

Our team commits to you that we will be a pro-active partner and will work hard in preconstruction to get the best comprehensive price while making sure the design can be built.

KL-DESMAN is dedicated to the success of the City of Gables' Mobility Hub and commits to you that we will be pro-active partners from start to finish. As the President of Kaufman Lynn Construction, I am personally committed to the success of your projects and I appreciate your time and thoughtful consideration of our capabilities and experience.

Sincerely,

Chris Long
 President
 Kaufman Lynn Construction



PERMIT PROCESS FOR YOUR MOBILITY HUB

Permitting for the City of Coral Gables' Mobility Hub requires a proactive approach coupled with City collaboration and the expertise of our Internal Parking Specialist, Marc Savoy. This ensures that the potentially long process can be expedited.

As a local team, we have designed, engineered, and built dozens of buildings in Miami-Dade County. Our thorough knowledge and historical understanding of both the City of Coral Gables' permitting processes and timelines, enables us to complete the job on schedule.

INTERNAL PARKING SPECIALIST - MARC SAVOY

Kaufman Lynn understands working with public agencies and the processing of permits through the Building Department. Our Internal Parking Specialist, Marc Savoy, has worked on parking garage projects for multiple public agencies throughout South Florida. His guidance and oversight of the team will ensure that we receive the demolition and site work permit to allow demolition on schedule. Concurrently, we plan to also apply for the building permit, so that once the demolition and site work are finished, we can immediately start the construction process.

CITY COLLABORATION

In order to effectively procure permits early, Kaufman Lynn will work closely with the City of Coral Gables to secure these permits ahead of the dates the City has proposed.

Our experience in Coral Gables allows us to be proactive and set a working plan with Gensler for a smooth permitting process.



PROVEN PERMITTING EXPERIENCE

As a proven local builder we have recent experience with **over \$652 million of Miami-Dade County projects permitted in the last 4 years**, with more in preconstruction. We have gone through the permitting process on many large scale Miami projects and secured all the various permits correctly and on time. Our proven experience will ensure the process runs smoothly from preconstruction through completion.



GOLDEN GLADES MOBILITY HUB-\$56.2M



CUTLER BAY LEGACY PARK & MUNICIPAL COMPLEX \$62 MILLION



MIAMI WORLDCENTER-\$99M



DORAL CENTRAL PARK-\$127M



MAREAS AT BOTANICA-\$168M

**\$652M
LOCAL
MIAMI
PROJECTS**



THE COVE-\$170M



MIAMI BEACH 72ND STREET PARKING GARAGE \$95 MILLION

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> Golden Glades Mobility Hub (Miami, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2022

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER FDOT	b. POINT OF CONTACT NAME Sergio Gonzalez	c. POINT OF CONTACT TELEPHONE NUMBER sgonzalez@pinnaclecei.com
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

New construction of a state-of-the-art mobility hub and transit facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.

About 25% of the ground floor of the garage is built out as a transit hub, an air-conditioned waiting area with offices, seating and monitors announcing the arrival and departure of busses. Adjacent to the space, is the governmental use area. The intent is to potentially lease spaces for retail business here. It is delivered as shell space, fully dried in with all infrastructure built in. Bus lanes dissect the ground floor of the garage from east to west. The ground floor also has a "kiss and ride" area next to the transit hub, secured bike storage, mechanical and electrical rooms, storage areas. Nearly all car parking starts on the second level.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> Pompano Beach Pier Parking Garage (Pompano Beach, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2016

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Pompano Beach	b. POINT OF CONTACT NAME Horacio Danovich	c. POINT OF CONTACT TELEPHONE NUMBER drhdhome@gmail.com
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

This 5-level, 239,646 SF, 662-space parking garage is the corner piece of the Pompano Beach Pier Park master development which was planned as a new city destination with restaurants, retail shops, and a potential hotel establishment. The design developed by the team reflects the needs of the master development plan. The exterior of the garage features undulating abstract sails, evocative of the ocean and maritime location and is in harmony with the Pompano Beach Bridge.

The City of Pompano Beach did not want this project to be solely about the parking garage, but desired the mixed use function to stand out while providing a unique look to the garage that was within budget. The concept of creating a façade that showcased the oceanfront setting started to take hold and the garage was clad in custom sails that can withstand hurricane force winds. The retail liner extends past the parking structure to create a visual pier element to compliment the City pier across the street.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager, Design Builder
b.	(1) FIRM NAME DESMAN, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Lauderdale, FL	(3) ROLE Parking Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

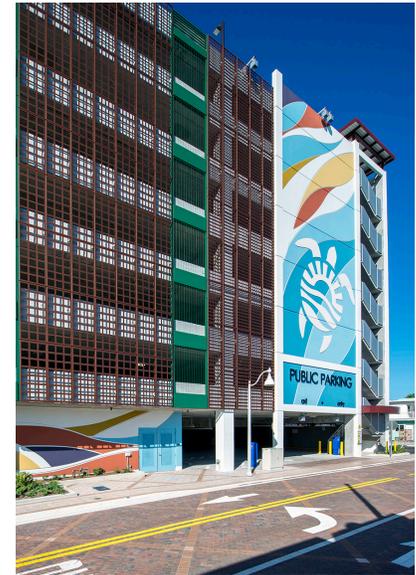
F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION <i>(City and State)</i> Hollywood Nebraska Street Parking Garage (Hollywood, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2019

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Hollywood	b. POINT OF CONTACT NAME Moshe Anuar	c. POINT OF CONTACT TELEPHONE NUMBER manuar@hollywoodfl.org
---------------------------------------	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal façade. One of the spaces is reserved for City of Hollywood.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager
b.	(1) FIRM NAME DESMAN, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Lauderdale, FL	(3) ROLE Parking Garage Designer/Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

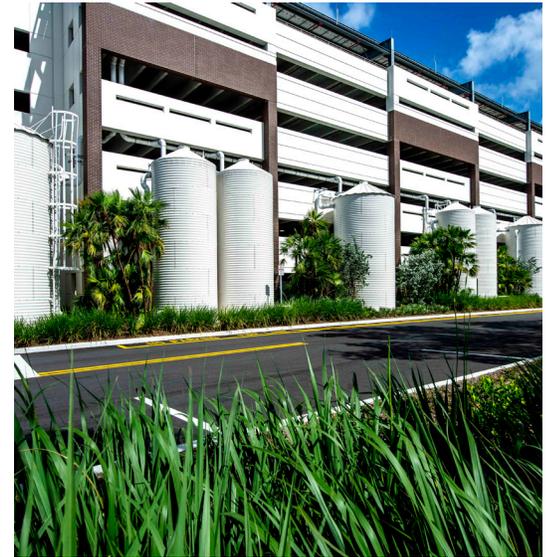
F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> JM Family Headquarters Parking Garage (Deerfield Beach, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2019

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER JM Family Enterprises	b. POINT OF CONTACT NAME Rob Naylor	c. POINT OF CONTACT TELEPHONE NUMBER rob.naylor@jmfamily.com
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Miami Beach 72nd Street Parking Garage	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> TBD

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Miami Beach	b. POINT OF CONTACT NAME Rodney Perez	c. POINT OF CONTACT TELEPHONE NUMBER rodroneperez@miamibeachfl.gov
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

New construction of an innovative community complex featuring a 600-space parking garage with top level pickleball courts, extensive park and landscaping, community center, library, and rooftop competition swimming pool.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager
b.	(1) FIRM NAME DESMAN, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Lauderdale, FL	(3) ROLE Parking Garage Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

KL'S EXPERIENCE WORKING WITH DESIGN PROFESSIONALS & SUBS

Kaufman Lynn Construction (KL) understands that with a good **PARTNERSHIP** we can make sure the project progresses through design effectively while maximizing the process to encourage innovation. KL knows the importance of working as a **PARTNER** with the City of Coral Gables and the design team led by Gensler. We will take a proactive approach with all parties and bring effective solutions to address important decisions on the Mobility Hub appearance and function. *The result will be a true state-of-the-art facility that becomes an important hub for the City for years to come.*

KL's Philosophy

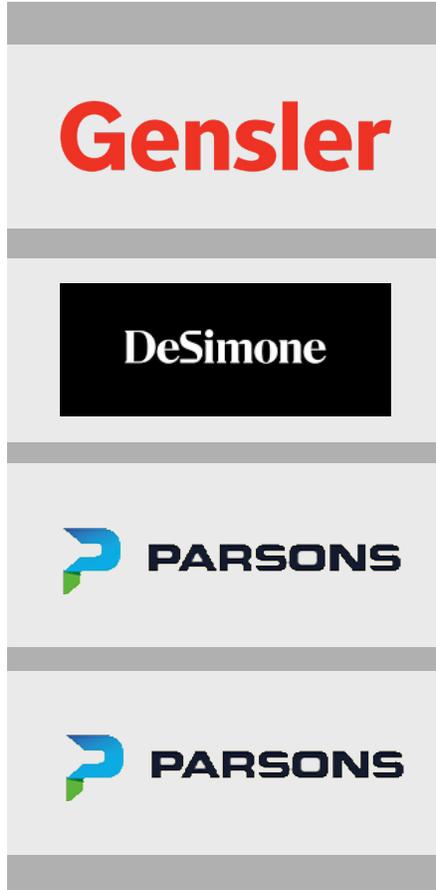
Effective collaboration is key to achieving the City of Coral Gables' vision. We focus on being an active part of the team, working hand-in-hand with Gensler, to bring the best ideas, means and methods to the process.

Gensler's Team

Our team has worked with Gensler and their consultants on many projects and we know we can be effective. The success of the Mobility Hub is determined by more than just working and coordinating with Gensler. DeSimone Consulting Engineers (Structural) and Parsons (Parking Design & Technology) are vital consultants for this project and KL will work seamlessly with each firm to ensure the best Mobility Hub for the residents.

Zippered Approach

The KL team is made up of experts that align with the design team and we have worked with them on many projects.



TEAM LEADERS

STRUCTURAL EXPERTS

PARKING EXPERTS

TECHNOLOGY EXPERTS

Team Leadership

KL will coordinate closely with Gensler to provide overall leadership for the preconstruction effort to support their design process. This will happen in formal meetings, but will also occur frequently through emails, texts and phone calls. Frequent communication and bouncing off “what if” ideas is what will make this Mobility Hub truly state-of-the-art.

Parking & Technology Solutions

Gensler along with DESMAN will make sure the parking component on the Mobility Hub is efficient and effective. DESMAN Design which is a firm that often works with Gensler and Parsons on parking facilities will be supporting KL. DESMAN’s structural and parking experience will enhance the design team and allow us to provide a level of constructibility and feedback unparalleled in the industry.

Organized to Coordinate



Our team brings coordination expertise that no other team has and we have structured our organizational chart to maximize communication and collaboration. Jeff Zalkin (below) is KL's Design Coordinator and will ensure the design team and construction team are working in lock step. As the former President of South Florida Chapter Chair of DBIA (Design Build Institute of America), he has been trained in coordinating with designers. Jeff plays a pivotal role in making sure the design and construction teams are fully integrated and working together throughout the process.

KL
TEAM



Jeff Zalkin
Design Coordinator

Gensler
TEAM



**KL won the DBIA's
Top Municipal Project of the Year
for the mixed-use transportation hub (Pier Garage)
for the City of Pompano Beach!**

FINANCIAL STATEMENTS

As per Addendum 3, Kaufman Lynn Construction submitted the requested financial statements for the last two (2) complete fiscal years as a separate attachment clearly identified as “Financial Statements.”





Gensler

⋮



Hans Nelson
Project Executive



Marc Savoy
Internal Parking
Specialist



Jeff Zalkin
Design
Coordinator

⋮



Matt Carney
Project Manager



Carlos Teijeiro
Senior
Superintendent



Cameron Sheedy
Assistant Project
Manager



Joe Dadabo
Superintendent



John Judge, P.E.
Structural
Engineer



Joe Kochak
Project
Coordinator

Kaufman Lynn
Executive Support

Chris Long
President

Garret Southern
COO

Mishel Mako
Senior Vice President

Kaufman Lynn
Departmental Support

Chris Christy
VP Preconstruction

Chase Sammons
Quality Control Director

Winston Newman
Safety Director

**All Team Members Have Parking Garage and
Municipal Project Experience**



RELATED EXPERIENCE



CHRIS LONG
PRESIDENT

Chris Long draws on more than 35 years of experience, including leadership roles at KL and other top construction firms. Throughout his career, Chris has demonstrated expertise in leadership, management oversight, and strategy, particularly in helping to steer company growth through expansion into new territories. He has overseen multimillion-dollar projects in various market sectors, including education, hospitality, office, retail, and multi-family. Chris has been a key member of KL's growth and leadership team for several years before taking on his current role. He has led efforts to enhance service excellence to clients and partners. Chris joined KL in January 2013 as Vice President of Operations and has led several projects for key clients, including Florida Atlantic University and Broward College. In this position, he supported the leadership team and all employees to execute and accomplish the goals of the strategic plan, while managing the organization's overall operational activities.

EDUCATION

B.S. Construction Management,
Louisiana State University

CERTIFICATIONS

Florida Certified General Contractor
CGC1536884

YEARS WITH FIRM/TOTAL

38/13



GOLDEN GLADES MOBILITY HUB

\$56.2 MILLION

New construction of a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.



HOLLYWOOD NEBRASKA ST. PARKING GARAGE

\$13.1 MILLION

New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal facade. Project included extensive MOT planning along the busy A1A corridor. Assistant Project Manager.

SELECT PARKING GARAGE EXPERIENCE:

- Hollywood Nebraska Street Parking Garage | \$13.1 million
- Boca Raton Brightline Parking Garage | \$15.4 million
- Golden Glades Mobility Hub | \$56.3 million
- Miami Beach 72nd Street Parking Garage | \$80 million
- Pompano Beach Pier Municipal Parking Garage | \$16.1 million
- Naples 1st Avenue Parking Garage | \$12.1 million
- JM Family Parking Garage | \$15.3 million

RELATED EXPERIENCE



2020 SALZEDO APARTMENTS & PARKING GARAGE \$65 MILLION

New construction of a 16-story mixed-use tower which included a 7-story parking garage, offices, shops, multifamily units, and restaurants. Hans navigated the preconstruction, permitting, outreach, and construction processes for this Coral Gables project located just a few blocks from your site!

MIAMI, FL
\$258 Million

BRICKELL FLATIRON CONDOS & PARKING GARAGE

New 1,617,284 GSF, 66-story, luxury condominium tower with a downtown location. The podium parking garage is a 13-story, 100,000 square foot structure with an aluminum facade treatment and EV charging stations.

DORAL, FL
\$142 Million

DORAL CENTRAL PARK

Construction of an 82-acre park with 30 different components and programmatic areas, including a 70,000 SF recreation center, events pavilion, an aquatics center, basketball courts, tennis courts, open greenspace and formal events lawn, nature trails, boat launch a wetland boardwalk trail and more.

MIAMI, FL
\$107 Million

AVENTANA APARTMENTS & PARKING GARAGE

A new 16-story luxury apartment tower featuring four levels of structured parking. Amenities include a pickleball court, a fifth-floor pool deck, a spacious clubroom with private dining area, a golf simulator, a 24/7 resident market and a fitness center, a kids' activity room, a spa, a maker studio, a music room, coworking lounge, podcast studio, offices, and a private outdoor park.



CORAL GABLES EXPERIENCE

PARKING GARAGE EXPERIENCE



HANS NELSON

PROJECT EXECUTIVE

Hans is especially skilled in estimating and pre-construction, project buyout, value engineering, constructability, budget management, client relations and all phases of construction. His duties include management of all project phases, from design through completion. Hans is skilled at utilizing managerial and financial tools to optimize margins and profitability. He is accountable for estimating, planning, budgets, client/subcontractor/staff relations, cost management, purchasing, schedules, quality control, project documentation, logistics and execution of multiple projects. In addition to oversight, additional primary goals are to ensure quality, accountability and efficiency.

EDUCATION

B.S. Civil & Environmental Engineering,
Florida International University

CERTIFICATIONS

Florida CGC1534665
OSHA 30+ Hour

YEARS WITH FIRM/TOTAL

7/18



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Hans Nelson	13. ROLE IN THIS CONTRACT Project Executive	14. YEARS EXPERIENCE	
		a. TOTAL 19	b. WITH CURRENT FIRM 7
15. FIRM NAME AND LOCATION (City and State) Kaufman Lynn Construction (Miami, FL)			
16. EDUCATION (Degree and Specialization) Florida International University (B.S. Civil & Environmental Engineering)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Florida Certified General Contractor - CGC1534665 OSHA 30+	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
2020 Salzedo (Coral Gables, FL)	N/A	2016
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm New construction of a 16-story mixed-use tower which included a 7-story parking garage, offices, multifamily units, and restaurants. Hans navigated the preconstruction, permitting, outreach, and construction processes for this Coral Gables project located just a few blocks from your site.		
Brickell Flatiron Condos and Parking Garage (Miami, FL)	N/A	2018
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm New 66-story luxury condominium tower with a downtown location. The podium parking garage is a 13-story, 100,000 SF structure with an aluminum facade treatment and EV charging stations.		
Doral Central Park (Doral, FL)	N/A	2025
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Construction of an 82-acre park with 30 different components and programmatic areas, including a 70,000 SF recreation center, events pavilion, an aquatics center, basketball courts, tennis courts, open green space and formal events lawn, nature trails, boat launch, and a wetland boardwalk trail.		
Aventana Apartments & Parking Garage (Aventura, FL)	N/A	May 2027
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm A new 16-story luxury apartment tower featuring four levels of structured parking. Amenities include a pickleball court, a 5th floor pool deck, a spacious clubroom with private dining area, a golf simulator, a resident market and fitness center, coworking lounge and podcast studio, and a private outdoor park.		
Miami WorldCenter Block G West (Miami, FL)	N/A	2024
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 40-story mixed-use building with 422 apartments and 4,103 SF of retail space on the ground floor. The project is a visual expansion of the Caoba tower and shares parking and amenities with the existing building.		

RELATED EXPERIENCE



**MATT
CARNEY**

PROJECT MANAGER

Matt is a results-oriented, hands-on construction professional well versed in municipal projects. His responsibilities include the operation in all fields of administration, policies and procedures, and the overall day to day construction duties like team leadership, project organization, managing cost control and financial reporting as well as preparing project and cash flow schedules, and assisting the estimating department in preconstruction efforts.

EDUCATION

B.S. Building Construction, University of Florida

CERTIFICATIONS

OSHA 30+ Hour

YEARS WITH FIRM/TOTAL

10/13



GOLDEN GLADES MOBILITY HUB

\$56.2 MILLION

New construction of a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.

DEERFIELD, FL
\$15.3 Million

JM FAMILY PARKING GARAGE

New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.

DORAL, FL
\$142 Million

DORAL CENTRAL PARK

Construction of an 82-acre park with 30 different components and programmatic areas, including a 70,000 SF recreation center, events pavilion, an aquatics center, basketball courts, tennis courts, open greenspace and formal events lawn, nature trails, boat launch a wetland boardwalk trail and more.

CORAL SPRINGS, FL
\$34 Million

CORAL SPRINGS CITY HALL & PARKING GARAGE

New construction of a 5-story, 68,000 s.f. municipal facility and freestanding, 4-level parking garage. The parking garage is connected via a pedestrian bridge and has room for 600 cars, EV charging, bicycle parking, and features native landscaping.



PARKING GARAGE EXPERTISE



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Matt Carney	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 12	b. WITH CURRENT FIRM 10
15. FIRM NAME AND LOCATION (City and State) Kaufman Lynn Construction (Miami, FL)			
16. EDUCATION (Degree and Specialization) University of Florida (B.S. Building Construction)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) OSHA 30+ Hours	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) Golden Glades Intermodal Transit Center Garage (Miami, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2022
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) JM Family Headquarters Parking Garage (Deerfield Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2019
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Doral Central Park (Doral, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2025
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Construction of an 82-acre park with 30 different components and programmatic areas, including a 70,000 SF recreation center, events pavilion, an aquatics center, basketball courts, tennis courts, open green space and formal events lawn, nature trails, boat launch, and a wetland boardwalk trail.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Coral Springs City Hall Parking Garage (Coral Springs, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2018
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a 5-story, 68,000 s.f. municipal facility and freestanding, 4-level parking garage. The parking garage is connected via a pedestrian bridge and has room for 600 cars, EV charging, bicycle parking, and features native landscaping.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Old Town Square Apartments & Parking Garage (Pompano Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2024
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE This project features a 10-story apartment building with 281 units, complete with an attached 300-space parking garage. Additionally, the development includes approximately 5,000 SF of retail space. The amenities offered include a pool deck, an indoor/outdoor gym, clubhouse, and business center.		
<input checked="" type="checkbox"/> Check if project performed with current firm		

RELATED EXPERIENCE



CARLOS TEIJEIRO

SUPERINTENDENT

Carlos has 43 years of construction experience including CM at Risk and Design/Bid/Build of universities, public and private facilities. He continuously builds productive relationships with owners and subcontractors. His duties include quality control oversight for all subcontractors, coordination of weekly safety meetings and monthly safety inspections, on-site coordination of subcontractor performance, preparation of Requests for Information (RFIs), tracking review of submittals, preparation of two-week look ahead schedule and filing and journaling meeting minutes, job logs and daily reports.

EDUCATION

St. Thomas University

CERTIFICATIONS

OSHA 30+ Hour

YEARS WITH FIRM/TOTAL

21/43



GOLDEN GLADES MOBILITY HUB

\$56.2 MILLION

New construction of a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.



BOCA RATON, FL

\$11.5 Million

FAU PARKING GARAGE III

New construction of a 4-story, 1000 space structural precast concrete parking garage constructed to allow for future retail space on ground floor. KL worked on an active campus around ongoing operations.



CORAL GABLES, FL

\$32 Million

121 ALHAMBRA

New construction of a 174,000 SF, 16-story, class "A" office building. Amenities for this Mediterranean-Revival building include elegant lobby marble floors and wood finishes, and card-key access system. EPA Energy Star certified, the facilities feature an emergency generator and UPS.



MIAMI BEACH, FL

ANCHOR SHOPS PARKING GARAGE

New construction of a 803 space parking garage that included 20,106 SF of ancillary retail space fronting Collins Avenue.



PARKING GARAGE EXPERTISE



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Carlos Teijeiro	13. ROLE IN THIS CONTRACT Superintendent	14. YEARS EXPERIENCE	
		a. TOTAL 43	b. WITH CURRENT FIRM 21
15. FIRM NAME AND LOCATION (City and State) Kaufman Lynn Construction (Miami, FL)			
16. EDUCATION (Degree and Specialization) St. Thomas University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) OSHA 30+ Hours	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) Golden Glades Intermodal Transit Center Garage (Miami, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2022
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) FAU Parking Garage III (Boca Raton, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2013
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a 4-story, 1000 space structural precast concrete parking garage. While most of the garage is open to the elements, part of the first floor was designed and built for program space other than parking. The floor height on the ground floor was raised to accommodate plumbing and mechanical systems above the build-out spaces.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) 121 Alhambra (Coral Gables, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2003
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a 174,000 SF, 16-story, class "A" office building. Amenities for this Mediterranean-Revival building include elegant lobby marble floors and wood finishes, and card-key access system. EPA Energy Star certified, the facilities feature an emergency generator and UPS.		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Anchor Shops Parking Garage (Miami Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 1998
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a 803 space parking garage that included 20,106 s.f. of ancillary retail space fronting Collins Avenue.		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Mareas at Botanica (Kendall, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2025
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE A multi-phased residential complex including over 600 apartment units, retail, and all associated infrastructure and amenities.		
<input checked="" type="checkbox"/> Check if project performed with current firm		

RELATED EXPERIENCE



JM FAMILY PARKING GARAGE

\$15 MILLION

New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.

OAKLAND PARK, FL
\$6 Million

OAKLAND PARK CITY PARK

New construction of a city park including basketball courts, pickleball courts, covered playground, restroom and concessions building, and a splash pad. KL worked closely with the City on this bond funded project that re-purposed acres of City land that was serving as the public works department office and maintenance space. Super.

OAKLAND PARK, FL
\$25 Million

OAKLAND PARK PUBLIC WORKS/EOC

New construction of a public works facility/EOC facility on a 5 acre site. Components of the project include operations/EOC building, warehouse, and a fleet maintenance building. The operations/EOC building is a Level E Category 5 emergency operations center and houses the public works department staff. Super.

HOLLYWOOD, FL
\$1.5 Billion

HOLLYWOOD HARD ROCK CASINO/HOTEL

Expansion in Hollywood, FL consisting of a larger casino, 60,000 SF of retail and restaurant area, 7,000-seat theater venue, 10-acre lagoon pool, 41,000 SF of spa space, and a new hotel. The main attraction is the colossal 450 foot guitar-shaped hotel which is 36-stories with 638 new rooms.



MUNICIPAL EXPERIENCE



PARKING GARAGE EXPERIENCE



JOE DADABO

SUPERINTENDENT

Joe is a dedicated professional with a passion for construction technology and a track record of municipal, administrative, and education project success. As superintendent, he has overall responsibility for project progress, quality control oversight for all subcontractors, coordination of weekly safety meetings and monthly safety inspections, on-site coordination of subcontractor performance, communication and teamwork, preparation of Requests for Information (RFIs), tracking review of submittals, preparation of 2-week look ahead schedule, job logs & daily reports.

EDUCATION

B.S. Architecture, New York University of Technology

CERTIFICATIONS

Florida CGC1534994

YEARS EXPERIENCE/WITH KL

12/7



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Joe Dadabo	13. ROLE IN THIS CONTRACT Superintendent	14. YEARS EXPERIENCE	
		a. TOTAL 13	b. WITH CURRENT FIRM 7
15. FIRM NAME AND LOCATION (City and State) Kaufman Lynn Construction (Miami, FL)			
16. EDUCATION (Degree and Specialization) New York Institute of Technology (B.S. Architectural Technology)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Florida Certified General Contractor: CGC1534994 Certified Inspector: FDEP Stormwater, Erosion and Sedimentation Control	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) JM Family Headquarters Parking Garage (Deerfield Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2019
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.		
(1) TITLE AND LOCATION (City and State) Seminole Hard Rock Hotel & Casino (Hollywood, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2018
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Expansion in Hollywood, FL consisting of a larger casino, 60,000 SF of retail and restaurant area, 7,000-seat theater venue, 10-acre lagoon pool, 41,000 SF of spa space, and a new hotel. The main attraction is the colossal 450 foot guitar-shaped hotel which is 36-stories with 638 new rooms.		
(1) TITLE AND LOCATION (City and State) Oakland Park Public Works/EOC (Oakland Park, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2024
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a public works facility/EOC facility on a 5 acre site. Components of the project include 21,400 s.f. operations/EOC building, 8,220 s.f. warehouse, and a 12,918 s.f. fleet maintenance building. The operations/EOC building is a Level E Category 5 emergency operations center and houses the public works department staff.		
(1) TITLE AND LOCATION (City and State) Oakland Park City Park (Oakland Park, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2022
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a city park including basketball courts, pickleball courts, covered playground, restroom and concessions building, and a splash pad. Future phases of the project will include a library and community center buildings, as well as walking trails and a nature preserve.		
(1) TITLE AND LOCATION (City and State) Wedge Preserve Park (Parkland, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2026
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 36-acre park including multipurpose fields, basketball courts, pickleball courts, a ninja course, walking trails and two lakes with boardwalks.		

RELATED EXPERIENCE



CAMERON SHEEDY

ASSISTANT PROJECT MANAGER

Cameron is a dedicated professional with 7 years of experience in all facets of construction having worked in the municipal, educational, multifamily, and commercial sectors. Cameron was an integral team member on multiple award-winning projects. He is known for overcoming major renovation and expansion work challenges to successfully install advanced technology and bring older facilities up to code. He has experience working with the assigned Project Executive and Superintendent, and has built for the City of Hollywood.

EDUCATION

B.S. Business Administration, Florida Atlantic University

YEARS WITH FIRM/TOTAL

8/8

PERCENTAGE ASSIGNED

100%



HOLLYWOOD NEBRASKA ST. PARKING GARAGE \$13.1 MILLION

New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal facade. Project included extensive MOT planning along the busy A1A corridor. Assistant Project Manager.

BOCA RATON, FL \$15.4 Million

BOCA RATON BRIGHTLINE PARKING GARAGE

New construction of a Brightline Station and attached parking garage on a 1.8-acre site. The parking garage has 455 spaces, including 64 spaces for the adjacent library. The site offers 12 electric vehicle parking spaces, 101 bicycle spaces for both long term and short term storage. PM.

LOXAHATCHEE, FL \$53 Million

PBSC DENTAL/MEDICAL BUILDING

New construction of a 4-story, 83,000 s.f. medical education building on an active campus. The project features a fully equipped dental clinic, a surgical technology suite, and science labs that incorporate cutting-edge equipment and technology for students. PM

JUPITER, FL \$25 Million

MALTZ JUPITER THEATRE

This project includes an upgraded Broadway-scale stage, an expanded orchestra pit, a state-of-the-art production center, a second 199-seat theatre, a new dining experience, and an enlarged version of the Goldner Conservatory of Performing Arts. APM



PARKING GARAGE EXPERTISE



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Cameron Sheedy	13. ROLE IN THIS CONTRACT Assistant Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 7	b. WITH CURRENT FIRM 7
15. FIRM NAME AND LOCATION (City and State) Kaufman Lynn Construction (Miami, FL)			
16. EDUCATION (Degree and Specialization) Florida Atlantic University (B.S. Business Administration)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) Hollywood Nebraska Street Parking Garage (Hollywood, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2019
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal façade. One of the spaces is reserved for City of Hollywood.		
(1) TITLE AND LOCATION (City and State) Boca Raton Brightline Station Parking Garage (Boca Raton, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2022
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 4-story parking garage with 455 spaces, including 64 spaces for the adjacent library. In addition to the parking garage, the site offers 12 electric vehicle parking spaces, 101 bicycle spaces for both long term and short term storage, 6 drop off parking spaces in front of the train station and 15 on-street/parallel parking spaces.		
(1) TITLE AND LOCATION (City and State) JM Family Headquarters Parking Garage (Deerfield Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2019
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.		
(1) TITLE AND LOCATION (City and State) PBSC Dental/Medical Building (Loxahatchee Grove, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2025
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New construction of a 4-story, 83,000 s.f. educational building on an active campus. The project features a fully equipped dental clinic, a surgical technology suite, and science labs that incorporate cutting-edge equipment and technology for students pursuing careers in the dental and medical fields.		
(1) TITLE AND LOCATION (City and State) Maltz Jupiter Theatre (Jupiter, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2022
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Expansion of existing theater to include new back of house with 2 stories of practice rooms, new education/community performance wing with 199 seating capacity, exterior improvements.		

RELATED EXPERIENCE



HOLLYWOOD NEBRASKA ST. PARKING GARAGE \$13.1 MILLION

New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal façade. Project included extensive MOT planning along the busy A1A corridor. Project Manager.

MIAMI, FL
\$56.3 Million

GOLDEN GLADES MOBILITY HUB

New construction of a park-and-ride and transit terminal facility. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub. PM.

BOCA RATON, FL
\$27 Million

BOCA RATON BRIGHTLINE STATION/GARAGE

New construction of a Brightline Station and attached parking garage on a 1.8-acre site. The parking garage has 455 spaces, including 64 spaces for the adjacent library. The site offers 12 electric vehicle parking spaces, 101 bicycle spaces for both long term and short term storage. PM.

BOCA RATON, FL
\$11.5 Million

FAU PARKING GARAGE

New construction of a 4-story, 1000 space structural precast concrete parking garage constructed to allow for future retail space on ground floor. KL worked on an active campus around ongoing operations. PM.

MARC SAVOY

INTERNAL PARKING GARAGE SPECIALIST

Marc has 21 years of experience in commercial construction working on complex projects. He not only has the technical knowledge but the right temperament for this project. He is goal driven and capable of managing seemingly competing priorities. Focused and determined, Marc maintains excellent communication with owner, architect and the subcontractor base to assure everyone is working in unison. He has experience working with the assigned Project Manager and Superintendent, and has built for multiple South Florida municipalities. He will use his experience building similar municipal parking garage facilities to assist the onsite team and benefit this project.

EDUCATION

B.S. Building Construction, University of North Florida

YEARS WITH FIRM/TOTAL

12/22



PARKING GARAGES

HOLLYWOOD EXPERIENCE



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Marc Savoy	13. ROLE IN THIS CONTRACT Internal Parking Specialist	14. YEARS EXPERIENCE	
		a. TOTAL 22	b. WITH CURRENT FIRM 12
15. FIRM NAME AND LOCATION (City and State) Kaufman Lynn Construction, Inc.			
16. EDUCATION (Degree and Specialization) University of North Florida (B.S. Building Construction)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) OSHA 30	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

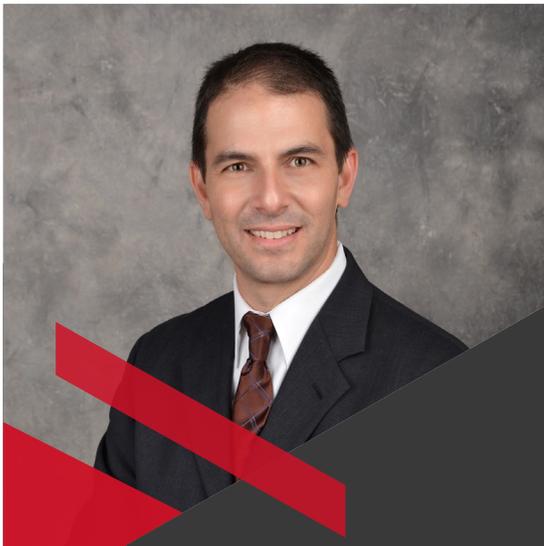
(1) TITLE AND LOCATION (City and State) Golden Glades Intermodal Transit Center Garage (Miami, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2022
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Hollywood Nebraska Street Parking Garage (Hollywood, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2019
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal façade. One of the spaces is reserved for City of Hollywood.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Boca Raton Brightline Station Parking Garage (Boca Raton, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2022
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a 4-story parking garage with 455 spaces, including 64 spaces for the adjacent library. In addition to the parking garage, the site offers 12 electric vehicle parking spaces, 101 bicycle spaces for both long term and short term storage, 6 drop off parking spaces in front of the train station and 15 on-street/parallel parking spaces.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) FAU Parking Garage III (Boca Raton, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2013
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE New construction of a 4-story, 1000 space structural precast concrete parking garage. While most of the garage is open to the elements, part of the first floor was designed and built for program space other than parking. The floor height on the ground floor was raised to accommodate plumbing and mechanical systems above the build-out spaces.		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) PBSC Dental/Medical Building (Loxahatchee Grove, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION (If applicable) 2025
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Expansion of existing theater to include new back of house with 2 stories of practice rooms, new education/community performance wing with 199 seating capacity, exterior improvements.		
<input type="checkbox"/> Check if project performed with current firm		

RELATED EXPERIENCE



2020 SALZEDO APARTMENTS & PARKING GARAGE \$65 MILLION

New construction of a 16-story mixed-use tower which included a 7-story parking garage, offices, shops, multifamily units, and restaurants. Jeff worked in preconstruction and outreach efforts for this Coral Gables project located just a few blocks from your site!



JEFF ZALKIN

DESIGN COORDINATOR

Jeff Zalkin has been involved in public sector projects for the past 27 years primarily focused on municipal and educational facilities. He understands the nuances of municipal facilities, more specifically parking garage facilities and will be a point person working with the design team during preconstruction to ensure the final product meets all project goals. As the past president of the South Florida Chapter of DBIA, he understands the Design-Build process and will ensure a smooth delivery of the project from start to finish. Jeff has played an integral role in three City of Hollywood projects, including the Nebraska Street Parking Garage.

EDUCATION

M.B.A., Florida International University

B.S. University of Florida

YEARS WITH FIRM/TOTAL

9/28

PERCENTAGE ASSIGNED

As needed

SELECT PARKING GARAGE EXPERIENCE:

- Hollywood Nebraska Street Parking Garage | \$13.1 million
- Boca Raton Brightline Parking Garage | \$15.4 million
- Golden Glades Mobility Hub | \$56.3 million
- Miami Beach 72nd Street Parking Garage | \$80 million
- Pompano Beach Pier Municipal Parking Garage | \$16.1 million
- Naples 1st Avenue Parking Garage | \$12.1 million
- JM Family Parking Garage | \$15.3 million
- Office Depot Headquarters Parking Garage | \$150 million
- Lee County Justice Center Parking Garage



PARKING GARAGES



CORAL GABLES EXPERIENCE

RELATED EXPERIENCE



MIA INTERMODAL CENTER

\$350 MILLION

New construction of a 4 million s.f., three-story rental car facility with 3,200 parking spaces, 14 elevated fuel islands, and 24 car wash bays on each level, including 14+ active cranes during peak construction period.

MIAMI BEACH, FL \$95 Million

MIAMI BEACH 72ND STREET PARKING GARAGE

New construction of a community complex featuring a 600-space parking garage with rooftop amenities, extensive park and landscaping, community center, library, and rooftop competition swimming pool.

NAPLES, FL \$17.2 Million

NAPLES 1ST AVENUE PARKING GARAGE

New construction of a precast four-level parking garage including 366 spaces and parking space counter system. This hurricane-hardened garage is attached to the new Naples Playhouse and features metal screening and wall panels, bicycle parking, and 8 electric charging stations.

MIAMI, FL \$107 Million

AVENTANA APARTMENTS & PARKING GARAGE

A new 16-story luxury apartment tower featuring four levels of structured parking. Amenities include a pickleball court, a fifth-floor pool deck, a spacious clubroom with private dining area, a golf simulator, a 24/7 resident market and a fitness center, a kids' activity room, a spa, a maker studio, a music room, coworking lounge, podcast studio, offices, and a private outdoor park.



PARKING GARAGE EXPERTISE



WINSTON NEWMAN

SAFETY DIRECTOR

Winston is a safety professional with established hands-on experience in commercial and industrial safety operations with deep technical competency in a multitude of unique and complex construction projects. He has a track record of successfully managing multiple large-scale projects simultaneously through the entire life cycle of construction with a history of low incidence. He has extensive experience in risk/safety management, needs analysis, safety culture establishment, mentoring, and contractor insurance programs. He has a history of effectively coordinating and managing compliance operations for medium and large organizations.

EDUCATION

B.S. Economics,
University of Florida

CERTIFICATIONS

Certified Stormwater Compliance Inspector (FL, KY), CSP, CRIS, ARM, CHST, OSHA Outreach Trainer (500hrs)

YEARS WITH FIRM/TOTAL

3/18

RELATED EXPERIENCE



CHASE SAMMONS

DIRECTOR OF QUALITY CONTROL

Chase is an intense, result-oriented, self-starter whose drive and sense of urgency are tempered and disciplined by his concern for the accuracy and quality of the work he oversees. Chase will meet consistently with the team for your project and provide detailed quality control inspections, plans, and reports. Additionally during construction, we ensure quality through our daily quality inspections along with weekly jobsite meetings.

EDUCATION

B.S. Construction Management, Clemson University

CERTIFICATIONS

OSHA 30 Hour

YEARS WITH FIRM/TOTAL

11/22



JM FAMILY PARKING GARAGE

\$15.3 MILLION

New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.

MIAMI BEACH, FL
\$95 Million

MIAMI BEACH 72ND STREET PARKING GARAGE

New construction of a community complex featuring a 600-space parking garage with rooftop amenities, extensive park and landscaping, community center, library, and rooftop competition swimming pool.

NAPLES, FL
\$17.2 Million

NAPLES 1ST AVENUE PARKING GARAGE

New construction of a precast four-level parking garage including 366 spaces and parking space counter system. This hurricane-hardened garage is attached to the new Naples Playhouse and features metal screening and wall panels, bicycle parking, and 8 electric charging stations.

BOCA RATON, FL

BOCA RATON MUNICIPAL PARKING GARAGE

Construction on the occupied Municipal Services Complex site includes a new fleet maintenance garage with additional parking levels for City vehicles.



PARKING GARAGE EXPERTISE

RELATED EXPERIENCE



MIAMI INTERNATIONAL AIRPORT/MDAD EMPLOYEE GARAGE

Miami Dade County Aviation Department (MDAD) has identified the need for a 2,000-space employee parking garage with a budget of approximately \$30,000,000 (excluding soft costs and project contingencies). The garage will be delivered through a design/build process and based on a Design Criteria Package (DCP) to be developed by the Consultant. DESMAN's role will be as Parking Consultant and Structural Engineer for development of the DCP.



JOSEPH KOCHAK

PROJECT COORDINATOR

Mr. Kochak has over 9 years of experience in the architectural profession working on a wide variety of projects, including parking facilities, mixed use buildings, residential and commercial facilities in roles of project management and project coordination. His experience includes all aspects of architectural work from planning and design to preparing construction documents, permitting and construction administration. Since joining DESMAN, Mr. Kochak turned his focus to specialize in the architectural and planning design of multi-level parking structures.

EDUCATION

Auburn University, B.A. Architecture
(5 – year degree)

YEARS WITH FIRM/TOTAL

2 / 10

PERCENTAGE ASSIGNED

35%

JACKSONVILLE, FL
\$30 million

JACKSONVILLE INTERNATIONAL AIRPORT

Due to increasing parking demand, an expansion of 1,160 parking spaces across six levels was proposed to supplement the existing facility. DESMAN was retained as the parking consultant, with responsibilities including coordination of the parking access and revenue control systems (PARCS), dynamic signage, and the layout of the rental garage.

NAPLES, FL
\$11 million

NAPLES 1ST AVENUE PARKING GARAGE

DESMAN collected and reviewed information, progressing from the Schematic/Functional Design Phase to develop structural design documents, including beams, floor slabs, and columns. We refined the parking functional design, addressing layouts, access controls, security, operations, maintenance, and dynamic signage during the Design Development Phase. **KL-DESMAN Project.**

MIAMI BEACH, FL
\$22 million

72ND STREET COMMUNITY CENTER & GARAGE

New mixed-use parking structure—a three-level facility providing 500 spaces with integrated vehicular ramps for vertical circulation. As Assistant Project Manager, I was responsible for gathering and reviewing information related to the facility's functional layout and coordinating parking access and revenue control systems. **KL-DESMAN Project.**



PARKING GARAGE EXPERTISE

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Joseph Kochak	13. ROLE IN THIS CONTRACT Parking Design Peer Review	14. YEARS EXPERIENCE	
		a. TOTAL 11	b. WITH CURRENT FIRM 3

15. FIRM NAME AND LOCATION *(City and State)*
DESMAN; McLean, Virginia

16. EDUCATION <i>(Degree and Specialization)</i> Auburn University Bachelor of Architecture (B.Arch)	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
International Parking & Mobility Institute (IPMI) member

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. 1st Avenue South Parking Garage (Naples, FL)	2025	2025
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Construction Administration for 364 parking space garage developed to support a new performing arts center and adjacent residential developments. Performed site visits to document construction, comparison of as-built conditions to design intent, attendance at progress meetings and liaison between construction and structural engineering teams.		
b. Fort Lauderdale Federal Courthouse Garage (Fort Lauderdale, FL)	Ongoing	To Be Determined
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Parking consultant and Owner's Representative for 350-space parking garage planned to support a new Federal Courthouse. Provided design criteria included parking functional layout and attended City Design Review Committee meetings so the project may be procured using the design/build method.		
c. 72nd St. Community Complex (Miami Beach, FL)	Ongoing	To Be Determined
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Parking consultant for 590-space parking garage planned to be integral with a community center. Provided parking garage consultation, functional layout, access, loading & turning studies.		
d. Jacksonville International Airport Garage (Jacksonville, FL)	Ongoing	To Be Determined
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Parking consultant for 2160-space parking garage expansion. Parking functional design including reduction of vehicle and pedestrian conflicts and study and recommendations for entry and exiting arrays.		
e. Miami International Airport Employee Garage (Miami, FL)	Ongoing	Anticipated 2026
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Parking consultant on Owner's Representative Team for 2000 parking space employee garage being delivered using the design/build method. Site visits to view field mock-ups and to verify construction adherence to the design intent and the project program.		



JOHN JUDGE, PE

STRUCTURAL ENGINEER OF RECORD

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

His current responsibilities with DESMAN include oversight of all technical production in the Virginia office and hands-on project management. During his career with DESMAN, he has been involved in the field investigation, new design, construction administration and restoration of several parking facilities, bridges and buildings.

EDUCATION

Syracuse University
B.S. in Civil Engineering
FL - NCEES 17-357-49

YEARS WITH FIRM/TOTAL

27 / 35

PERCENTAGE ASSIGNED

25%

RELATED EXPERIENCE



NAPLES 1ST AVENUE PARKING GARAGE

As a key team member, DESMAN collected and reviewed information, progressing from the Schematic/Functional Design Phase to develop structural design documents, including beams, floor slabs, and columns. We refined the parking functional design, addressing layouts, access controls, security, operations, maintenance, and dynamic signage during the Design Development Phase. **KL-DESMAN Project.**

MIAMI, FL
\$27.6 million

COLLINS PARK MIXED-USE GARAGE

Due to increasing parking demand, the need to expand transit options, and the availability of suitable City-owned sites, the City has funded the potential construction of 10 or more parking structures located in key areas of the City. DESMAN was retained by the City as their Design Consultant for the garages for the preparation of design criteria packages (DCP).

PALM BEACH, FL
\$12.8 million

DISTRICT OF THE GARDENS PARKING GARAGE

DESMAN was retained by Excel Gardens, LLC a subsidiary of ShopCore Properties to provide Parking Consulting and Structural Engineering services for a 425-space, five level precast garage serving a retail shopping center located in District of the Gardens.

ORLANDO, FL
\$54 million

LAKE NONA HQ OFFICE PARKING GARAGE

DESMAN was retained as Parking Consultant, Architect of Record (AOR) and Structural Engineer of Record (SEOR) for a new parking structure generally described as a 6-level facility providing 1800 spaces and incorporating a speed ramps for vertical access.



PARKING GARAGE EXPERTISE

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME John H. Judge, P.E.	13. ROLE IN THIS CONTRACT Drawings Peer Review	14. YEARS EXPERIENCE	
		a. TOTAL 40	b. WITH CURRENT FIRM 32

15. FIRM NAME AND LOCATION *(City and State)*
DESMAN; McLean, Virginia

16. EDUCATION <i>(Degree and Specialization)</i> Syracuse University Bachelor of Science in Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Licensed Professional Engineer in 15 States including Florida (PE91907)
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
American Society of Civil Engineers, American Concrete Institute, Precast / Prestressed Concrete Institute, Parksmart Green Garage Assessor

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> 1st Avenue South Parking Garage; Naples, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i> 2025

a. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE Check if project performed with current firm
Structural Engineer of Record for 2-Bay, 4-level, 364-stall parking deck with a canopy covered pedestrian walkway. The \$17,200,000 project included soil improvement using geopiers, concrete spread footings, precast/prestressed concrete superstructure frame, and a vehicle counting system.

(1) TITLE AND LOCATION <i>(City and State)</i> MARC Station Parking Garage; Odenton, Maryland	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> To Be Determined

b. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE Check if project performed with current firm
Project Manager for team performing design review services for 5-bay, 5-level, 1075-space parking deck with a Street Level shuttle bus pickup / drop off area.

(1) TITLE AND LOCATION <i>(City and State)</i> Convention Center Multi-Level Parking Garage; North Charleston, SC	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i> 2021

c. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE Check if project performed with current firm
Parking Consultant and Structural Engineer of Record for 1990-space, 9-bay parking structure on grade plus 3 supported levels with 13,000 SF storage space for adjacent Convention Center. The \$41.9 million project is designed to meet North Charleston's rigorous seismic requirements.

(1) TITLE AND LOCATION <i>(City and State)</i> Wilmington Transit Center; Wilmington, Delaware	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i> 2021

d. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE Check if project performed with current firm
Structural Engineer of Record for 2-Level, 215-stall steel frame single helix parking garage with a 7-bay street-level transfer facility for intercity and intracity buses. The \$9,500,000 project included removal of contaminated soils, steel piles deep foundations, and rental car agency support.

(1) TITLE AND LOCATION <i>(City and State)</i> Loudoun County Metro Silver Line Extension; Ashburn, Virginia	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i> 2021

e. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE Check if project performed with current firm
Owner's representative for 2 commuter rail station parking garages with a construction cost of \$51.1 million. Programmed facilities, developed design criteria, assisted in RFP development and design-builder selection, reviewed designs and construction submittals, attended progress meetings, and verified construction completion.

Section III

PROJECT UNDERSTANDING, PROPOSED APPROACH & METHODOLOGY



THE HUB OF THE CORAL GABLES SMART CITY

As a **SOUTH FLORIDA BASED FIRM**, Kaufman Lynn Construction (KL) is quite familiar with the project location and understands how important the Mobility Hub is to the nearby Miracle Mile. Our approach to managing projects, developed building hundreds of local facilities, effectively minimizes disruptions to the surrounding areas.

While established processes create the framework for our interactions, each project has a unique set of conditions. That is why each starts with an assessment of the conditions and an approach that is specific to your project.

THE 3 KEY ASPECTS OF OUR APPROACH

BUSINESS PARTNERSHIP

PROJECT COMPONENT OPTIMIZATION

INTEGRATION OF TECHNOLOGY

The Mobility Hub is an essential element of Coral Gable's vision of connectivity and activating the downtown area. Utilizing the aspects above, we work with all stakeholders to make this a true Hub for the City.

UNDERSTANDING THE SCOPE

KL has reviewed the updated design presented to the City in October 2025 by the selected architect – Gensler. Considerations for the Mobility Hub go well beyond that of a typical mixed-use parking garage:

1. The facility will integrate into the City's larger initiative of information gathering and sharing to provide real-time information to the City and the Residents/Visitors.
2. The facility needs to have flexibility built into it so it can accommodate changes in both infrastructure and automotive technology.
3. It must accommodate many forms of transportation from scooters, bikes, cars, etc.
4. It will have activation at the rooftop which may take different forms based on what the final scope entails.
5. This facility will be seen from every side due to the access from Miracle Mile as well as the increased height of the facility.



ADDRESSING THE NEEDS OF SURROUNDING BUSINESSES

KL, along with our team partners DESMAN, have been focused on this facility for a long time. We understand the current conditions and have thought about how to make the construction process as smooth as possible.

We would like to discuss the issues that are of vital concern to the businesses both along Andalusia Ave and Miracle Mile. Below are **FIVE** important aspects of the site and our plan, which demonstrated our proactive nature for the surrounding businesses.

1 >>> PARKING DURING CONSTRUCTION & TRAFFIC ROUTES

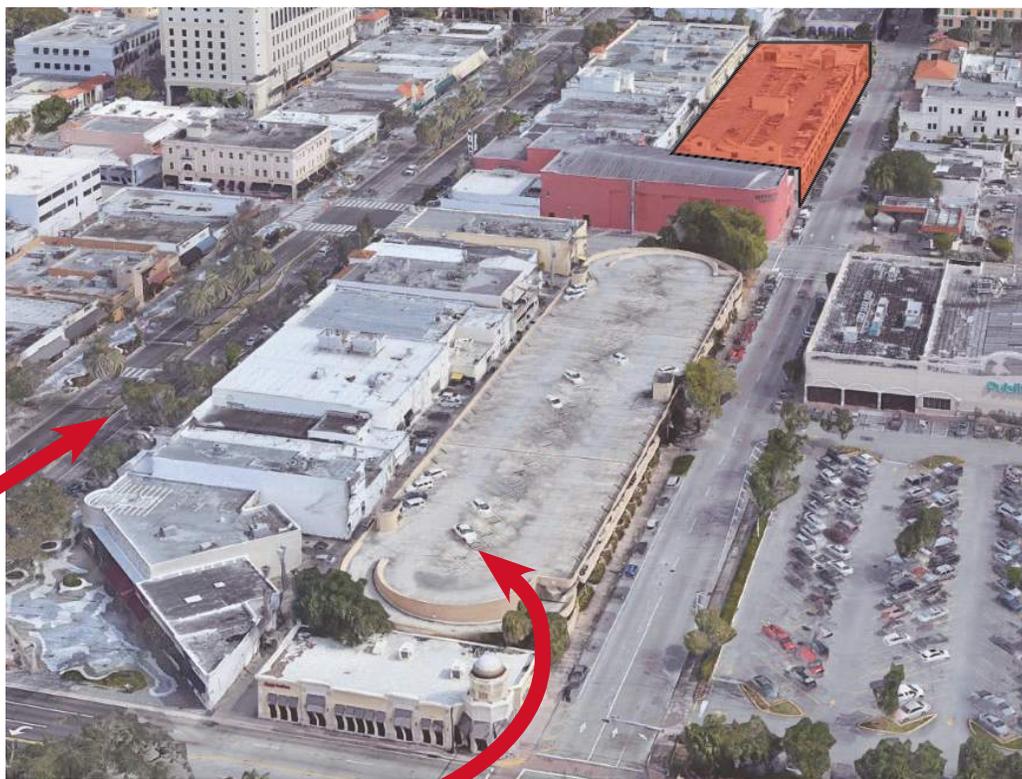
We know that parking is at a premium – especially surface street parking. We will confine all construction parking to the rooftop of Parking Garage 4. This way the more convenient surface parking remain available for retail customers.

We understand that Miracle Mile is an important stretch for the businesses, residents, and visitors. With this understanding, we will limit our construction traffic to other roadways.

Our Approach & Commitment

=

NO CONSTRUCTION TRAFFIC ON MIRACLE MILE



KL will confine construction parking to the rooftop of PG4.

Therefore, convenient parking remains available to retail customers throughout construction.

2

KEEPING ALLEYS OPEN

The businesses along Miracle Mile depend on the alley behind their businesses for deliverables and trash collection. While visiting the site, we observed a class drop off at the Theatre where one way CCW traffic was present. Therefore, we will set up our construction zone just outside of the footprint of the Mobility Hub, so that a lane that is wide enough for delivery trucks stays open at all times.



Waste Management Inc. of Florida
3401 NW 110 Street
Miami, FL 33167

To Whom It May Concern:

Waste Management provides solid waste and recycling services in the City of Coral Gables. We are aware of the City's plans for a new Mobility Hub at the current Parking Garage 1 site along Andalusia Avenue. This site borders the back of several businesses on Miracle Mile with an alleyway between the businesses and the project site. Along that alleyway are several dumpsters that we service and will continue to service throughout the construction of the new Mobility Hub.

Kaufman Lynn Construction is a major contractor in South Florida, and one that we have worked with for many years both directly and indirectly. Kaufman Lynn Construction has reached out to Waste Management to make sure that the waste and recycling services that we provide to the businesses are not interrupted. Should Kaufman Lynn Construction be selected as your construction manager, we are committed to coordinating with them to ensure that our critical services remain undisrupted.

We would like to thank Kaufman Lynn Construction for reaching out to Waste Management and being proactive in addressing our services. It is important to the businesses on Miracle Mile in order to keep them operating day to day.

Please feel free to contact me at (305) 986-6107 if you should require further information regarding this matter.

Sincerely,

Jason Neal
Government Affairs Director

KL has a long history with Waste Management, who is servicing the businesses along Miracle Mile, and has already begun the processes of coordinating with them.

As you can see from the included letter, Waste Management will work closely with KL to set up the site boundaries so they can continue to service the businesses uninterrupted even with construction ongoing.

3

UTILITIES

A critical activity during preconstruction is investigation of utilities. We not only review plans but visually verify the conditions so we do not risk disruptions to the surrounding businesses during construction. We have done some early investigation and will continue to be proactive to set the best plan for relocating utilities temporarily prior to demolition of PG1 and then permanently as part of the Mobility Hub.

Our initial thinking is to provide new utilities where needed for power and communications prior to demolition of the current parking structure. This would be an early release package that would enable this work to be performed without impacting or adding time to the overall schedule.



KL will route power and communications for the adjacent buildings prior to demolition.

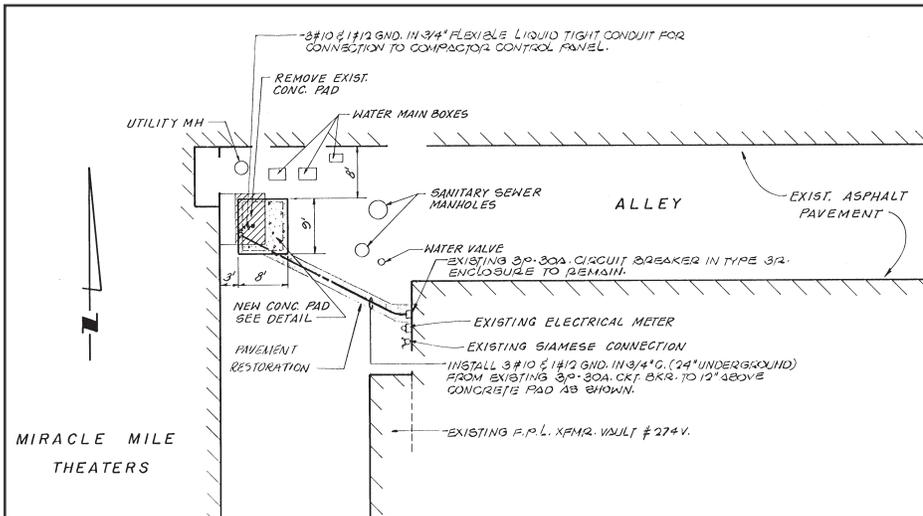
All switch-overs to new utilities will occur overnight once all businesses are closed.

ELIMINATE DISRUPTIONS EARLY

We noticed an FPL Vault in the current garage, but it is not clear if it serves just the parking structure or surrounding buildings as well. We will thoroughly investigate it and work with FPL to relocate the vault should it indeed serve surrounding buildings.

KL is focused on early planning to eliminate disruptions to the Theater and neighboring businesses.





REROUTE POWER PRIOR TO DEMO

KL has been focused on this facility and making sure it can be built properly while minimizing the disruption to the surrounding areas.

In addition to the FPL Vault our investigation shows that there is a utility line that connects the trash compactor in the alleyway to the electrical panel. We will make sure that the compactor power is relocated prior to demolition should the desire of the City be to keep it operational.

4 NO JOB SITE TRAILER

The site for the new Mobility Hub is curb-to-curb construction and there is no room for a job site trailer at the construction site. KL will utilize our proven tight-site construction approach and rent space in close proximity to the site either in one of the adjacent retail spaces or nearby office tower. This will allow us to have operations and meetings adjacent to the site without having to increase the construction footprint. KL team members will be on site during all construction hours. The nearby office would be used for paperwork. We will work with the Coral Gables Chamber of Commerce to find the best space in close proximity.

5 CLEAN PROJECT SITE

This is Coral Gables – The City Beautiful and we will assure that the construction site reflects this standard. KL is committed to providing a clean and organized job site as it is also the best way to have an effective job site.



This photo was recently taken at a KL project in Florida. This government facility site is kept organized, the roadway is clear of dirt and debris and the overall site is clean and safe.

THIS IS THE TYPE OF EXPERIENCE THAT CORAL GABLES CAN AND WILL RECEIVE FROM KL.

COMMUNITY/BUSINESS COMMUNICATIONS

Our communications plan goes beyond flyers and announcements and centers around *developing one-on-one relationships with the surrounding businesses.*

Matt Carney, PM and Carlos Teijeiro, Senior Superintendent will be the on-the ground faces of the project. They will focus on developing a close relationship with every business that is nearby. Going door-to-door before construction they will make sure every business owner has their cards with their names and cell phone on it. The business owners will know that they can contact us directly if they have any questions or concerns.

Business owners want a direct link to get answers and understand what is going on. With KL that is what they get and since they get a quick response to their concerns, they do not call the City and complain.

MOBILITY HUB COMPONENTS

The Mobility Hub combines different spaces that make up a whole that will become what we are calling - the Hub of the Coral Gables Smart City. Gensler, in their proposal wrote it well when they described this project as an *“opportunity to develop a central connector that effectively reduces congestion through enhanced off-street parking and shared mobility while becoming a prime meeting place in a landmark facility right in the heart of the Coral Gables.”*

We can help make this facility more effective for the City by maximizing each component for use and future flexibility. The following discussion highlights some of the **DETAILS** and **KNOWLEDGE** we bring from our **EXPERIENCE** which will enhance the Coral Gables and Gensler team.

▶▶▶ STRUCTURE

The first major decision is what structure to use for the Mobility Hub. We recommend that the design team strongly considers using a cast-in-place structure over a pre-cast system for a variety of reasons. The size of the site is one of the main reasons to go with a cast-in-place structure here. A pre-cast structure requires extra space for staging and with the site this tight, cast-in-place allows more flexibility. However, a cast-in-place solution is superior for your facility for additional reasons such as:

	Cast-in-place	Precast
Design Flexibility 	Yes	No
Headroom 	Good	Poor
Maintenance Costs 	Inexpensive	Expensive
Bird Roosts 	No ledges	Many ledges
Vibration 	Minimal	Prevalent
Smooth Car Travel 	Yes	No

▶▶▶ FACADE TREATMENT-EXTERIOR



PROVEN KL EXPERIENCE

We have proven experience building similar facade treatments as your project, including for local parking garages. Below are some examples of KL projects utilizing similar treatments, including our own headquarters office building.



▶▶▶ FACADE TREATMENT-INTERIOR



PROVEN KL EXPERIENCE

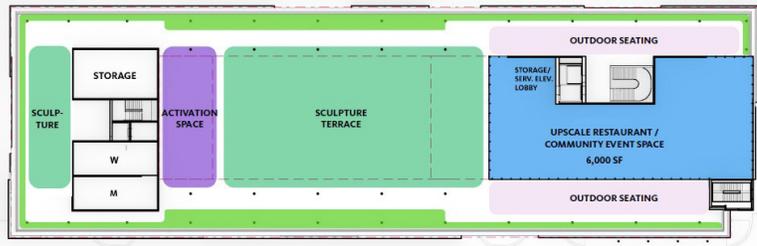
The way the sunlight will play off the two options for the “Carved by Nature” element of the project is an important part of the overall user experience for the Mobility Hub. KL’s own headquarters office building utilizes a similar treatment with the dramatic effects of the afternoon light shown below.



▶▶▶ INTEGRATING PUBLIC ART



OPTION 2



ANNUAL MIAMI FESTIVALS



SPECIAL EVENT



ART & MULTIFUNCTION



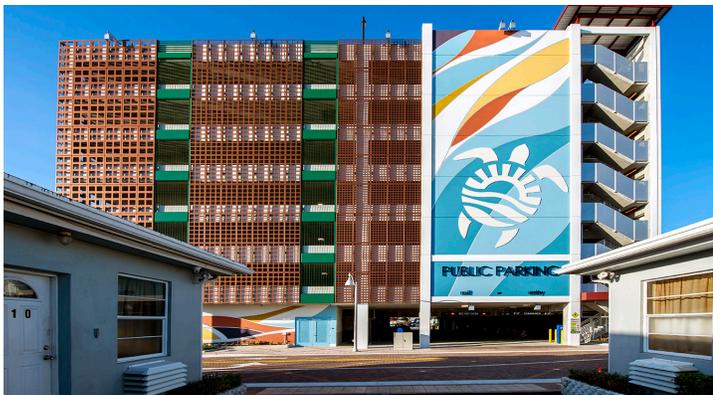
RESTAURANT

Gensler

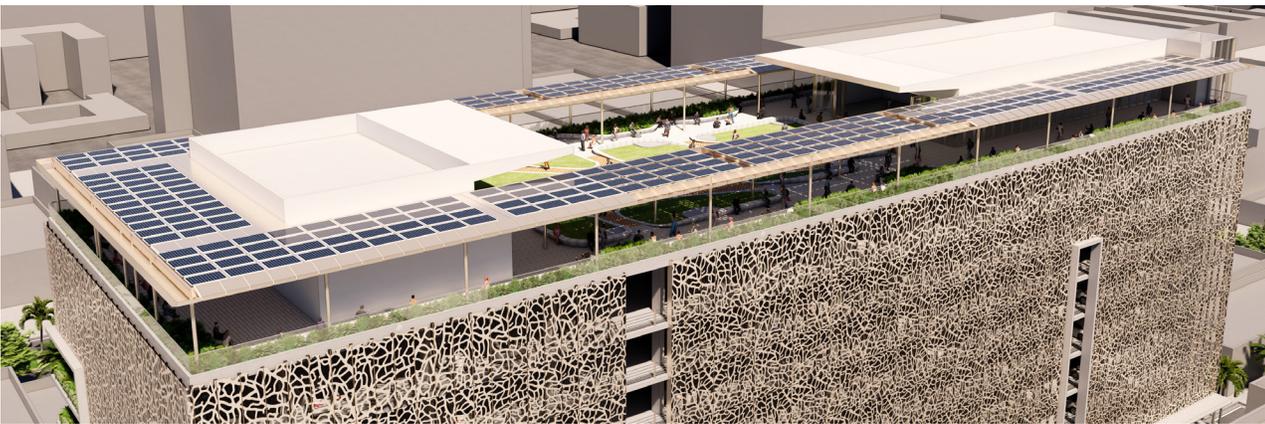
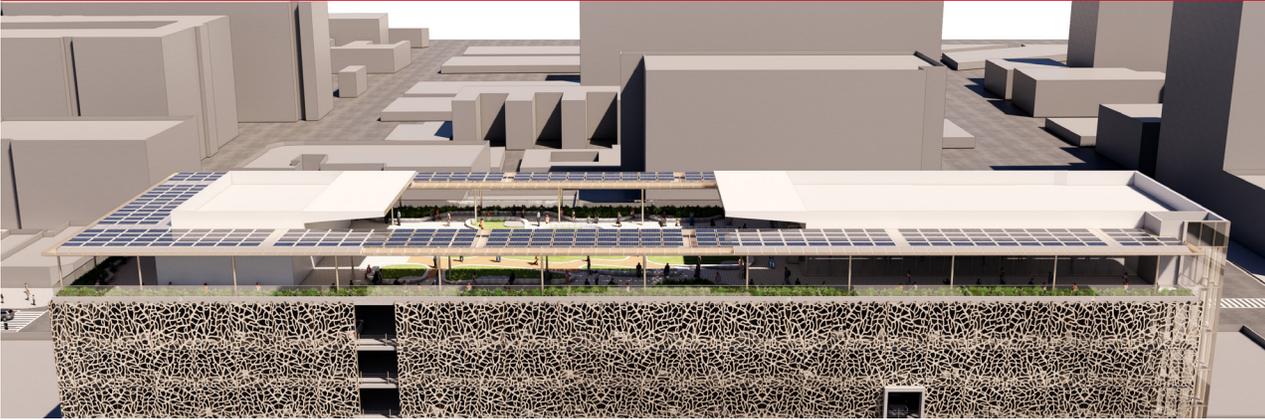
CORAL GABLES MOBILITY HUB | OCTOBER 28 2025 | PG.28

PROVEN KL EXPERIENCE

Integrating public art via a mural or sculpture garden is an important element of the design. KL has proven experience with local projects that integrate public art into the building, with some examples pictured below.



▶▶▶ ROOF & TRELLIS



PROVEN KL EXPERIENCE

We know the City and Gensler are currently working through options for the rooftop and trellis, with possible activations including a restaurant, event space, and solar panels. KL has proven experience with activated rooftop for the Pompano Beach Pier Parking Garage, and multiple solar projects including a parking garage shown below.



Design Flexibility

With a pre-cast system the overall shape and details are limited which is why more pre-cast parking structures are a box without much (if any) variations from floor to floor.



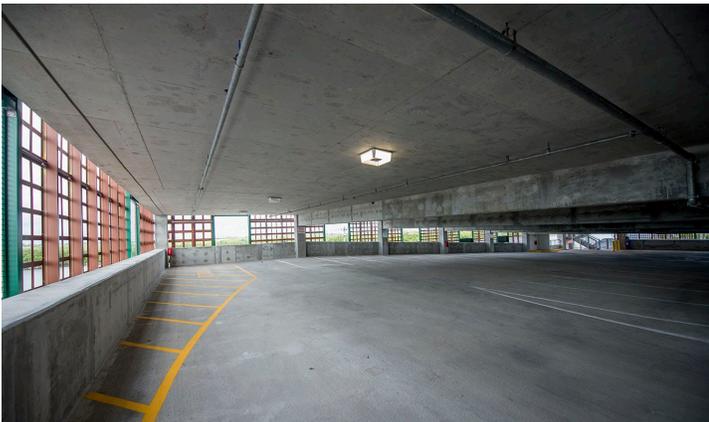
Cast-in-place Structure



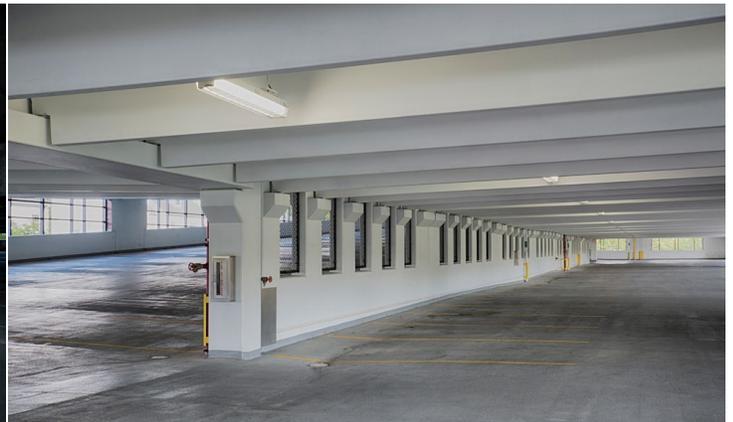
Precast Structure

Headroom

Although the floor-to-floor height will be the same, the usable space in a cast-in-place system is greater due to the openness of the system.



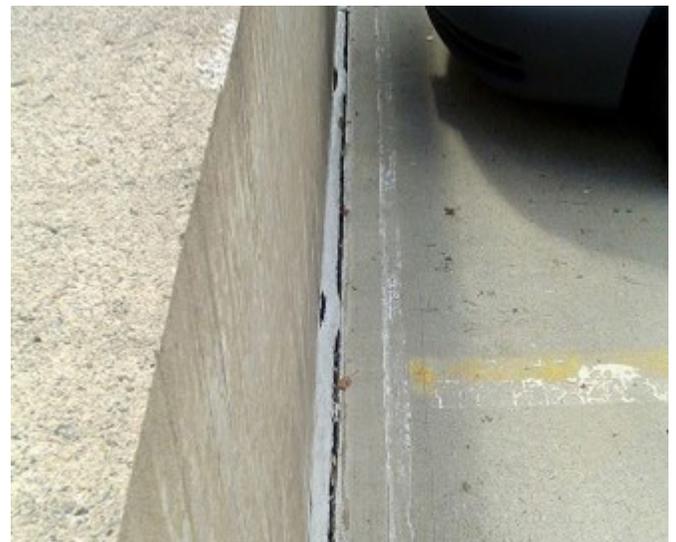
Cast-in-place Structure



Precast Structure

Maintenance

The expansion joints in a Pre-cast garage need to be re-caulked in regular intervals to prevent water from migrating through the facility which would shorten the lifespan of the facility. Over the lifespan of the facility, this adds millions of dollars in maintenance costs not required with a cast-in-place system.



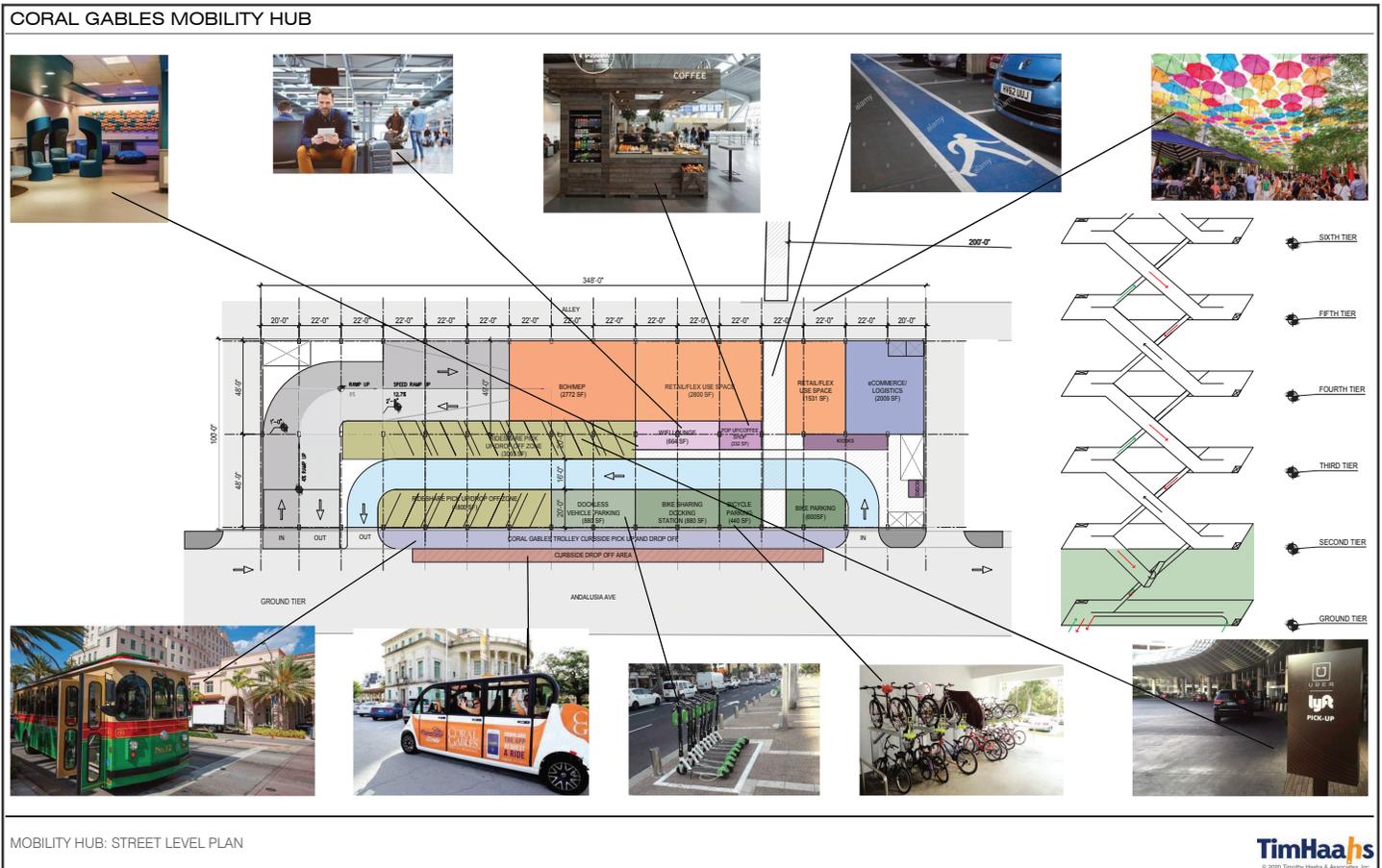
1

FIRST FLOOR CONSIDERATIONS

The first floor of the Mobility Hub accommodates a variety of spaces, similar to transportation hubs we have already in our portfolio.

We recently worked through many of the same spaces for the new Golden Glades Mobility Hub. This project has retail space on the ground floor and space for different transportation uses including electric vehicles and drive services such as Lyft and Uber.

One thing we want to discuss with the team is how to treat the north exposure. The following page highlights some of the elements we will address with the team to ensure the final product can be built effectively, is built to last, and meets the current and future needs of the community.



Alley Way Treatments

The Mobility Hub includes retail along the Paseo to Miracle Mile. We believe it would be a missed opportunity, if we did not address the alleyway between the Hub and Miracle Mile. With some effective planning we can price and present options to create a connection that feels more like a plaza and less like an alley.

Dumpsters & Deliveries

Both the existing businesses on Miracle Mile and the new businesses that will be included in the Mobility Hub require convenient space for deliveries and trash collection. One potential solution would be to consolidate the dumpsters and incorporate them into an overhang or enclosure as part of the Mobility Hub, so they are hidden from plain sight. This is an example of the practical considerations we will address that help determine the usability and function of the final project.



Flexibility

We understand that the goal of this project is to address changes in transportation, both the ones we are experiencing today and those anticipated for the future. As such the first floor will include spaces and transportation solutions ranging from ride share drop off zones to dockless vehicle storage. It also requires the facility to be built with the flexibility to adopt to future changes in transportation.

KL has been following your growth in scooter use; especially along Miracle Mile. We know you have 50 Spin electric scooters with the plan of 50 more in the City focused on this area and several others. This means we should work through space change plans up front to ensure that the space can be reconfigured as your fleets grow and other changes, such as more autonomous car parking, occur.

Technology

The Mobility Hub will be the a key part of your Smart City initiative and the parking guidance systems will be an extension of this. By having DESMAN as part of the team we can optimize the design and construction to integrate their technology, so it is efficient and effective. For example, since they will be involved day one with KL we can make sure the conduit is within the concrete slab. This not only provides a clean look but lowers the cost, because it allows us to minimize the distance and piping needed.

CITY OF CORAL GABLES - SMART PARKING TECHNOLOGIES (2)

Smart Mobility Hubs – Automated Parking Guidance Systems
Coming soon in PG7, New PSB and other City buildings:

- Automated Gateless Parking Guidance Systems (planned for PG7, New PSB, and others)
- Real time, accurate Parking Space Counting
- Wayfinding signage; Color-coded guidance lighting; Parking signage
- User interfaces; Enhances Customer Parking Experience; Customers can park faster and safer
- Car finder/locator; Electronic parking kiosks
- Security Features; Camera-based multi-function sensor system
- Maximizes garage parking efficiency; Speeds up parking process.
- User Interface software, cloud data platform, mobile apps

SMART CITY HUB PUBLIC PLATFORM:
WWW.CORALGABLES.COM/SMARTCITY

Our proposed system also integrates with the Coral Gables solution of Pay by Phone. This means that every aspect of the Mobility Hub will be designed and built around your solutions to fully integrate with your citywide Smart City initiatives. Having DESMAN as part of the KL team streamlines the process, saves money and time.



2 >>> SECOND FLOOR CONSIDERATIONS

We understand that the current thinking is to design the 2nd floor primarily for electric car parking. This requires some upfront decisions to be made.



KEY FACTOR 1:

One decision is to include one charger per space or a dual-charging solution that would be positioned in between spaces.

We encourage the double solution as it is a more economical solution overall for the equipment itself as well as the infrastructure that will be embedded within the facility.

KEY FACTOR 2:

Another consideration is to have a dialog with Tesla and see if they are willing to help subsidize the cost to implement Tesla Superchargers within the facility.



3 >>> THIRD FLOOR CONSIDERATIONS

As electric cars become more prevalent, we encourage the City to plan for increased charging capability expansion for the future. KL will present to the team the cost implications of building conduit and pull strings which allows chargers to be added later without having to renovate the floor. This small cost up front will save the City money in the future.

4 FLOORS 4-8 CONSIDERATIONS

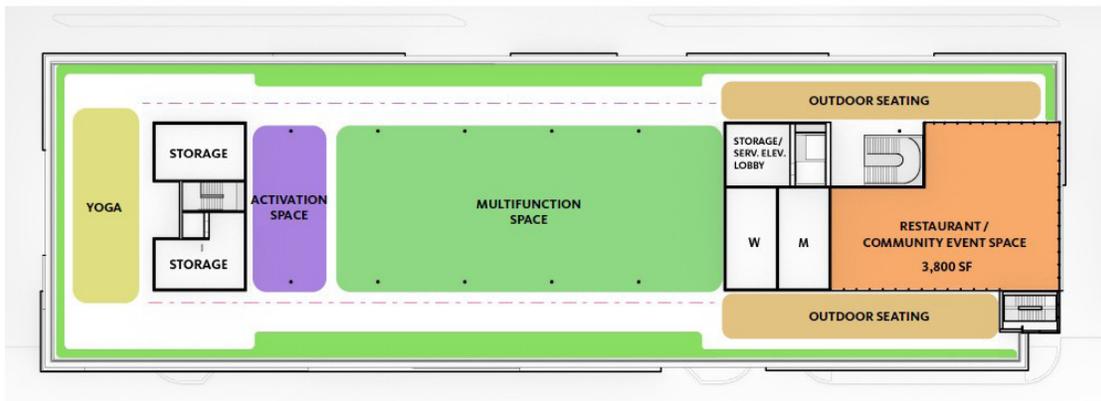
Although this facility is much more than a parking garage, floors 4-8 will serve traditional parking needs for the foreseeable future. We have included DESMAN Design Management on our team to help us provide constructibility, function, and cost savings feedback throughout the preconstruction process. DESMAN is a top-tier national firm focusing exclusively on parking solutions with over 5,000 facilities and over 50 Mobility Hubs.

DESMAN will also assist us in creating and pricing options for future reconfiguration as cars begin to park themselves and need less space per vehicle.

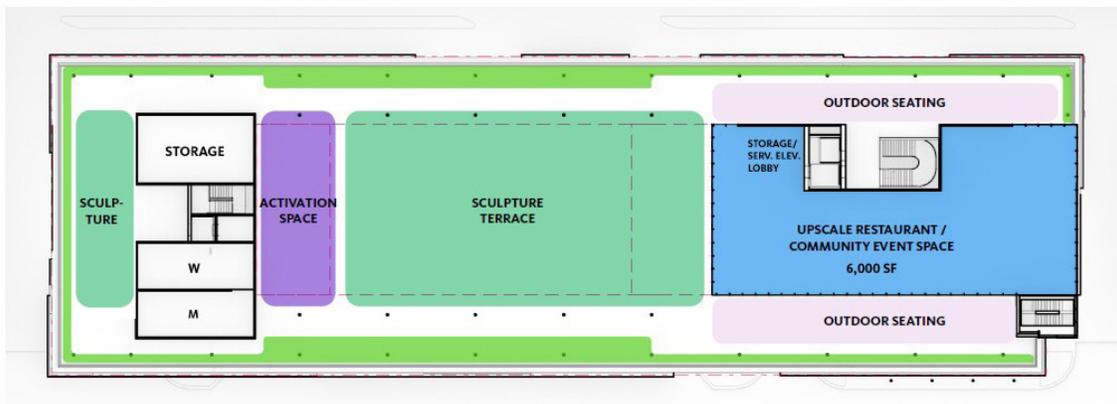
5 ROOFTOP CONSIDERATIONS

We understand that the top floor is to have active uses which are still being developed, including multifunction space, yoga lawn, restaurant/community event space, and a sculpture terrace. **We will price out all different options so you know how much it will cost for green space, restaurant space, event space, public art, and any other ideas the City or Gensler comes up with. This way you can make the most informed decision as to the final scope.**

OPTION 1



OPTION 2



Having dealt with roof top activations on many of our parking facilities we understand the impact of use on the structural system. Each use does not only affect the top floor, but also affects the structure of the whole facility. It is counterintuitive, but the activation of the roof for event space requires a much more robust structure to handle the weight than just having cars. For parking cars the structure must be engineered for a live load of 40 pounds per square ft (PSF); while for events the structure must have a minimum live load design requirement of 100 PSF.

The technical reason for this is as follows:

Consider a 9-foot wide by 18-foot long parking stall with its 162 square feet of area. A large passenger vehicle weighs about 4,000 pounds. With five adult passengers weighing 200 pounds each, the total weight is 5,000 pounds. If you divide this weight by the area of the parking space, the result is approximately 31 pounds per square foot (PSF). That's fine, because the building code requires parking garages for passenger vehicles to be designed for a minimum of 40 PSF of live load.

If you take the same area of the parking stall and assume two square feet per person, the 162 SF area of the parking stall could hold potentially 81 people. Again assuming 200 pounds per person, the total weight on the stall area would be 16,200 pounds or 100 PSF. Per the building code, assembly occupancies such as theaters, dance halls, and restaurants where large numbers of people can congregate have a minimum live load design requirement of 100 PSF. This is two and a half times greater than the loading requirements for a parking garage! Parking garages are designed for a lesser live load than most other building types because cars are not heavy on a square-foot basis.

Another key factor in making the rooftop suitable for events is the number and size of stairwells. There is an increased demand for capacity for the stairwells if the rooftop is for event space due to emergency egress requirements. Typically a combination of enclosed and open stairwells are included and the width of each stairwell is larger than a typical parking garage.

▶▶▶ CASE STUDY - CITY OF POMPANO BEACH PIER PARKING GARAGE

The 239,646 SF, 662-space parking garage is the corner piece of the Pompano Beach Pier Park master development and includes ground floor retail/office/ Multi-Modal space and a top floor that can be closed off to cars and includes shading and planters so it can be used for event space.



A hub for the city with ground floor uses and rooftop activation.



Roof can be closed off for cars to facilitate events.



Rooftop includes shade and planters.



RECENT WORKLOAD

PROJECTS STARTED IN THE PAST 5 YEARS

*Red denotes active projects***Riviera Beach Fire Admin & Fire Station 88**

Location: Riviera Beach
 Owner: City of Riviera Beach, Terrence Bailey,
 561.845.4080
 Construction Cost: \$16.6 million

Lighthouse Point Municipal Complex

Location: Lighthouse Point
 Owner: City of Lighthouse Point, Jennifer Oh,
 954.943.6500
 Construction Cost: \$10.0 million

Miami Beach Fire Station 1

Location: Miami Beach
 Owner: City of Miami Beach, Colette Satchell,
 786.526.4447
 Construction Cost: \$25.0 million

Oakland Park Fire Station 9

Location: Oakland Park
 Owner: City of Oakland Park, Sierra Marrero,
 954.274.0581
 Construction Cost: \$16.6 million

Oakland Park Public Works

Location: Oakland Park
 Owner: City of Oakland Park, Sierra Marrero,
 954.274.0581
 Construction Cost: \$26.5 million

PBSO Headquarters Annex

Location: West Palm Beach
 Owner: Palm Beach County, Michael Jenner,
 646.302.9568
 Construction Cost: \$21.8 million

Jupiter Municipal Complex Phase II - Town Hall

Location: Jupiter
 Owner: Town of Jupiter, Michael Villella,
 561.252.0720 Construction Cost: \$22.4 million

McNair Park Improvements

Location: Pompano Beach
 Owner: City of Pompano Beach, Horacio Danovich
 954.786.7834
 Construction Cost: \$14.8 million

Merrimac Plantation

Location: Plantation
 Owner: Merrimac Ventures, Nitin Motwani,
 954.368.4203
 Construction Cost: \$55.6 million

Boca Raton Brightline Station and Garage

Location: Boca Raton
 Owner: Brightline, Brian Kromberg, 305.796.6083
 Construction Cost: \$26.9 million

SDPBC Renovation Projects

Location: Palm Beach County
 Owner: Palm Beach County School District, David
 Dolan, 561.882.1923
 Construction Cost: \$24 million

Cape Coral Police Training

Location: Cape Coral
 Owner: City of Cape Coral, Anthony Sizemore,
 (239) 574-0623
 Construction Cost: \$14.1 million

Hollywood Library 2nd Floor Buildout

Location: Hollywood
 Owner: City of Hollywood, Alex Iglesias, (954) 921-
 3927
 Construction Cost: \$6.1 million

Indigo Pompano Beach

Location: Pompano Beach
 Owner: Atlantic Residential, Joey Bernstein, (770)
 462-4631
 Construction Cost: \$92.6 million

Lynn University Student Housing

Location: Boca Raton
 Owner: Lynn University, Madison Slate, (561) 237-
 7088
 Construction Cost: \$32.7 million

Davie Town Hall

Location: Davie
 Owner: Town of Davie, Gerry Diaz, (954) 355-8814
 Construction Cost: \$51 million

RECENT WORKLOAD

Canyon District Park - Phase I

Location: Boynton Beach
 Owner: Palm Beach County, John Chesher,
 561.233.0266
 Construction Cost: \$10.7 million

Springs at Cape Coral

Location: Cape Coral
 Owner: Continental Properties, Brian Nick,
 262.623.9262
 Construction Cost: \$35.6 million

Plantation Walk

Location: Plantation
 Owner: Encore, James Hancock, 561.961.1269
 Construction Cost: \$79.5 million

Miami River Walk Phase II

Location: Miami
 Owner: Mast Capital, Carlos Larrieu, 305.345.7241
 Construction Cost: \$67 million

3900 Alton Road

Location: Miami Beach
 Owner: Mast Capital, Carlos Casal, 305.531.2426
 Construction Cost: \$70.3 million

Coral Reef Commons (Phased)

Location: Miami
 Owner: Ram, Jim Sopher
 561.257.2596
 Construction Cost: \$46.4 million

Miami Worldcenter Block G West

Location: Miami
 Owner: Encore, James Hancock, 561.961.1269
 Construction Cost: \$102 million

PBC Lake Lytal Aquatic Complex

Location: West Palm Beach
 Owner: Palm Beach County, Mitchell Silverman
 561.233.0266
 Construction Cost: \$27.4 million

Doral Central Park

Location: Doral
 Owner: City of Doral, Carmen Diaz,
 305.593.6725
 Construction Cost: \$123.7 million

Central Charter School

Location: Lauderdale Lakes
 Owner: Central Charter School, Hugh Jarrett,
 561.573.8199
 Construction Cost: \$25.5 million

Highland Beach Fire Station #120

Location: Highland Beach
 Owner: Town of Highland Beach, Eric Marmer,
 561.278.4548
 Construction Cost: \$8.5 million

Riviera Beach Fire Station 87

Location: Riviera Beach
 Owner: City of Riviera Beach, Terrence Bailey,
 561.845.4080
 Construction Cost: \$20.3 million

Riviera Beach Fire Station 86

Location: Riviera Beach
 Owner: City of Riviera Beach, Terrence Bailey,
 561.845.4080
 Construction Cost: \$20.3 million

PBSC Dental and Medical Services Tech Building

Location: Loxahatchee Groves
 Owner: PBSC, James Storms, 561.868.3656
 Construction Cost: \$55.0 million

Manor Biscayne

Location: Miami Beach
 Owner: Related Group Miami, Arturo Pena, (305)
 460-9900
 Construction Cost: \$111.9 million

Jupiter Piatt Place and Cinquez Park Fire Stations

Location: Jupiter
 Owner: Town of Jupiter, Roger Held, (561) 741-
 2669
 Construction Cost: \$24.4 million

PRESENT WORKLOAD

PROJECT NAME	ESTIMATED COMPLETION DATE	COMPANY/AGENCY
CURRENT PROJECTS UNDER CONSTRUCTION		
Riviera Beach Fire Station 86 and Water Tank	August 2028	City of Riviera Beach
SDPBC Renovation Projects	TBD (Continuing Services)	School District of Palm Beach County
Aventana	July 2027	Ram
Davie Town Hall	July 2027	Town of Davie
Lake Lytal Aquatics Center Phase III	April 2027	Palm Beach County
Wedge Preserve Park	October 2026	City of Parkland
Indigo Pompano	August 2026	Atlantic Residential
Jupiter Piatt Place & Cinquez Park Fire Stations	May 2026	Town of Jupiter
Fiori Apartments	March 2026	The Latigo Group
Lake Lytal Aquatic Complex Phase II	February 2026	Palm Beach County
Canyon District Park Phase II	February 2026	Palm Beach County
Manor Biscayne	January 2026	Related Group Miami
Hancock Bridge	January 2026	Mast Capital

PROJECTED WORKLOAD

Kaufman Lynn’s focus as a government and public safety builder has led to a healthy pipeline of modern projects across many different disciplines. We pride ourselves on the diversity of work we complete and our approach involves putting each client first and proactively communicating to ensure any conflicts or challenges are dealt with before they may arise. **Based on our current pipeline of projected work, the specific team members proposed for this project will be 100% dedicated to your project.** We fully commit to working with Coral Gables from pre-construction through building commissioning to make the Mobility Hub project a success. **The below list shows our projects in preconstruction and projects awarded but not yet been given a Notice to Proceed.**

PROJECT NAME	ESTIMATED COMPLETION DATE
PROJECTS AWARDED, BUT NOT YET GIVEN A NOTICE TO PROCEED	
Cutler Bay Legacy Park & Municipal	June 2027
Royal Palm Beach Recreation Center	June 2027
Boca Golf & Racquet Club Renovation	September 2027
Oakland Park Horizon Mixed-Use	October 2027
Kolter-Alton Apartments	November 2027
Greenacres EOC	November 2027
Boca Raton Municipal Complex	December 2027
Serenity Northpoint	December 2027
Flagler Sky View	May 2028
Miami Beach 72nd St Community Center	June 2028
Glass House Condos	June 2028
Miami Beach Fire Station No. 1 and Admin	June 2028
Gaia Hollywood	December 2028

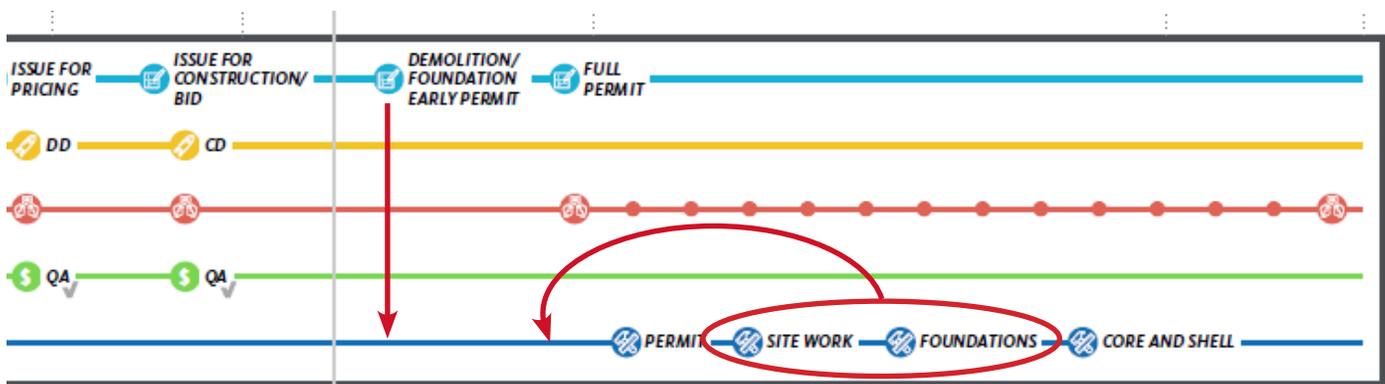
OUR PROPOSED TEAM IS 100% DEDICATED TO CORAL GABLES!

MINIMIZING IMPACT & OPENING ON-TIME

Kaufman Lynn Construction (KL) understands the importance to commit to dates and meet those dates for the community to be able to count on what the City commits to. We know that the Mobility Hub has been years in the making and is a vital project for the City of Coral Gables and the community. Our proactive scheduling and active communications will ensure we can complete this project on schedule with minimal disruptions. Further, our experience working with multiple different architects as a partner to drive the design process from the conceptual phase through project completion will benefit the City of Coral Gables.

Early Release Package

Our initial thoughts account for the beginning demolition, site work and foundations as a separate, early release site package. We have looked at the current garage and the surrounding area and have a plan to maximize the use of early release packages to speed up construction and minimize the impact to local businesses.



Demolition Plan

To minimize the impact to the businesses it is important to have a plan for the demolition of Parking Garage 1. The demolition is complicated due to the tight site and steel and concrete structure of the current facility. We already spoke to a leading demolition contractor in order to fully understand the timing, means and methods, and technical challenges. This allows us to time the vertical construction to start right after demolition is complete eliminating pauses and schedule gaps speeding up construction.

How we will keep the alley open during demolition:

The overall goal to demolishing this structure with the least amount of impact to the rights of way would be an "interior to exterior" approach. This method entails gaining access to the inside of the structure, with equipment, and demolishing a path out, versus the typical outside to in approach, used on most projects.

Our plan takes into account the unique structure of PG1:

The existing parking garage is unique as it has a steel structure holding pre-cast double T panels. This atypical construction would allow the structure to be demolished from the center out, leaving the exterior bays intact. This structure is also unique in the way that it is not a single structure. The garage is three separate structures that can be demolished as three separate sections.

We will provide exceptional pedestrian and surrounding area protection:

A 6' construction fence with wind screen and plywood would need to be erected prior to starting the demolition.

On the following page is letter from AlliedBeam Demolition Contractors that demonstrates the level of homework we have conducted on the Mobility Hub Site.



Coral Gables Parking Garage

The narrative below is a preliminary approach to the demolition of the parking garage titled “Coral Gables Mobility Hub”, located at 245 Andalusia Ave., Coral Gables FL.

The overall goal to demolishing this structure with the least amount of impact to the rights of way would be an “interior to exterior” approach. This method entails gaining access to the inside of the structure, with equipment, and demolishing a path out, versus the typical outside to in approach, used on most projects. This is not a favorable approach on most parking garage structures due to the potential of having some unplanned structural failure.

This parking garage, however, is unique as it has a steel structure holding pre-cast double T panels. This untypical construction would allow the structure to be demolished from the center out, leaving the exterior bays intact. This structure is also unique in the way that it is not a single structure. The garage is three separate structures that can be demolished as three separate structures.

A 6’ construction fence with wind screen and plywood would need to be erected prior to starting the demolition.

Using a small excavator, we would start the demolition on the center structure from the north side. There would have to be spotters for some stoppage of pedestrians/ vehicles as we start, but this would be only for a limited timeframe. The operator would remove the 2nd floor pre-cast panels in the center bay working to the south, stopping at the 2nd column line. The 2nd floor pre-cast panels on the east and west side of the removed bay would be completely removed to the 2nd column line, leaving the structural steel members in place. The concrete debris would be used as a platform to elevate the excavator, allowing the removal of the 3rd floor pre-cast panels up to the 2nd column line, out the to east and west expansion joints.

Once the concrete panels have been removed, the 3rd floor structural beams will be torch cut, using a “seat cut” technique. The 3rd floor beams will be removed from the south to the north, followed by the 2nd floor beams. The final east to west beam, on the exterior, of the north side of the center structure will be removed by pulling the beam and supporting columns into the existing footprint of the structure.

The remaining center structure will be removed using the same method as above, working from north to south. The east and west structures would follow using the same method as the center. The large towers on the east and west would be the last portions of the structure removed prior to starting the next portion of the garage. The towers would be pulled into the footprint of the garage.

500 East Broward Blvd., Suite 1710, Fort Lauderdale, FL 33394

Office: 954-848-2806 Fax: 954-697-0137

www.alliedbeandemolition.com

Construction Timing

We anticipate the following schedule for preconstruction and construction sequencing:

- 41 days for permits, demolition and sitework
- 199 days for full preconstruction process
- 351 days for construction

The following page shows a snapshot on how we will work in tandem with Gensler. We will work as a **PARTNER** in preconstruction with constructibility workshops and we will time the demolition and vertical construction to occur in succession close together to minimize the overall construction schedule and impact to the area.

▶▶▶ DESIGN ASSIST CASE STUDY - RIVIERA BEACH FIRE STATION 88

One of the ways this project stands out is the level of collaboration with the client. As part of the preconstruction services, KL and our design partner compiled, analyzed, and refined the information City staff had gained through interviews and surveys. Then the team sat with City staff and the fire chief and discussed room by room exactly what the client was looking for. Once we had a clear understanding, we then provided them with different options on how to achieve the desired outcome. Our active engagement during the design of the building infused up-to-date market insights into the decision process. For example, the early functional design included metal deck and modulus, which were impacted by supply chain issues and had exceptionally long lead times. Changing the structural design to components that were more available allowed for faster construction, thereby saving costs on general conditions. Making these kinds of adjustments allowed for funds to be used for items that would make an impact. This project was designed and built in 21 months because of KL's active involvement in the design assist process.



Below and on the following page is a more detailed preconstruction and construction schedule.

#	Activity ID	Activity Name	Orig Dur	2026												2027												2028												2029				
				Apr	M	J	Jul	A	S	Oct	N	D	J	F	M	Apr	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	Apr	M			
1	Coral Gables Hub			660																																								
2	START	Start Date (Cal Day)	0																																									
3	Gensler			192																																								
4	G-VISION	Visioning	21																																									
5	G-SCHEM-D	Schematic Drawings	44																																									
6	G-DD-D	Design Drawings	65																																									
7	G-CD-D	Construction Drawings	63																																									
8	Coral Gables			44																																								
9	CG-ED-P	Early Demo Permit	0																																									
10	CG-BLDG-P	Full Permit	0																																									
11	KL			630																																								
12	KL-CW1	Constructability Workshop	0																																									
13	KL-CW2	Constructability Workshop	0																																									
14	KL-CW3	Constructability Workshop	0																																									
15	DEMO-SW	Demo & Sitework	44																																									
16	START-C	Start Construction (CD)	0																																									
17	CONSTR	Construction	426																																									
18	Hub Garage			361																																								
19	Summary			339																																								
20	NOC	NOC	0																																									
21	DEMO-DUR-ACT	Actual Duration-NOC to Substantial Completion/TCO	484																																									
22	DUR-ACT	Actual Duration-NTP to Substantial Completion/TCO	423																																									
23	TOP-OUT	Top-out (Cal Days)	0																																									
24	PP-MS	Permanent Power (Cal Days)	0																																									
25	ELEV	Elevator for Temp Use (Cal Days)	0																																									
26	TCO-ACT	Current TCO-Substantial Completion (Cal Days) (Rev Orig 1May19 to 15Jun1	0																																									
27	Duration			426																																								
28	Precon/Summary			359																																								
29	Permits			41																																								
30	Preconstruction/Procurement			199																																								
31	Construction			351																																								

- █ Remaining Level of Effort
- █ Actual Level of Effort
- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone

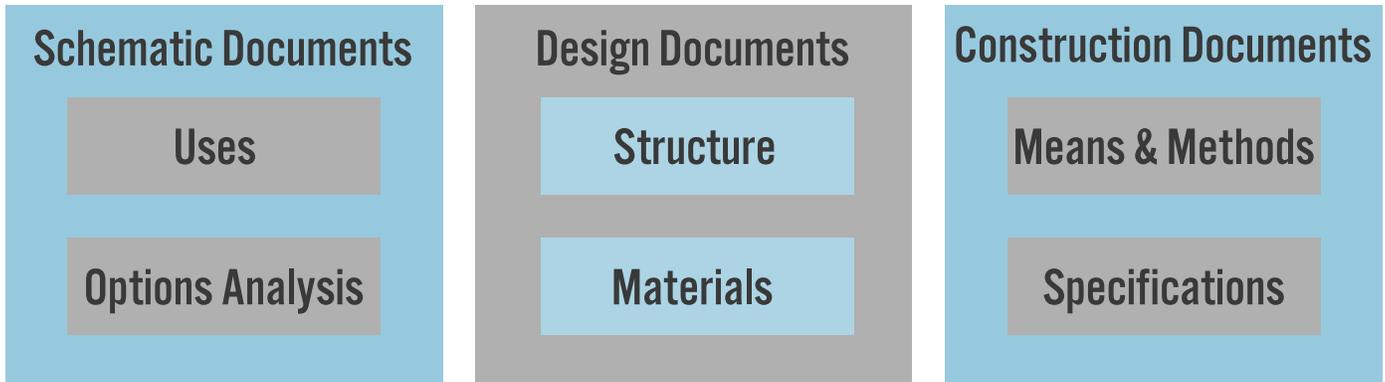
Coral Gables Hub Prelim.Schedule_2026

File Name: CGH-01JAN26

Run Date: 14-Jan-26
 Data Date: 04-May-26
 Page 1 of 2
 Layout: CG-HUB-SUMMARY



DESIGN-CONSTRUCTIBILITY WORKS



Subject Matter Expert

DESMAN is a top-tier national firm with over 5,000 facilities and over 50 Mobility Hubs. DESMAN, as the premier firm focused on parking facilities, will enhance the KL team in providing solutions, constructibility analysis and best practices from other facilities nationwide. DESMAN will be a key team member to work hand in hand with the design team.

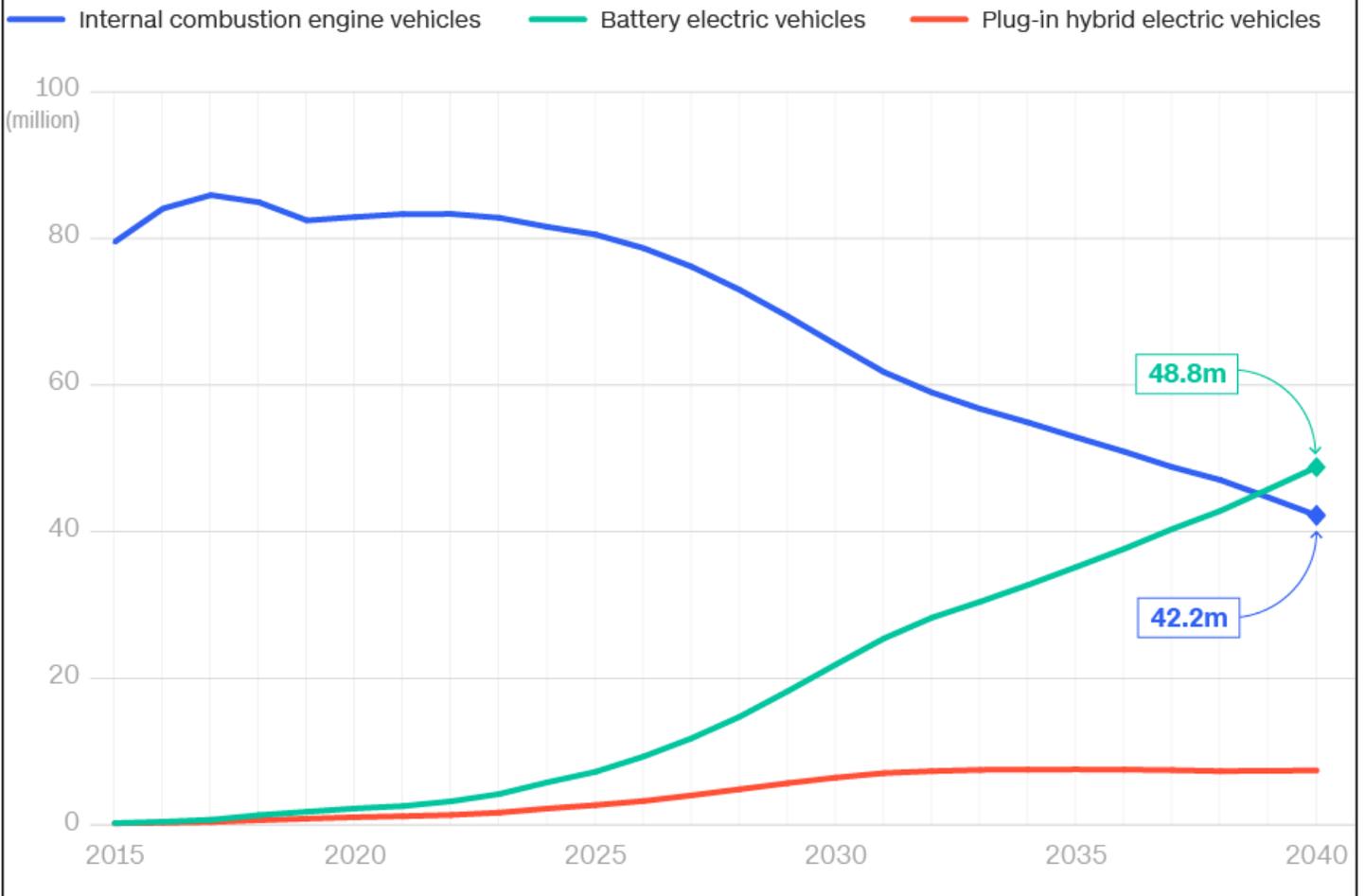
KL leads the construction team just like Gensler leads the design team. Gensler has Parsons on their team as a parking specialist and we have DESMAN on our team to work together with them from day one to optimize the parking component of the Mobility Hub. This is important as the decisions on how to handle the parking today and then how it will morph as technology changes will help determine some of the design and construction details.



TEAM LEADERS

PARKING EXPERTS

By 2040, electric cars could outsell gasoline and diesel



Statistics show that by 2040 electric cars could outsell gasoline and diesel cars. This is why we are incorporating future needs for your Mobility Hub, along with present needs.

For example, we understand the 2nd floor is contemplated to be EV parking with chargers. The 3rd floor is proposed for additional EV parking as that technology becomes more prevalent which is rapidly happening. It is also becoming more likely that cars will be able to park themselves in the future. The implication would be a reduction in the size per parking space. If the width is reduced then the infrastructure needs to be able to adjust efficiently and effectively as it does. Our team will help the City and the design team think through these issues and how it will affect the physical building.

The Construction Management at Risk delivery method fosters a collaborative approach to achieving the project goals by having the City, Design Team, and CM work in partnership throughout the life of the project. We will offer input to the proposed design concepts based on constructibility, cost impacts, and knowledge from previous projects. We will be integrally involved in design workshops where active discussions are present, leading to innovative ideas and concepts creating a true world class Mobility Hub.

SCHEDULE CONTROL, COST CONTROL & QUALITY CONTROL

SCHEDULING DURING CONSTRUCTION

Keeping the Construction

Process Running Smoothly

Using the latest Primavera P6 software for scheduling, we develop a master schedule by acquiring input from all key project partners to logistically tie all activities to appropriate trades and vendors for all aspects of the project. Effective governance of the project ultimately lies with the skill of our on-site staff to monitor and manage the schedule and control costs. Our project manager and superintendent are trained in the use of Primavera and meet monthly with the assigned scheduler to learn and enforce the best practices from previous and current projects.

Even the Smallest Details are Tracked

We include every possible item in the schedule, down to when we put the handles on the doors, to make sure we synchronize all aspects of work and every material delivery. We give

attention to items on the “critical path” which are areas that must be done within a particular time in order to bring a project in on time or early. While other areas of work can be altered more easily, these areas of work, such as the building shell construction, must be put in place in order to have the next step of the project take place.

Coordination of Trades - Sequencing of Work and Managing of Shop Drawings

We are adept at sequencing work and masters at holding our contractors to their agreed upon schedule. Because of our reputation and longevity in the South Florida market, we attract the best subcontractors who have a history of integrity, loyalty and quality (along with competitive prices). Before construction begins, our subcontractors and suppliers are required to submit their final sequencing, durations and level of detail schedule. The final construction schedule is then incorporated into each subcontractor’s contract.

To ensure an accurate scheduling process for all shop drawings and submittals, we create a comprehensive procurement schedule as a primary section to our overall CPM schedule. Each submittal and scheduling activity is clearly identified with early start, late start, early finish and late finish dates and then made part of the critical path of the project. This section of our critical path schedule is monitored daily and updated weekly at a minimum. Then it is distributed to our project subcontractors and suppliers.

Prior to commencement of construction, we create a comprehensive shop drawing/ submittal log with our project management software, PROCORE. This log is updated daily and reviewed at all weekly subcontractor and owner meetings. The status section of this log alerts all parties responsible for the next step in the submittal/shop drawing process and provides them with a deadline that is derived directly from the critical path schedule.



»»» SCHEDULE CONTROL EXAMPLE

The City of Pompano Beach’s ultimate goal for their new parking hub was to be open for the Fourth of July celebration in 2016. KL efficiently worked to meet this goal so that the residents of Pompano Beach could enjoy the firework show for the opening of the parking garage as well as the Fourth of July.



COST CONTROL

Stretching the Value of Each Dollar

We employ various methods to ensure that the cost is controlled every step of the way. Some critical subcontractor input and a complete quantitative analysis with graphical take-off is included at this point. We also perform a gap analysis to assure as best possible that no “holes” or “overlaps” are evident in the estimated amount. Based on overall cost at this point, we introduce Value Management options to assure the target budget is not exceeded.

A key part of this project is managing the budget and providing the City of Coral Gables the confidence in the ongoing management of the budget. We will manage the comprehensive budget throughout the project life cycle. Our use of technology eliminates the need for double-entry of contract modifications and values into complex spreadsheets. You'll have greater insight into the current progress and how any changes may impact the bottom line.

Options Analysis: Saving Time & Costs While Maintaining High Functionality & Quality

We do not just provide accurate and reliable cost data for specified items, but we proactively provide alternative approaches or “menu’s” for different aspects of construction installations, means and methods. These options analyses can bring significant cost and time savings to the project while maintaining the high level of function and quality envisioned. We identify alternatives for systems, materials, equipment and their associated cost and time for evaluation and decision by the team. This on-going design menu log remains in place for discussion until the team agrees to discard or implement an item. Before final construction document pricing, the project team reviews the “Options Log” to assure that no good idea has been lost in the design process.

Value Analysis and Value Engineering for Economical Impact Without Sacrificing Vision

In the Kaufman Lynn Construction world, Value Engineering optimizes the allocation of projected funds (the budget) without reducing the quality of a project. Unlike many other construction managers, we do not simply try to find a cheaper product that “cheapens the design,” we seek to find more economical but equal or better options that remain consistent with the project team’s vision and life cycle limits.

Life Cycle Cost Analysis: Making Sure that “Less Expensive Now” Doesn’t Translate to “High Long-Term Operations Costs”

Life cycle cost analysis is an integral part of the value management process, providing an assessment of costs associated with each of the various options under consideration. The life cycle cost for the Mobility Hub is the total economic cost of owning and operating the facility. Life cycle costs can be applied to any component of a facility, but generally focuses on the systems noted in the plumbing, mechanical and electrical plans and specifications. A complete life cycle cost analysis will not only take into account the initial costs of equipment, materials and installation, but also the cost of the future re-installations in present dollars. Utilizing our in-house multidisciplinary estimating capabilities, Kaufman Lynn Construction guides the project team in making informed decisions in the evaluation of all options brought to the table.

Evaluating LEED Strategies to Stay “Green” While Staying Within the Budget

Your proposed project team consists of LEED Accredited Professionals who are well-versed in evaluating strategies, implementing practices, finding resources and weighing cost/benefits for each LEED point to blend budget decisions with energy efficient, environmentally-friendly construction. Our LEED accredited professionals have vast experience providing “green” cost savings alternatives on projects, in addition to construction methods, to ensure the greatest accumulation of points for building certification.

Constructibility Analysis

We provide a constructibility analysis during the design-development stage, working with the design professionals to identify design to construction inconsistencies, dissimilar materials issues, installation sequencing voids, and options for systems and materials going into the final design.

Through this operations led process, we analyze critical building components including roofing materials, mechanical systems, building envelope integrity, finishes, etc. After review, we provide the City a comprehensive listing of discovery, with alternative solutions that incorporate the most cost effective approach for every area where there are alternatives to be considered. We also analyze specific project exterior conditions and include thoughtful recommendations to logistics, traffic flow, staging and parking. Exterior conditions and include thoughtful recommendations to logistics, traffic flow, staging and parking.

»»» COST CONTROL EXAMPLE - HOLLYWOOD GARAGE

The coastal environment at the site influences material choices. Originally, the architect had specified a powder coated system for the decorative metal around the exterior and bottom. We knew from experience that this finish tends to erode quickly when exposed to salt air. Instead, we recommended an alternative system which utilized Kynar.

Not only did this reduce the cost of the screens by \$120,000, but the Kynar finish is better suited to the environmental conditions present at the site and comes with a 15-year warranty, well beyond that of the original system.



»»» COST CONTROL EXAMPLE - KL OFFICE FACADE



From the beginning, the team worked to a set budget. From concept on, KL gave direction as to the structural elements based on cost history and real time feedback from subcontractors. The Y columns at the front of the building were part of the early concept provided by RLC. Though it is an expensive architectural detail, we felt it was an important element of the design statement we wanted to make. So KL gave the direction to design a hybrid structural system which reduced the overall cost and made the architectural feature feasible.

We took a similar approach with the MEP system. Together with trades, we evaluated a variable speed versus traditional split system. While the variable speed system would have slightly lower monthly costs, we decided to go with a traditional system due to the difference in first cost and the need to meet the budget.



QUALITY CONTROL STARTS IN PRECONSTRUCTION

Our quality control plan begins during preconstruction by only soliciting subcontractor and material bids from pre-qualified vendors. Our acceptable base-line quality level standards are well known to our subcontractors as many have been providing services for Kaufman Lynn Construction for more than 20 years.

During construction, we ensure quality through our daily quality inspections along with weekly jobsite meetings. Our weekly meetings include subcontractors, owners and design professionals. Since our meetings require thorough jobsite inspection by all parties, any question of quality is immediately addressed. This immediate reaction prevents a budding problem from taking root. If a problem is discovered it is immediately corrected.

Intense Oversight of Submittals with an Extra Set of Eyes to Support the Design Team

We include our Quality Control Consultants to review all systems as they relate to paint, exterior finishes, windows, roofing, waterproofing and caulking BEGINNING in the design and budgeting process. We begin our process by meeting with the with the owner and the entire design team to ensure all systems are compatible. We then work with our preconstruction staff to review submittals with a checklist of what must be included such as: manufacturer product data, details and installation instruction, preparations procedures, qualifications of installers, shop drawings with sequencing for installation, notice of acceptance (if necessary), wind calculations, special requirements and a sample copy of the warranty. We then review all submittals to make sure that proper waterproofing components, materials and installation processes are being submitted in compliance with the contract documents.

Our consultant reviews the construction details, products and systems prior to us bidding and providing the Guaranteed Maximum Price to an owner. The benefit is that when we get to the GMP we are clear that the systems on the Construction plans are compatible with one another and in conformance with all the current Building Codes required for the project.

Highly Capable Superintendents Supplemented with Continued Training

Kaufman Lynn Construction constantly strives to improve our quality and performance through continuing education seminars, self-analysis and in-house training for our professionals. We optimize design and construction techniques, which consistently produce projects that exceed our clients' expectations

During construction, we ensure quality through our daily quality inspections along with weekly jobsite meetings. Every day our superintendents walk miles checking on quality regardless of the size of the building footprint. Our superintendents use tablets in the field that are continually updated with the most recent plans noting any new changes. Checking subcontractors work against the plans any concerns can be shown to the foremen in a simple, up-to-date format. Any issues that need to be reviewed by the design team, are photographed and send to the entire team for review and response. This immediate reaction prevents a budding problem from taking root or allows us to discover it quickly to find a remedy without impacting the schedule. This process is in addition to our weekly on-site meetings that include subcontractors, owners and design professionals where we walk the jobsite to allow all parties to inspect current work and any question of quality is addressed.

BUILDING BETTER BUILDINGS - QUALITY THAT LASTS

Daily Field Inspections With Pictures To Back Up Future Warranty Needs

During construction, we ensure quality through our daily inspections along with weekly job site meetings including subcontractors, owners and design professionals. Since our meetings require thorough job site inspection by all parties, any question of quality is immediately addressed and corrected.

Kaufman Lynn also utilizes a third party Quality Control consultant on all project to aid our on-site team with reviews of the contract documents as well as visual inspections on "in progress" installation procedures, and again at final inspection to compliment our existing quality control methods and processes. Our consultant provides written reports with photographs turned in as a complete book to the owner with a full description of what issues were addressed to ensure superior buildings for years to come.

WORKING WITH CORAL GABLES' COMMUNITY & BUSINESSES

During our three decades of service, Kaufman Lynn has made it a priority to ensure the community is in a better situation than when we arrived. From philanthropic involvement to small business development, Kaufman Lynn understands the importance of not only the community's involvement, but the local business impact as well. Our "Good Neighbor Policy" goes beyond the construction fence. We make it a priority that all of our neighbor residents and businesses have our personal telephone number and call us for any reason. We'll hold weekly "Coffee with the Contractor" meetings to update the neighborhood on key events of the project and discuss solutions to any challenges that may arise.

A key part of our communication effort is to make sure that the business know what is coming up and we understand what is going on with them.



	<p>NOVEMBER 19 – DECEMBER 21, 2025</p> <p>Man of La Mancha</p> <p>Written By Dale Wasserman Music By Mitch Leigh Lyrics By Joe Darion</p> <p>BUY TICKETS</p>		<p>FEBRUARY 11 – MARCH 8, 2026</p> <p>Dear Evan Hansen</p> <p>Book By Steven Levenson Music And Lyrics By Benj Pasek And Justin Paul</p> <p>BUY TICKETS</p>
	<p>MAY 13 – JUNE 7, 2026</p> <p>Dial M for Murder</p> <p>Adapted By Jeffrey Hatcher From The Original By Frederick Knott</p> <p>BUY TICKETS</p>		<p>JULY 15 – AUGUST 9, 2026</p> <p>The Shark is Broken</p> <p>By Ian Shaw And Joseph Nixon</p> <p>BUY TICKETS</p>

For instance, we know that the Miracle Theatre has a full slate of live performances while we are constructing, so we will work certain activities around their performance schedules as to not cause noise disturbances for them.

CORAL GABLES MOBILITY HUB



COFFEE with the CONTRACTOR

1st Tuesday of the month at 8am

Chamber of Coral Gables Office
201 Alhambra Cir Suite 100, Coral Gables, FL 33134



Gensler



CORAL GABLES
CHAMBER OF COMMERCE

Another tool we use to keep people informed is “**COFFEE with the CONTRACTOR**” which will be hosted the 1st Tuesday of every month starting just before construction commences.

These meetings will be hosted at the Chamber offices and if we need the extra space we will host them at the Miracle Theatre.

This is just one example of how we really work hard to develop that direct connection with those that are impacted by the construction.

COMMUNITY OUTREACH IN POMPANO BEACH



This project was a considerable investment of resources for the City of Pompano Beach and it was important to them that an effort be made to funnel those resources back to the City residents. We gave priority to subcontractors whose company's were located in the City, and

exceeded our goal of 10% of the total Hard Costs being awarded to those subcontractors. We held community outreach sessions where residents with construction experience could come meet with us in hopes of connecting them to our subs

We required that each subcontractor utilize City residents for at least 10% of their man hours on-site, and tracked those hours via daily tickets. We established a relationship with the local labor provider who had a pool of City residents that we would use whenever

an opportunity arose for miscellaneous labor.

In addition to the subcontracts, we tried to the greatest extent possible, to use vendors within the City such as electric supply houses, water deliver, concrete delivery, etc.

COMMUNITY OUTREACH IN RIVIERA BEACH



Though the primary focus was to build the most advanced station possible, this project also served as an economic and opportunity generator for the community. From the beginning the team adopted the theme: Making a Difference for Firefighters and the Riviera Beach Community. The Design-Build team structure combined expertise in the design and construction of fire stations and an intimate understanding of Riviera Beach's history and vision for the future.

Through an exhaustive outreach program, 43% of the project cost was earned by Riviera Beach based businesses and the project had a 24% African American owned business participation. Taking advantage of the interest in the project, the team collaborated with the City to inspire career choices of young residents, including funding of scholarships in the fire and construction training programs, visits to local schools, and hosting of visitors to the site.



PARTNERSHIP WITH CORAL GABLES

Kaufman Lynn Construction (KL) understand that with PARTNERSHIP we can make sure the project progresses through design effectively while maximizing the process to encourage innovation. The result will be a true state-of-the-art facility that becomes a key facility within your Smart City initiative.

KL's Philosophy

We will be an active part of the team working hand-in-hand with the Gensler team to bring the best ideas, means and methods to the process. We have assembled a team with specific expertise to make sure we add value during the preconstruction and design phase.

Making A Difference

We will make a difference because we have the experience and subject matter expertise to enhance the Gensler team. We will make sure the project is enhanced and moves forward with the following key individuals/companies being involved. ***We have assembled a team with specific expertise to make sure we add value during the preconstruction/design phase.***

Parking Technology

Data Collection: Our technology will provide the City with immense parking data that can be broken down in a variety of ways. Data collection/analytics is a huge part of the Smart City Initiative, cities can process data from IoT devices and sensors (like ours) to recognize hourly, daily, monthly, yearly patterns and needs. In terms of parking, the analysis of this data can help to reduce the number of road accidents and vehicle congestion and help drivers to find a parking spot closest to their end destination. From a management stand point this collection of data will allow them to make operational decisions backed by data opposed to guessing or making assumptions as what needs to be improved.

Third-Party Integrations: Our technology is able to share data information to other third-party systems. Sharing information/data to other systems is imperative for a Smart City.

City Wide Dynamic Wayfinding: Enhancing residents and visitors parking experience through the use of technology contributes to the Smart City Initiative.

Reduction of Traffic: By keeping parkers informed of exactly where available parking is located, we are able to help reduce the amount of traffic.

Reduction of CO2 Emissions: Environmental conservation is a piece of the Smart City Initiative and implementation of our systems have proven to significantly reduce CO2 emissions produced by decreasing the time spent driving in search for parking.

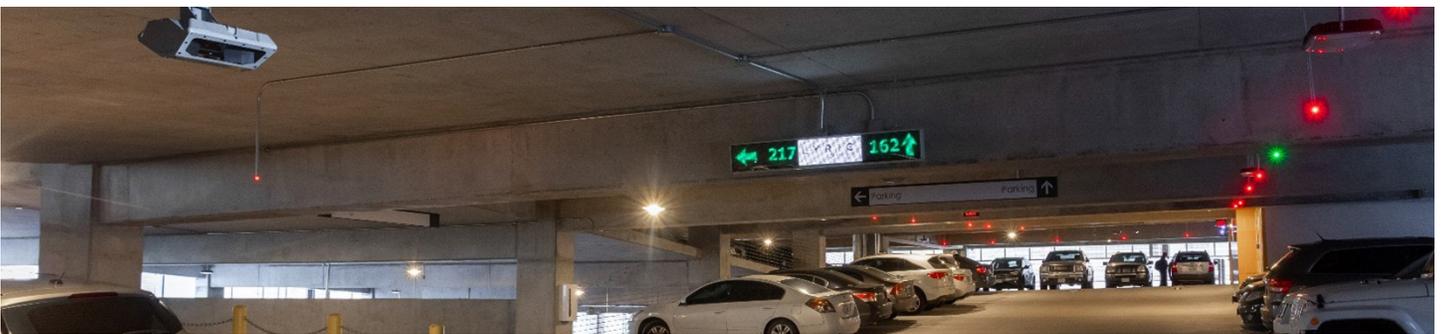
Security Enhancements: A smarter city is a safer city. Our technology deters criminal activity within parking facilities and creates a safer environment for residents and visitors.

Maximize Garage Efficiency: A Smart City is synonymous with an efficient city. Implementation of our technology ensures the City is maximizing the usage of current parking assets before they chose to build new facilities.

Coral Gables PG7 Technology that Applies to the Mobility Hub

Parking Garage 7 is seeking to utilize our Multi-Space System leveraging the Upsolut Camera Sensor with internal LEDs to achieve a variety of objectives:

Parking Guidance/Parking Availability: At the entrance of Parking Garage 7, parking availability signage will be installed to notify visitors of parking availability prior to entering the facility. Once inside the garage, the internal LEDs housed in the Upsolut Camera Sensor will inform visitors where the available spaces are located.



PayByPhone Integration : PayByPhone is a mobile payment application utilized throughout the City of Coral Gables and South Florida. PGS' Multi-Space System will be integrated with PayByPhone to provide an effective and easy form of parking payment. Additionally, this integration will aide parking management in ensuring transient visitors comply with parking payment policy.



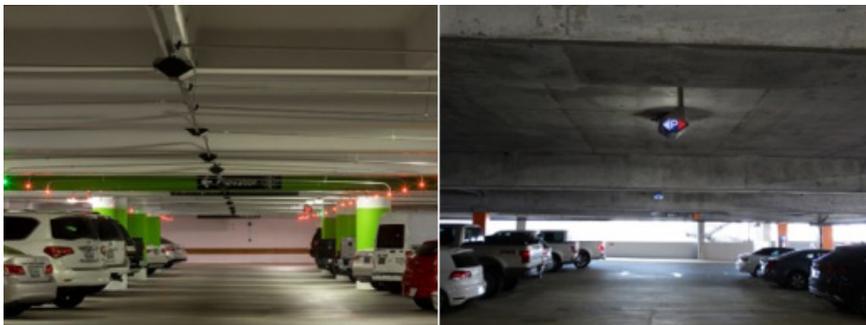
Safety: The Upsolut Camera Sensor provides video footage of parking areas to deter theft or other criminal acts within a garage. Additionally, we design our systems to steer vehicular traffic away from pedestrian traffic to help increase the overall safety of the garage.

Gateless Facility: By implementing this integrated system the City can eliminate access control gates at the entrance and exit of the parking facility. Doing this creates a free-flowing garage which decreases the amount of traffic back up at the entry/exit caused by customers interacting with the parking gates. Ultimately, a gateless solution helps to reduce CO2 emissions and enhances the customer experience.

Software: The Multi-Space System includes a full software suite that provides the City with an immense amount of parking data collection. This data can be used in several ways to optimize parking operations and allows the City to prepare for future parking needs. Several clients have used this data to maximize the usage of their current parking assets in lieu of spending millions of dollars to build new parking structures.

The screenshot displays the Multi-Space System software interface. On the left, a 'SITE STRUCTURE' table lists various parking areas and their occupancy rates. The main area shows a 3D perspective view of the City Centre parking layout, with buildings color-coded and parking spaces marked with 'P' and numbers (596, 243, 251). The interface includes a top navigation bar with 'Welcome' and 'index', a toolbar with various icons, and a bottom configuration panel with tabs for 'SCHEDULE', 'FIND & RESERVE', and 'MODULE'.

Area	Occupancy %	Value 1	Value 2	Value 3
City Centre - Houston	63%	1843	2933	1096
Lifetime Garage	75%	735	978	243
Level 4	40%	112	278	106
Level 3	76%	156	208	56
Level 3 ADA	-	0	0	0
Level 2	92%	235	250	21
Level 2 ADA	-	0	0	0
Level 1	98%	227	231	4
Level 1 ADA	71%	8	2	2
Theatre Garage	60%	898	1494	596
Level 4	7%	23	329	306
Level 3	82%	512	381	89
Level 2	81%	325	400	76
Level 1	62%	231	375	144
Level 1 ADA	100%	4	4	0
Level 2 ADA	100%	7	7	0



External conduit instillation

Embedded conduit instillation

With early coordination, we will be able to embed the technology infrastructure.

PROVEN EXPERIENCE: AUTHORITIES HAVING JURISDICTION

As a proven local builder we have recent experience with **over \$652 million of Miami-Dade County projects** delivered in the last 4 years, with more in preconstruction. We have gone through the permitting process on many large scale Miami projects and secured all the various permits correctly and on time. Our proven experience will ensure the process runs smoothly from preconstruction through completion.



GOLDEN GLADES MOBILITY HUB-\$56.2M



CUTLER BAY LEGACY PARK & MUNICIPAL COMPLEX \$62 MILLION



MIAMI WORLDCENTER-\$99M



DORAL CENTRAL PARK-\$127M



MAREAS AT BOTANICA-\$168M

**\$652M
LOCAL
MIAMI
PROJECTS**



THE COVE-\$170M



MIAMI BEACH 72ND STREET PARKING GARAGE \$95 MILLION

WE SPECIALIZE IN PUBLIC AGENCY EXPERTISE



MIAMI BEACH



Section IV

PAST PERFORMANCES & REFERENCES



THE RIGHT EXPERIENCE FOR CORAL GABLES' SMART CITY HUB

Kaufman Lynn understands that this is not just a parking garage or even a typical mixed-use facility. It is an innovative center that must serve the residents of Coral Gables beyond providing a place to park. We bring a complete team with the experience to not just build your new Mobility Hub, but help the team create a truly innovative facility for the City.

Our project experience includes every component of this project.



PARKING GARAGE

321

Parking Garages

In addition to the 5 requested projects, we have included information on many other similar facilities that demonstrate our team's expertise to be the best Partner for the City of Coral Gables.



CITY OF CORAL GABLES REFERENCE FORM
RFQ 2025-050 Mobility Hub Preconstruction and Construction Manager at Risk Services

Complete the form as indicated below, to provide the required information as outlined in Section 3 of the solicitation. The City shall contact the companies listed below to verify the work performed on behalf of your company. All fields must be completed.

Reference # 1 must cover the minimum five (5) year period from the issuance date of this solicitation.

1. Project Name/Location Pompano Beach Pier Parking Garage
 Owner Name City of Pompano Beach
 Contact Person Horacio Danovich
 Contact Telephone No. (954) 786-7834
 Email Address: drhdhome@gmail.com
 Yearly Budget/Cost Total Cost: \$20.5 million
 Dates of Contract From: June 2015 To: June 2016
 Project Description This 5-level, 239,646 SF, 662-space parking garage is the corner piece of the Pompano Beach Pier Park master development which was planned as a new city destination with restaurants, retail shops, and a potential hotel establishment.

Additional References must cover similar engagements satisfactorily performed in the last five (5) years.

2. Project Name/Location Golden Glades Mobility Hub
 Owner Name Florida Department of Transportation (FDOT)
 Contact Person Sergio Gonzalez
 Contact Telephone No. (786) 229-7222
 Email Address: sgonzalez@pinnaclecei.com
 Yearly Budget/Cost Total Cost: \$56.3 million
 Dates of Contract From: December 2018 To: October 2021
 Project Description New construction of a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.



3. Project Name/Location JM Family Headquarters Parking Garage
- Owner Name JM Family
- Contact Person Rob Naylor
- Contact Telephone No. (954) 480-7894
- Email Address: rob.naylor@jmfamily.com
- Yearly Budget/Cost Total Cost: \$15.3 million
- Dates of Contract From: September 2018 To: October 2019
- Project Description New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.
-
4. Project Name/Location Hollywood Nebraska Street Parking Garage
- Owner Name City of Hollywood
- Contact Person Moshe Anuar
- Contact Telephone No. (954) 924-2980
- Email Address: manuar@hollywoodfl.org
- Yearly Budget/Cost Total Cost: \$10.3 million
- Dates of Contract From: April 2018 To: September 2019
- Project Description New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal façade. One of the spaces is reserved for City of Hollywood.



5. Project Name/Location Doral Central Park
 Owner Name City of Doral
 Contact Person Lazaro Quintero
 Contact Telephone No. (305) 593-6600
 Email Address: Lazaro.Quintero@cityofdoral.com
 Yearly Budget/Cost Total Cost: \$129 million
 Dates of Contract From: July 2019 To: May 2025
 Project Description Multiphased park including over 30 different components and programmatic areas, which encompasses the largest construction effort in the history of the City of Doral. The park serves as the community recreation and events hub and is seeking Florida Green Building Certification (FGBC). **A parking garage with activated rooftop space** is planned as an additional phase.

6. Project Name/Location Miami Beach 72nd Street Parking Garage
 Owner Name City of Miami Beach
 Contact Person Rodney Perez
 Contact Telephone No. 305-673-7000
 Email Address: rodneyperez@miamibeachfl.gov
 Yearly Budget/Cost Total Cost: \$95 million
 Dates of Contract From: August 2026 To: November 2028
 Project Description New construction of an innovative community complex featuring a 600-space parking garage with top level pickleball courts, extensive park and landscaping, community center, library, and rooftop competition swimming pool.



PROPOSER INFORMATION:

Company Name: Kaufman Lynn Construction, Inc.
Representative: Chris Long
Address: 6303 Blue Lagoon Drive, Suite 400, Miami, FL 33126
Telephone No.: 786-350-1055
Fax No.: 786-523-7989
Email Address: jzalkin@kaufmanlynn.com

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
1

21. TITLE AND LOCATION <i>(City and State)</i> Golden Glades Mobility Hub (Miami, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2022

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER FDOT	b. POINT OF CONTACT NAME Sergio Gonzalez	c. POINT OF CONTACT TELEPHONE NUMBER sqgonzalez@pinnaclecei.com
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

New construction of a state-of-the-art mobility hub and transit facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.

About 25% of the ground floor of the garage is built out as a transit hub, an air-conditioned waiting area with offices, seating and monitors announcing the arrival and departure of busses. Adjacent to the space, is the governmental use area. The intent is to potentially lease spaces for retail business here. It is delivered as shell space, fully dried in with all infrastructure built in. Bus lanes dissect the ground floor of the garage from east to west. The ground floor also has a "kiss and ride" area next to the transit hub, secured bike storage, mechanical and electrical rooms, storage areas. Nearly all car parking starts on the second level.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

Parking Garage

Storage Rooms

Security Cameras

EV Chargers



GOLDEN GLADES MOBILITY HUB

MIAMI, FL

Design-Build process for a park-and-ride and transit terminal facility designed to support various public transit and complimentary transportation services. Facility includes 10,450 SF of retail, direct access to Tri-Rail via a pedestrian bridge from the new parking garage, 2,375 parking spaces, 53 truck spaces and a 4,500 SF transit hub.

Role:	Construction Manager
Completion Date:	December 2022
Construction Schedule:	December 2018 - December 2022
Project Size:	1,028,445 SF, 2,375 spaces
Original/Final Budget:	\$56.3 million / \$56.2 million
Savings:	\$100,000
Status:	Completed



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> Pompano Beach Pier Parking Garage (Pompano Beach, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2016

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Pompano Beach	b. POINT OF CONTACT NAME Horacio Danovich	c. POINT OF CONTACT TELEPHONE NUMBER drhdhome@gmail.com
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

This 5-level, 239,646 SF, 662-space parking garage is the corner piece of the Pompano Beach Pier Park master development which was planned as a new city destination with restaurants, retail shops, and a potential hotel establishment. The design developed by the team reflects the needs of the master development plan. The exterior of the garage features undulating abstract sails, evocative of the ocean and maritime location and is in harmony with the Pompano Beach Bridge.

The City of Pompano Beach did not want this project to be solely about the parking garage, but desired the mixed use function to stand out while providing a unique look to the garage that was within budget. The concept of creating a façade that showcased the oceanfront setting started to take hold and the garage was clad in custom sails that can withstand hurricane force winds. The retail liner extends past the parking structure to create a visual pier element to compliment the City pier across the street.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager, Design Builder
b.	(1) FIRM NAME DESMAN, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Lauderdale, FL	(3) ROLE Parking Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

Municipal Parking Garage

Storage Rooms

Rooftop Activation

EV Chargers



POMPANO BEACH MUNICIPAL PIER PARKING GARAGE

POMPANO BEACH, FL

Design and construction of a 239,646 s.f., 662-space parking garage in close proximity to the beach. The garage became the corner piece of the Pompano Beach Pier Park master development, a city destination with restaurants, retail shops, and a hotel. The design developed by the team reflected the needs of the master development plan and was planned and designed to accept exterior liner structures. **KL and DESMAN collaborated on this project.**

Role:	Prime Design Builder
Completion Date:	June 2016
Construction Schedule:	June 2015 - June 2016
Project Size:	239,646 SF, 662 spaces
Original/Final Budget:	\$19.7 million / \$20.5 million (owner added scope)
Status:	Completed



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 3
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21. TITLE AND LOCATION <i>(City and State)</i> Hollywood Nebraska Street Parking Garage (Hollywood, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2019

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Hollywood	b. POINT OF CONTACT NAME Moshe Anuar	c. POINT OF CONTACT TELEPHONE NUMBER manuar@hollywoodfl.org
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal façade. One of the spaces is reserved for City of Hollywood.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager
b. (1) FIRM NAME DESMAN, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Lauderdale, FL	(3) ROLE Parking Garage Designer/Consultant
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

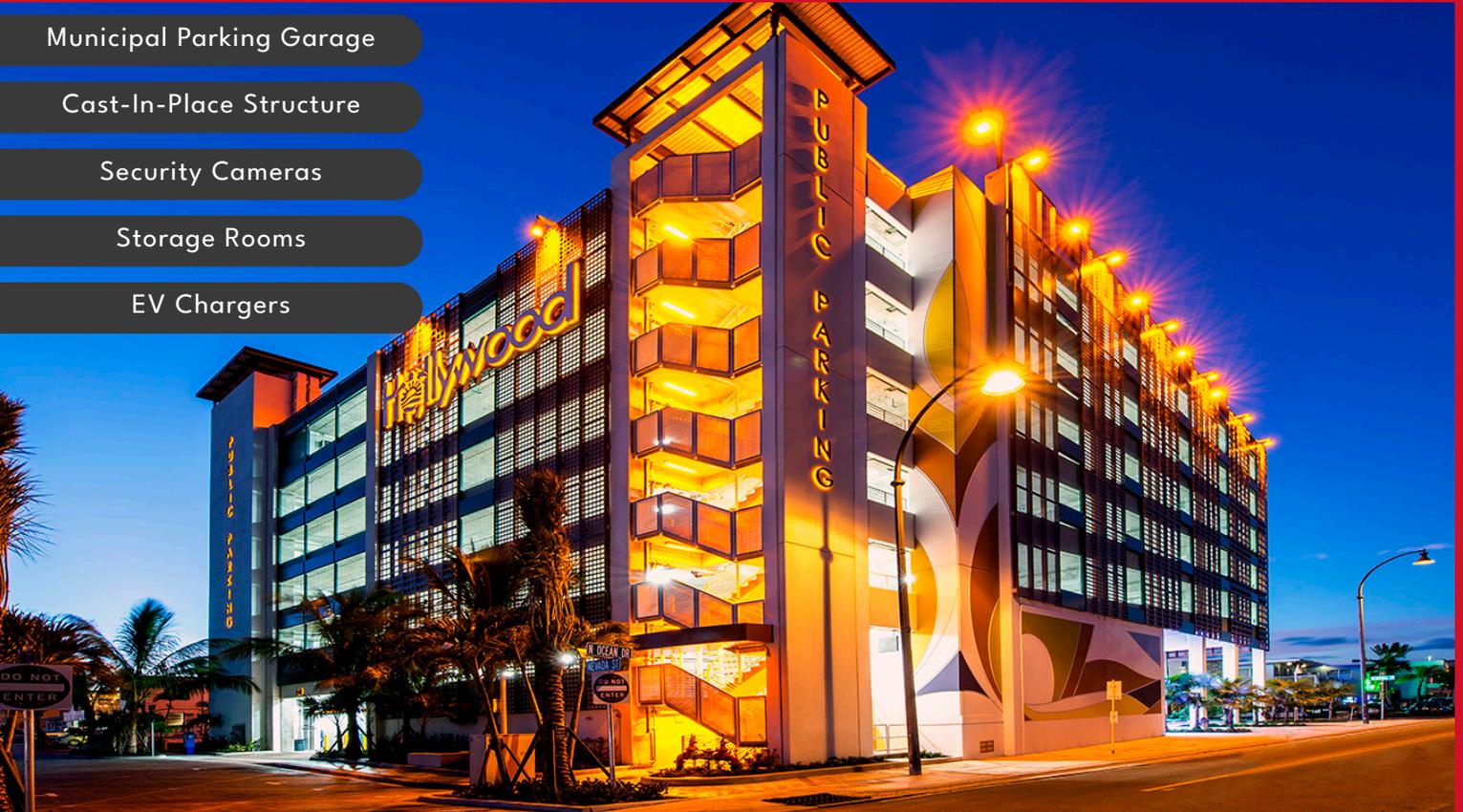
Municipal Parking Garage

Cast-In-Place Structure

Security Cameras

Storage Rooms

EV Chargers



HOLLYWOOD NEBRASKA STREET PARKING GARAGE

HOLLYWOOD, FL

New construction of a 8-story, 304-space parking garage with electric charging stations and rest rooms. The garage features a unique punched metal façade. Located on the barrier island on a tight site, this project included a complex dewatering effort and virtually no laydown space. Maintenance of Traffic (MOT) was coordinated along A1A to ensure safety along the busy corridor. **KL and DESMAN designed and built this project.**

Role:	Construction Manager
Completion Date:	September 2019
Construction Schedule:	April 2018 - September 2019
Project Size:	128,542 SF, 304 spaces
Original/Final Budget:	\$14 million / \$12.8 million
Savings:	\$1.2 million
Status:	Completed



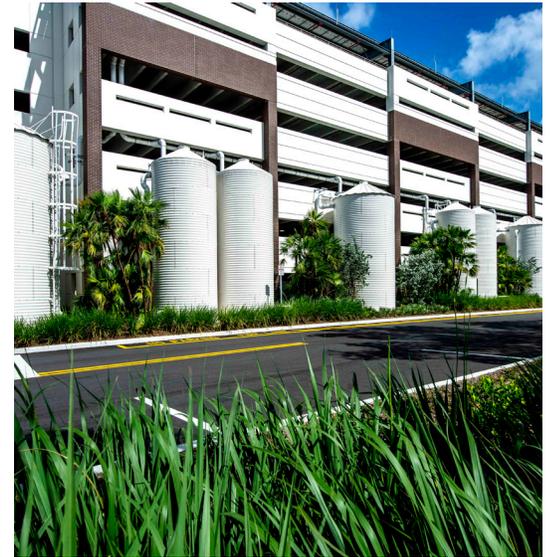
F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> JM Family Headquarters Parking Garage (Deerfield Beach, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> 2019

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER JM Family Enterprises	b. POINT OF CONTACT NAME Rob Naylor	c. POINT OF CONTACT TELEPHONE NUMBER rob.naylor@jmfamily.com
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

New construction of a 309,572 SF parking garage on an active campus. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

Parking Garage

Sustainable Features

EV Chargers



JM FAMILY PARKING GARAGE

DEERFIELD BEACH, FL

Design-Build process for a 309,572 SF, 831-space parking garage on an active corporate campus housing over 1,200 employees. Sustainability features of this garage include rooftop solar panels and cisterns that are designed to collect up to 200,000 gallons of rain. The cisterns feed the irrigation throughout the campus. The garage, and the entire campus, were built to a 500-year flood standards.

Role:	Prime Design Builder
Completion Date:	October 2019
Construction Schedule:	October 2018 - October 2019
Project Size:	309,572 SF, 831 spaces
Original/Final Budget:	\$15.3 million / \$15.3 million
Status:	Completed



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Miami Beach 72nd Street Parking Garage	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES N/A	CONSTRUCTION <i>(If applicable)</i> TBD

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Miami Beach	b. POINT OF CONTACT NAME Rodney Perez	c. POINT OF CONTACT TELEPHONE NUMBER rodriguez@miamicityfl.gov
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

New construction of an innovative community complex featuring a 600-space parking garage with top level pickleball courts, extensive park and landscaping, community center, library, and rooftop competition swimming pool.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kaufman Lynn Construction	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Construction Manager
b.	(1) FIRM NAME DESMAN, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Lauderdale, FL	(3) ROLE Parking Garage Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

Municipal Parking Garage

Recreational Facilities

Security Cameras

EV Chargers



MIAMI BEACH 72ND STREET PARKING GARAGE

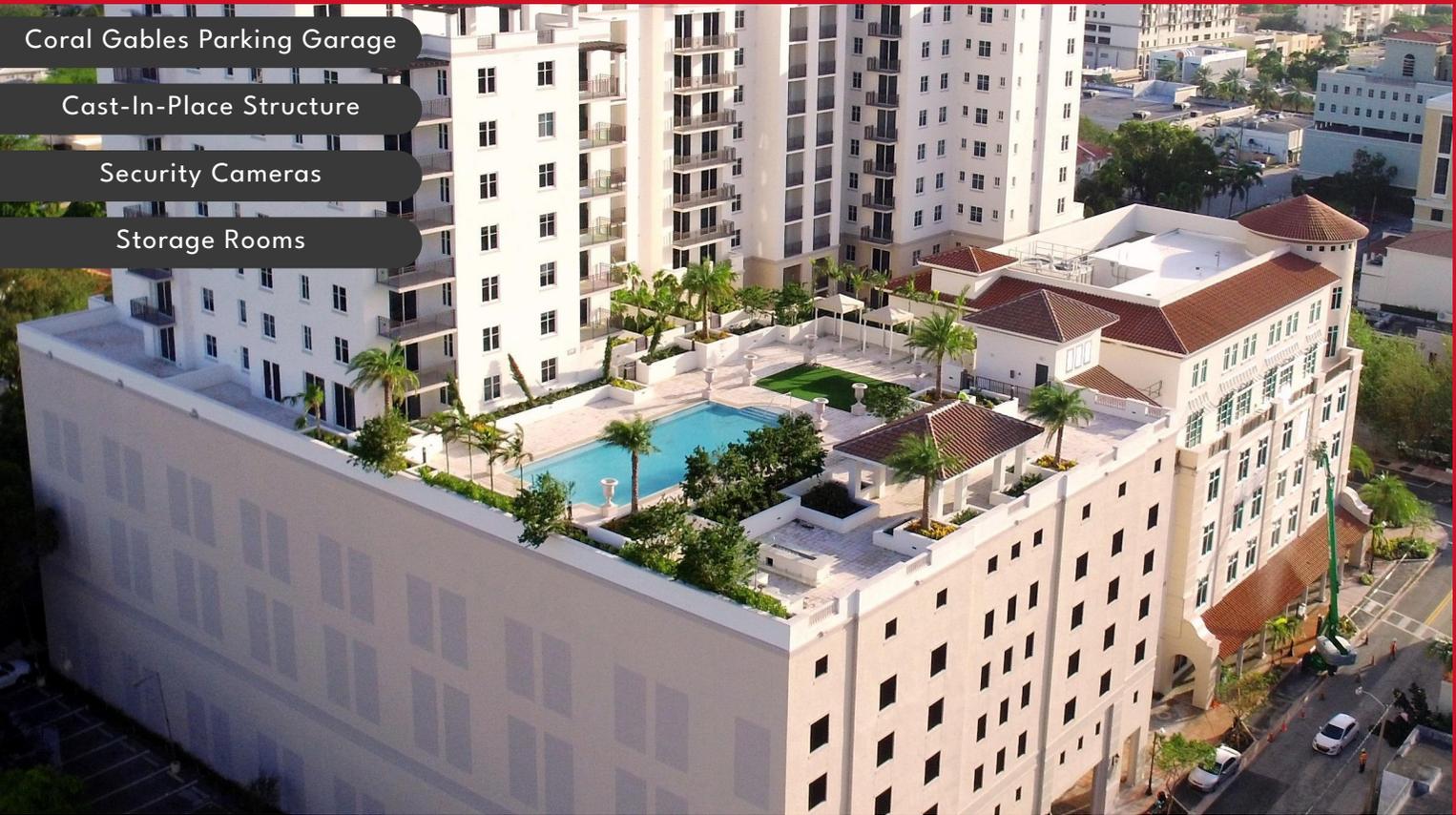
MIAMI BEACH, FL

New construction of an innovative community complex featuring a 600-space parking garage with top level pickleball courts, extensive park and landscaping, community center, library, and rooftop competition swimming pool.

Project Size and Cost:	600 spaces \$95 million
Planned/Actual Start:	August 2026 (anticipated) / TBD
Planned/Actual Completion:	November 2028 (anticipated) / TBD
Original/Final Budget:	\$95 million / \$95 million (anticipated)
Services:	Construction Manager
Owner:	Miami Beach, FL 33139, Rodney Perez, (305) 673-7000, rodneyperetz@miamibeachfl.gov



- Coral Gables Parking Garage
- Cast-In-Place Structure
- Security Cameras
- Storage Rooms



2020 SALZEDO MIXED-USE PARKING GARAGE

CORAL GABLES, FL

New construction of a 16-story mixed-use tower. The property offers a superior location in downtown Coral Gables, and includes a 566-space, 7-story parking garage, rooftop pool, fitness center and retail line/office space.



Role:	Construction Manager
Completion Date:	September 2019
Construction Schedule:	April 2018 - September 2019
Project Size:	128,542 SF, 304 spaces
Original/Final Budget:	\$64.5 million / \$63.1 million
Savings:	\$1.4 million
Status:	Completed



Parking Garage

Cast-In-Place Structure

Security Cameras

Mixed-Use



FAU PARKING GARAGE III

BOCA RATON, FL

New construction of a 4-story, 1000 space structural pre-cast concrete parking garage constructed for retail space on ground floor. Project used Pre-cast concrete Double T construction method that served as a cost saver and ensured durability for years to come. KL presented FAU with numerous pre-priced options for retail space during preconstruction to maximize financial return.

Role:	Construction Manager
Completion Date:	December 2013
Project Size:	1,000 spaces
Original/Final Budget:	\$11.5 million
Status:	Completed

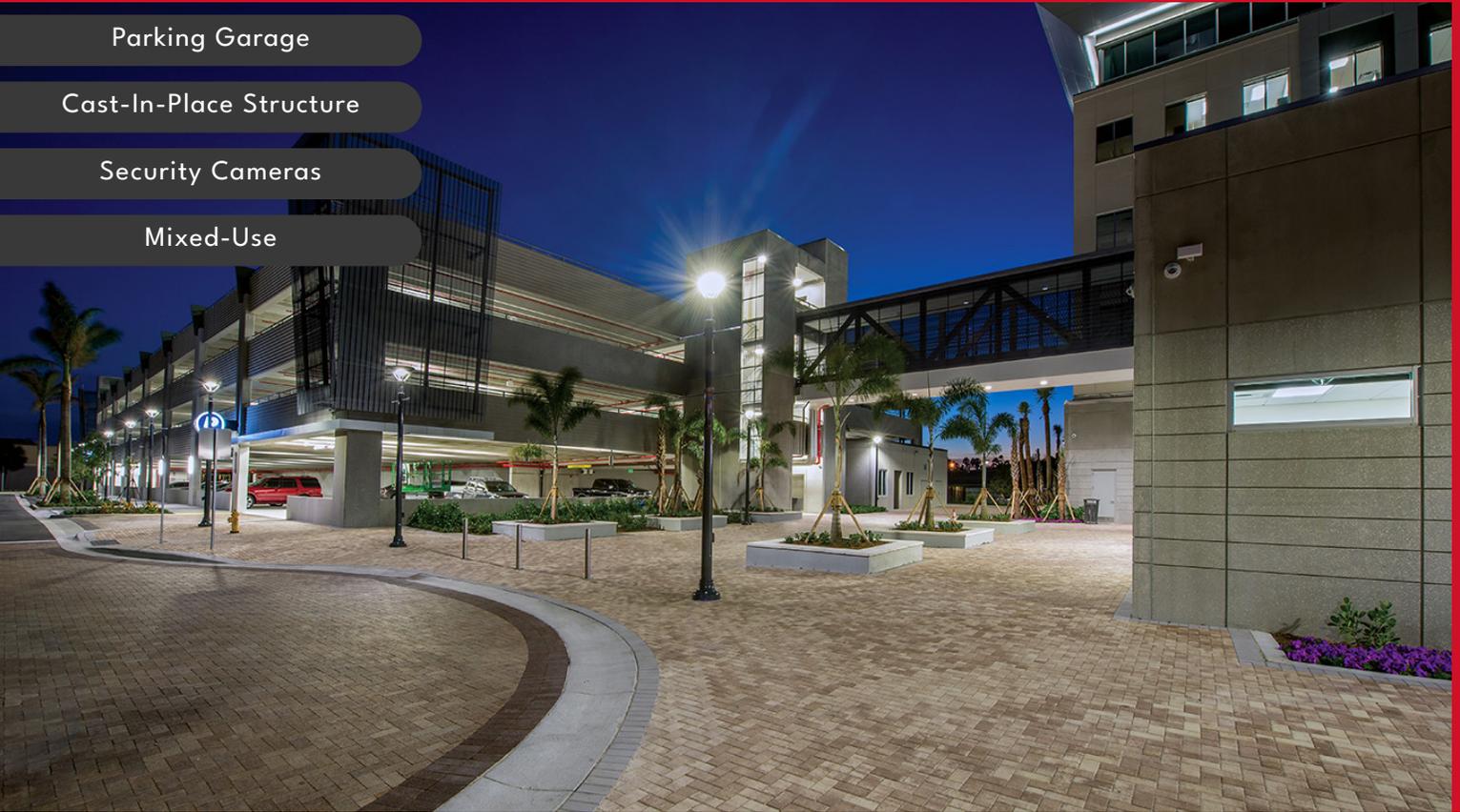


Parking Garage

Cast-In-Place Structure

Security Cameras

Mixed-Use



CORAL SPRINGS CITY HALL PARKING GARAGE

CORAL SPRINGS, FL

New construction a 4-level, 607 space parking garage with a pedestrian bridge to connect the two at the 2nd floor of Coral Springs' City Hall. The project also features new 5-story, 68,129 SF office building.

Role:	Construction Manager
Completion Date:	February 2018
Project Size:	1,000 spaces
Original/Final Budget:	\$34 million
Status:	Completed





- Parking Garage
- Automated Payments
- License Plate Readers
- EV Chargers

BRIGHTLINE BOCA RATON STATION PARKING GARAGE

BOCA RATON, FL

New construction of a 4-story parking garage with 455 spaces, including 64 spaces for the adjacent library. In addition to the parking garage, the site offers 12 electric vehicle parking spaces, 101 bicycle spaces for both long term and short term storage, 6 drop off parking spaces in front of the train station and 15 on-street/parallel parking spaces on NW 4th Street.



Role:	Construction Manager
Completion Date:	December 2022
Construction Schedule:	November 2021 - December 2022
Project Size and Cost:	146,795 SF, 455 spaces \$14.7 million
Original/Final Budget:	\$15 million / \$14.7 million
Savings:	\$300,000
Status:	Completed

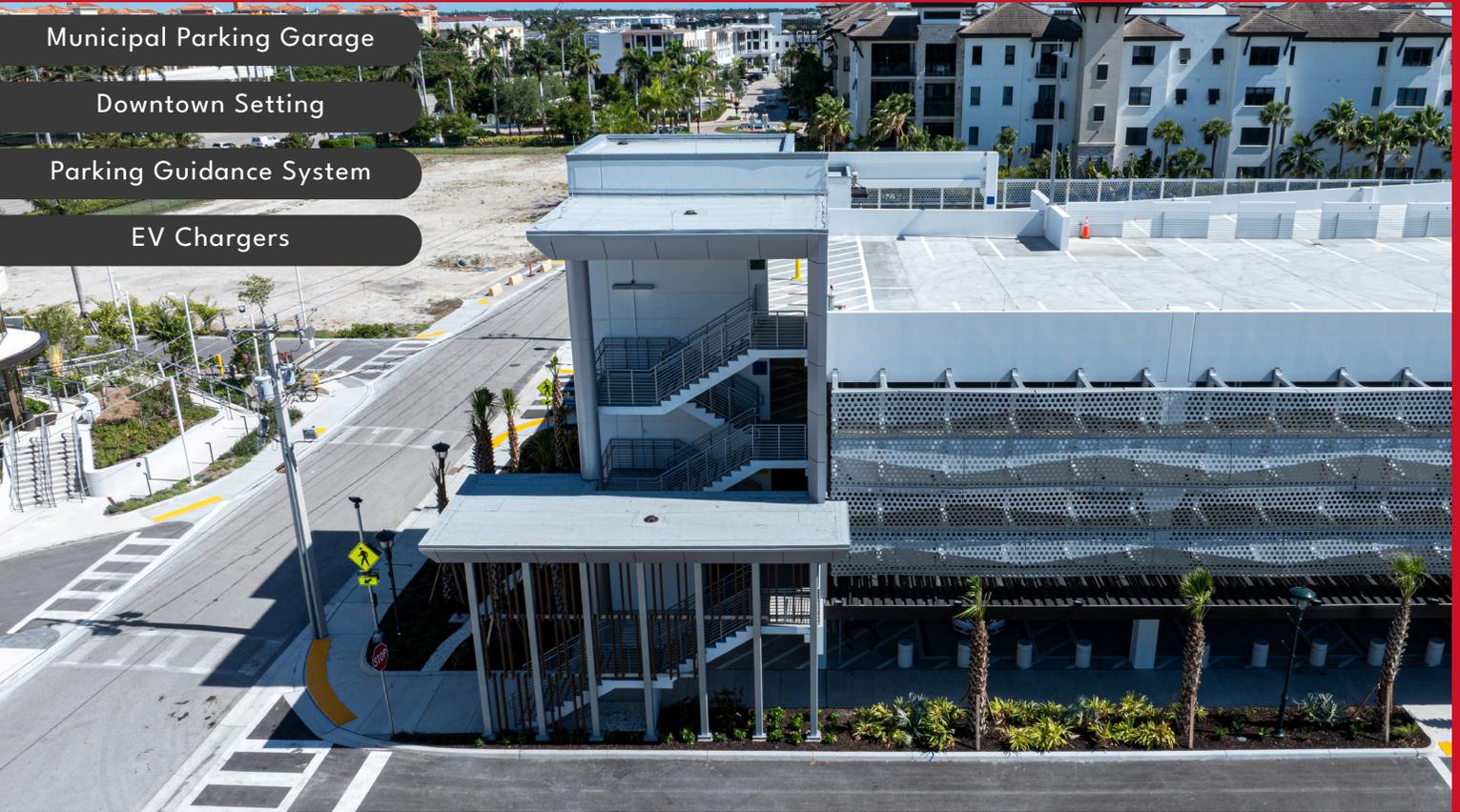


Municipal Parking Garage

Downtown Setting

Parking Guidance System

EV Chargers



NAPLES 1ST AVENUE PARKING GARAGE

NAPLES, FL

New construction of a precast four-level parking garage including 366 spaces and parking space counter system. This hurricane-hardened garage is attached to the new Naples Playhouse and features metal screening and wall panels, bicycle parking, and 8 electric charging stations. **KL and DESMAN collaborated on this project.**

Role:	Construction Manager
Completion Date:	May 2025
Construction Schedule:	February 2024 - May 2025
Project Size and Cost:	123,146 SF, 366 spaces \$17.2 million
Original/Final Budget:	\$17.2 million / \$17.2 million
Savings:	\$4,082
Status:	Completed

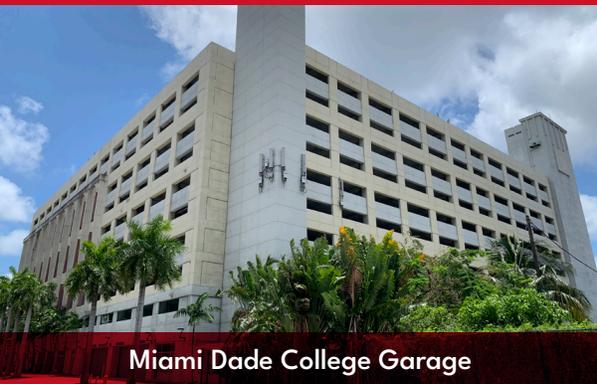




PortMiami Terminal B Garage



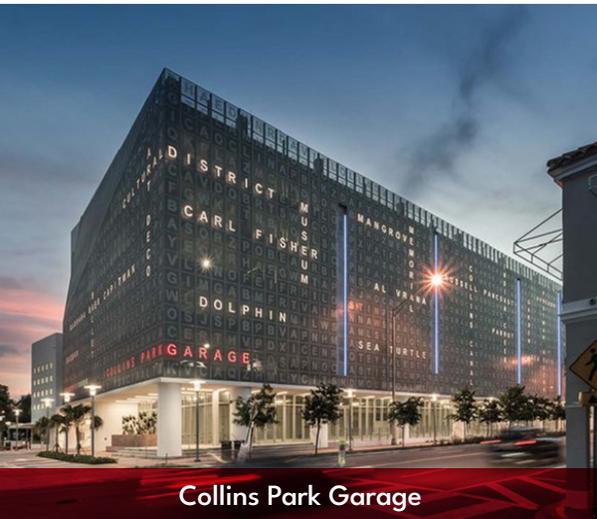
709 Alton Road Garage



Miami Dade College Garage



PortMiami Terminal A Garage



Collins Park Garage



Reedy Creek Garage



MIA Airport Employee Garage

DESMAN



NOTABLE FLORIDA PARKING PROJECTS

- Hyatt Regency Parking Access & Revenue Control System
- Port Canaveral Cruise Terminal 3 Parking Garage
- Oak Avenue Parking Garage
- Broward County Center for the Performing Arts Due Diligence Survey
- City of Hollywood Parking Study
- Hollywood Beach Resort Parking Garage
- Harborside Place
- Baptist Hospital of South Florida Parking Garages
- Town of Lauderdale by the Sea Parking Strategic Plan
- Hyatt Place City Center
- 1212 Lincol Road Retail Center and Parking Garage
- 709 Alton Road Mixed Use Project and Parking Garage
- PortMiami Terminal B NCL Parking Garage
- MDC Wolfson Campus Building Garage Remediation
- Bayside Marketplace
- 7th & Collins Parking Facility
- Lot P13 Mixed-Use Garage (Design Consultant)
- Lot P16 Mixed-Use Garage (Design Consultant)
- Lot P23 Mixed-Use Garage (Design Consultant)
- Lot P55 Mixed-Use Garage (Design Consultant)
- 92nd Street Municipal Complex (Design Consultant)
- Miami Dade Expressway Authority Intermodal Centers
- A1 Parking Structure at Reedy Creek Improvement District
- A2 Parking Structure at Reedy Creek Improvement District
- Lake Nona HQ Parking Garage
- District of the Gardens Parking Garage
- Pompano Beach CRA Parking Enterprise Fund/Financing M/U Pkg Study
- Royal Caribbean Cruiseline Terminal A Parking Structure
- Terminal B Garage
- Downtown St Augustine Mobility Study
- Global Financial Services Company Parking Garage
- Port of Tampa Channelside Water District Master Plan
- City Place Program Criteria
- Digital Domain Media Group Building Parking Structure
- Bonita Springs, FL
- Cape Canaveral, FL
- Coconut Grove, FL
- Fort Lauderdale, FL
- Hollywood, FL
- Hollywood, FL
- Jupiter, FL
- Kendall, FL
- Lauderdale by the Sea, FL
- Melbourne, FL
- Miami, FL
- Miami Beach, FL
- Miami Dade Cnty, FL
- Orlando, FL
- Orlando, FL
- Orlando, FL
- Palm Beach Gardens, FL
- Pompano Beach, FL
- PortMiami, FL
- PortMiami, FL
- St. Augustine, FL
- Sunrise, FL
- Tampa, FL
- West Palm Beach, FL
- West Palm Beach, FL





DESMAN DESIGN EXPERIENCE



5,000

PARKING FACILITIES



7,500

PARKING PROJECTS



1,500

MIXED USE PARKING FACILITIES



50

MOBILITY HUBS



IV-c

List all contracts which the Proposer has performed (past and present) for the City of Coral Gables. The City will review all contracts the Proposer has performed for the City in accordance with Section 4.10 Evaluation of Responses (c)(4) which states the City may consider "Proposer's unsatisfactory performance record, judged from the standpoint of conduct of work, workmanship, progress or standards of performance agreed upon in the Contract as substantiated by past or current work with the City".

Kaufman Lynn Construction has **NO EXISTING OR PAST CONTRACTS** with the City of Coral Gables.

IV-d

Provide a list with contact information of public sector clients, if any, that have discontinued use of Proposer's services within the past two (2) years and indicate the reasons for the same. The City reserves the right to contact any reference as part of the evaluation process.

Kaufman Lynn Construction has **ZERO** public sector clients discontinue services in the past two years.

Please identify each incident within the last five (5) years where (a) a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer's rights, remedies or duties under a contract for the same or similar type services to be provided under this RFP (See Affidavit D).

QUALIFICATION STATEMENT AND DISCLOSURES

Kaufman Lynn Construction, Inc.'s commitment to resolving disputes before initiation of litigation has resulted in very few active disputes in Court or arbitration at any given time. No claims, hearings, or other legal proceedings are considered material by Kaufman Lynn Construction, Inc. including its Chief Legal Officer and Chief Financial Officer. There have not been, and there are currently no pending claims that might result in a loss of damages that would materially impact Kaufman Lynn Construction, Inc., or its principals, officers, directors, or shareholders. Below is a list of all civil, criminal, administrative or other similar proceedings within the last five (5) years arising from, or is a dispute concerning, rights, remedies or duties under a contract for the same or similar types of services to be provided under this RFQ, which includes public projects performed for public, municipal or governmental agencies or entities. For more information, please do not hesitate to contact Kaufman Lynn Construction, Inc.'s Chief Legal Officer, Joshua M. Atlas at 561.886.4311 or jatlas@KaufmanLynn.com.

TYPE OF CLAIM	DATE	PROJECT	CASE # / COUNTY STYLE	DESCRIPTION	STATUS
Payment	Dec.15, 2023	City of Riviera Beach Fire Station 88	2023CA016691 Palm Beach County, FL K&M Electric Supply, Inc. v. Brown Electrical Solutions, LLC, Vincent Brown Jr., Rickena Brown, Kaufman Lynn Construction, Inc. & Hartford Fire Insurance Company	Suit filed by a material supplier for non-payment by a 1 st tier subcontractor after Kaufman Lynn Construction, Inc. previously paid the subcontractor.	Settled Apr. 2024
Personal Injury	Jun.16, 2022	City of Pompano Beach Parking Garage	CACE-22-008820 Broward County, FL Nicole Perry v. Kaufman Lynn Construction, Inc.	Claim for personal injury that allegedly occurred approximately six (6) years after completion of the municipal parking garage project.	Kaufman Lynn Dismissed Dec. 2024

Section V

AGREEMENT COMMENTS/ EXCEPTIONS



AGREEMENT COMMENTS/EXCEPTIONS

Section 11.2.7 – This section requires Kaufman Lynn’s professional liability insurance policy to carry a maximum deductible of \$10,000. The deductible applicable to Kaufman Lynn’s existing professional liability policy exceeds this threshold as a \$10,000 deductible is considered commercially unavailable. Kaufman Lynn can attempt to procure a project-specific professional liability policy with a deductible within the contractual limitation, however, even if the policy can be procured, obtaining such a policy would be cost prohibitive. It would benefit the City and reduce its costs for Kaufman Lynn to provide the required coverage under its existing policy, which otherwise is compliant with the agreement’s requirements.

Section 20.12 – Kaufman Lynn requests that, notwithstanding any other terms in the agreement to the contrary, the consequential damages waiver provision, and related language elsewhere in the agreement, be made mutual in a limited fashion so that the City waives claims for consequential damages against Kaufman Lynn but only with respect to Kaufman Lynn causing such damages in the performance of any Early Work. This clarification will benefit the City in that Kaufman Lynn will be able to obtain more competitive pricing among other benefits in buying out the Early Work with our subcontractors. The City waiving its right to claim consequential damages against Kaufman Lynn related to the Early Work will result in more competitive and lower pricing from Kaufman Lynn’s subcontractors and will result in a larger pool of qualified subcontractors to submit a bid for the Early Work. Further, subcontractors who understand they may be subject to consequential damages in the performance of their scope of work typically underwrite that risk with higher pricing in their bid.

Section 22.1 – Kaufman Lynn requests that this section pertaining to the City’s right to direct Kaufman Lynn to perform Early Work be clarified to the extent that the addition of Early Work under this agreement shall be added only by a mutually agreed Change Order. A unilaterally issued Authorization to Proceed prevents Kaufman Lynn from having the opportunity to collaborate with the City on the Early Work scope and propose construction means and methods that may be more efficient and can reduce the City’s costs. Further, and similar to Kaufman Lynn’s comments in the section above, allowing for vetting and negotiating an Early Work scope, pricing, builder’s risk coverage, and other material terms will inure to the City’s benefit and allow Kaufman Lynn to meaningfully negotiate with its qualified subcontractors to obtain the best pricing possible for the Early Work scope requested.



PARTNERS PROVIDING OPTIONS

Coral Gables Mobility Hub
January 21, 2026

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