

# Assessment and Design Services for City Hall Restoration and Renovation

RFQ No. 2024-008

**CORAL  
GABLES**®  
THE CITY BEAUTIFUL



**RJ HEISENBOTTLE**  
ARCHITECTS

2199 Ponce de Leon Blvd Suite 400  
Coral Gables, Florida 33134  
305-446-7799 ext. 22

Contact: Charlene Conill, Director of Business Development  
cconill@rjha.net

September 4, 2024

Neivy Garcia  
Procurement Specialist  
City of Coral Gables, Procurement Division  
2800 SW 72<sup>nd</sup> Avenue  
Miami, FL 33155  
305-460-5102  
Ngarcia2@coralgables.com

Dear Ms. Garcia,

R.J. Heisenbottle Architects, P.A. (RJHA), along with our team of expert consultants is delighted to present our response to the **City of Coral Gables Request for Qualifications RFQ No. 2024-008, Assessment and Design Services for City Hall Restoration and Renovation**. The contents of our qualifications package will demonstrate that the RJHA Team is exceptionally qualified to deliver expert architectural, engineering, conservator, and historic preservation consulting services for the assessment and restoration of our city's **City Hall**.

Founded in 1987, R.J. Heisenbottle Architects, P.A. is an architecture, planning and historic preservation firm located in Coral Gables, Florida. Through the years we have built our reputation on superior service, client satisfaction and design excellence. Today, the firm is a leader in high-quality, high-profile historic preservation projects. The firm's projects have been widely publicized in *Architectural Record*, the *New York Times*, the *Wall Street Journal*, the *Miami Herald*, *Florida Caribbean Architect*, *Preservation Today Magazine* and *Traditional Building Magazine*.

RJHA has received numerous awards for **Excellence in Architecture** from the Florida Association of the American Institute of Architects, the Miami Chapter of the American Institute of Architects, the Florida Trust for Historic Preservation, and the Dade Heritage Trust. Famously, the firm won a **National Preservation Award** from the National Trust for Historic Preservation for the restoration of Miami Edison Senior High School. Most recently, the firm received the prestigious National Palladio Award from *Traditional Building Magazine* for the restoration of the Miami Woman's Club.

Our firm has worked with numerous government agencies for over 37 years. Those clients include the Federal General Services Administration, the State of Florida, Miami-Dade County, Osceola County, City of Coral Gables, City of Miami, City of Miami Beach, City of Fort Lauderdale, City of Delray Beach, City of Miami Springs, the Village of Pinecrest, the Village of Biscayne Park and many more. These projects have included every kind of landmark, from the one-room wooden schoolhouse to the 250-foot-tall Freedom Tower. Our City Hall restoration experience includes the adaptive reuse of the historic Pan Am Seaplane Terminal at Dinner Key as the City of Miami City Hall, the Lake Park Town Hall, and the Village of Biscayne Park's Village Hall.

City Hall, the cornerstone of the City of Coral Gables, was designed by Supervising Architect, Mr. Phineas Paist and his partner Harold Steward. Built primarily of Florida Key Limestone with stucco exterior walls, the 3-story Mediterranean Revival building has a barrel tile roof, a central 3-stage clock tower and an impressive Corinthian Column Arcade. This landmark building was a major element in George E. Merrick's

2199  
PONCE  
DE LEON  
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SUITE 400  
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GABLES  
FLORIDA  
33134  
305-446-7799  
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plan for the ideal Mediterranean city and part of the City Beautiful movement that was popular in the early 20<sup>th</sup> century. Considering the building's architect, design and materials, our firm is uniquely qualified to restore City Hall to its original glory, because of the deep knowledge that we have gained by having completed restoration construction documents for both the David W. Dyer Federal Courthouse, and the Stone House at the Deering Estate, both designed by Phineas Paist. Notably, the RJHA team for these projects also included Senior Structural Engineer, Douglas Wood, PE. Mr. Wood, our structural engineer of choice for almost every preservation project we pursue, is intimately familiar with City Hall and has been actively working at the site over the past few months as part of previous reports and part of the 3<sup>rd</sup> floor renovation.

As a past board member of the Coral Gables Historic Preservation Board, I understand the importance of preservation in our city and I also know the workings of our local government and understand the use of the City Hall building. I hope we have the opportunity to demonstrate to the City of Coral Gables our knowledge and expertise in person. Thank you in advance for your time. We are extremely excited for the opportunity to work with the City and your Historic Preservation Board to restore and preserve the Coral Gables City Hall.

Sincerely yours,



R.J. HEISENBOTTLE ARCHITECTS, P.A.  
Richard J. Heisenbottle, FAIA President

Office Phone: 305.446.7799, Ext. 14 Mobile: 786.218.6722  
E-mail: [Richard@rjha.net](mailto:Richard@rjha.net)





**Proposed Project:**

RFQ No. 2024-008  
**Coral Gables City Hall Restoration and  
Renovation**

**Submittal Deadline Date:**

September 6, 2024

**Method of Delivery:**

Upload via INFOR

**Proposer Contact Info:**

Charlene Conill  
Marketing Director  
email: cconill@rjha.net  
R.J. Heisenbottle Architects, P.A.  
Office: (305) 446-7799, Ext. 22  
Cell: 305-898-8883

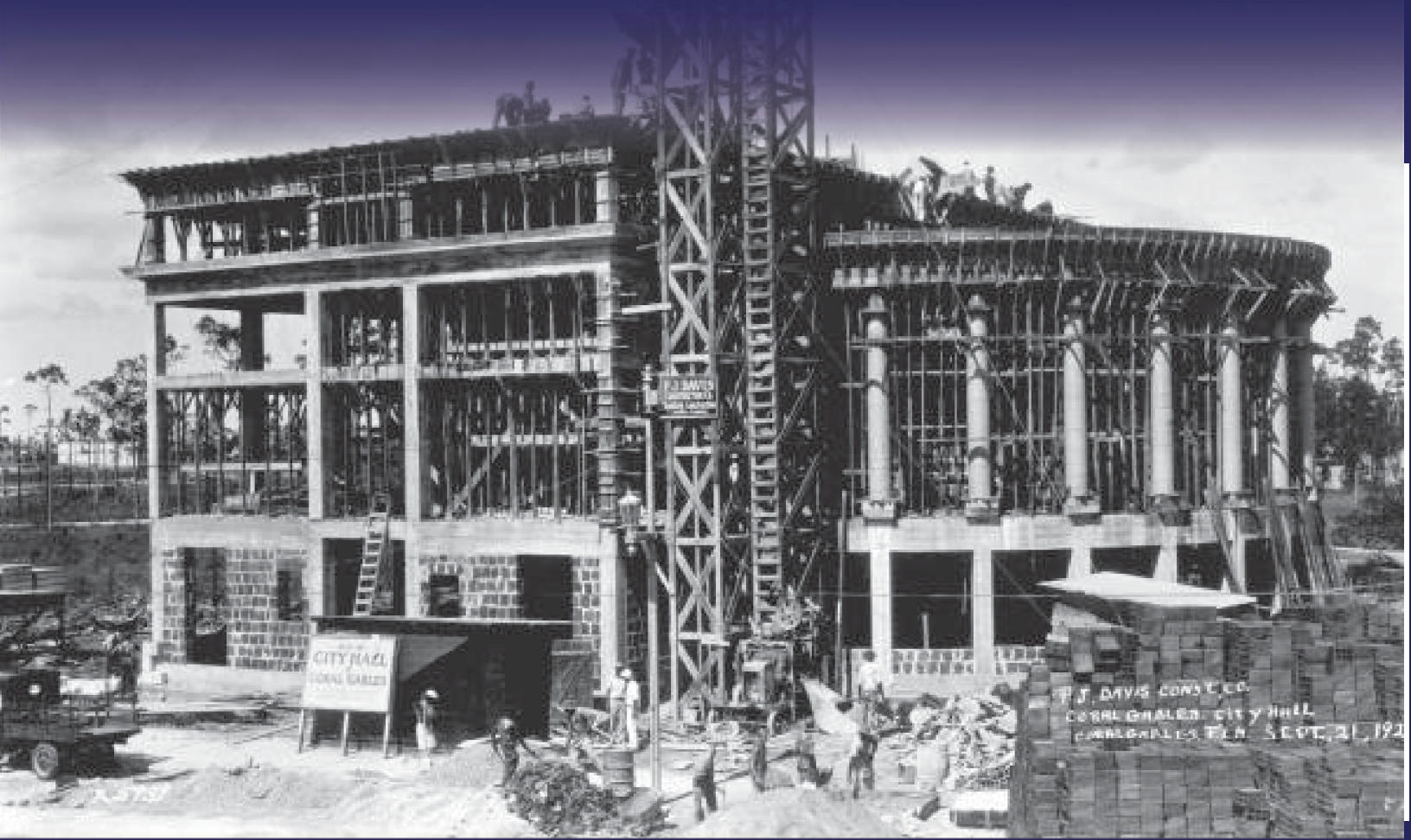


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# SECTION I

RFQ: 2024-008



Historic Freedom Tower, Miami, Florida  
Complete Interior & Exterior Restoration



# CITY OF CORAL GABLES, FL

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

## PROPOSER'S ACKNOWLEDGEMENT

<p><b>RFQ Title: Assessment and Design Services (City Hall Restoration and Renovation)</b>  <b>RFQ No.: 2024-008</b></p> <p>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.</p>	<p><b>Electronic submittals must be received prior to 2:00 p.m., Friday, September 6, 2024, via INFOR; and will remain valid for 120 calendar days. Submittals received after the specified date and time will not be accepted.</b></p> <p>Contact: Neivy Garcia              Title: Procurement Specialist              Telephone: 305-460-5121              Email: <a href="mailto:ngarcia2@coralgables.com">ngarcia2@coralgables.com</a> / <a href="mailto:contracts@coralgables.com">contracts@coralgables.com</a></p>
--	--

Proposer's Name: <i>RJ Heisenbottle Architects, PA</i>	FEIN or SS Number: <i>59-2783815</i>
Complete Mailing Address: <i>2199 Ponce de Leon Blvd. #400                  Coral Gables, FL 33134</i>	Telephone No.: <i>305-446-7799</i> Cellular No.: <i>305-898-8883</i>
Indicate type of organization below: Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> Other: <input type="checkbox"/>	Fax No.: <i>305-446-9275</i>
Bid Bond / Security Bond (if applicable) <i>N/A</i>	Email: <i>cconill@rjha.net</i>

**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.

*Charlene Conill* / *Charlene Conill*      *Marketing Director*      *Sept. 5, 2024*  
 \_\_\_\_\_  
 Authorized Name and Signature      Title      Date

# **SOLICITATION SUBMISSION CHECKLIST**

Request for Qualifications (RFQ) No.2024-008

COMPANY NAME: (Please Print): RJ Heisenbottle Architects, PA  
Phone: 305.446.7799 Email: cconill@rjha.net

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 # 1
- 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 # 5
- 3) Fill out, sign, and submit the Proposer's Acknowledgement Form. PAGE # 7
- 4) Fill out and submit the Solicitation Submission Check List. PAGE # 8-10
- 5) Fill out, sign, notarize (as applicable), and submit the Proposer's Affidavits and Schedules A through M. 11
- 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 # 27
- 7) Minimum Qualification Requirements: submit detailed verifiable information affirmatively documenting compliance with the Minimum Qualifications Requirements shown in Section 3. PAGE # 140
- 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 # 30
- 9) Fill out Employer E-Verify Affidavit PAGE # 32
- 10) Fill out Lobbyist Registration & Oral Registration Forms PAGE# 33

## **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 # 36
- 2) Provide a statement detailing Proposer's familiarity with permitting agencies and permitting procedures, especially in Miami-Dade County. PAGE # 37
- 3) Describe the Proposer's expertise and experience in working with other disciplines, including coordination with other design professionals and sub-consultants. PAGE # 37-38



(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 # 39-139

**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 # 141
- 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 # 142

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 # 143
  - 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 # 143
  - 5) Describe Proposer's ability to successfully deliver similar projects that have significant community and business involvement. PAGE # 146
  - 6) Describe the Proposer's ability to work with other consultants designated by the City. PAGE # 147

**SUBMITTAL – SECTION IV: PAST PERFORMANCE AND REFERENCES**

- 1) *Utilizing Attachment E - Standard Form SF330, Part I – Section F and Attachment D – Reference Form*, provide detailed information on minimum of three (3), but no more than seven (7) similar in scope and size, completed historic restoration and renovation projects, including restoration of buildings listed in National Register of Historic Places satisfactorily performed in the last fifteen (15) years. 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 # 154

- 2) 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 # 153

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.
- 3) 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 # 153
- 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 Affidavit D). PAGE # 153

**SUBMITTAL – SECTION V: AGREEMENT COMMENTS**

- (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. page: 170

**-- 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.**



**RESPONDENT'S AFFIDAVIT**

**SOLICITATION:** RFQ 2024-008 Assessment and Design Services(City Hall Restoration and Renovation)

**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 M shall be relied upon by Owner awarding the contract and such information is warranted by Respondent to be true and correct. The discovery of any omission or misstatements that materially affects the Respondent'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 respondent that has submitted the attached solicitation response)*. Schedules A through M 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 – RESPONDENT'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
- SCHEDULE I – APPENDIX A, 44 C.F.R. PART 18-CERTIFICATION REGARDING LOBBYING
- SCHEDULE J –CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION
- SCHEDULE K – FEDERAL GRANT FUNDING SPECIAL PROPOSAL CONDITIONS
- SCHEDULE L – WORK HOURS & SAFETY CERTIFICATION
- SCHEDULE M – SAFETY ACCIDENT PREVENTION

This affidavit is to be furnished to the City of Coral Gables with the solicitation response. It is to be filled in, executed by the respondent 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 solicitation response.

Richard J. Heisenbottle		President	September 3, 2024
<i>Authorized Name and Signature</i>		<i>Title</i>	<i>Date</i>

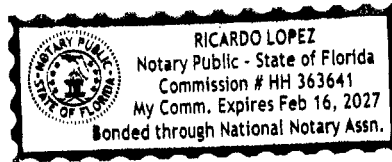
STATE OF Florida

COUNTY OF Miami Dade

On this 3 day of September, 2024, before me the undersigned Notary Public of the State of Florida, personally appeared Richard Heisenbottle  
(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.

Ricardo Lopez  
NOTARY PUBLIC, STATE OF Florida



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

NOTARY PUBLIC  
SEAL OF OFFICE:

Personally know to me, or Produced Identification.

(Type of Identification Produced)



## Drug-Free Workplace

R.J. Heisenbottle Architects, PA is a drug-free workplace. As such, we have the following protocol in place:

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), we have notified 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.

Charlene Conill, Marketing and Business Development Director

### Authorized Person and Title

  
Signature

September 3, 2024  
Date

2199  
PONCE  
DE LEON  
BOULEVARD  
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FLORIDA  
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**RJ HEISENBOTTLE**  
ARCHITECTS

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

Neither I, nor the company, hereby represent has:

- a. employed or retained for a commission, percentage brokerage, contingent fee, or other consideration, any company or person (other than a bona fide employee working solely for me or the respondent) 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 company or person in connection with carrying out the contract, or
- c. paid, or agreed to pay, to any company, organization or person (other than a bona fide employee working solely for me or the respondent) 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 Owner  
(Owner, Partner, Officer, Representative or Agent)

of the Respondent 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 Respondent's officers or employees are employed by the City, indicate name and relationship below.

Name: n/a Relationship: n/a

Name: n/a Relationship: n/a

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

**SCHEDULE "D" CITY OF CORAL GABLES – RESPONDENT'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: R.J. Heisenbottle Architects, PA

Address: 2199 Ponce de Leon Blvd. Coral Gables, FL 33134  
Street City State Zip Code

Telephone No: (305) 446-7799 Fax No: (305) 446-9275 Email: cconill@rjha.net

How many years has your company been in business under its present name? 36 Years

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

n/a

Under what former names has your company operated? : RJ Heisenbottle + Associated Architects

At what address was that company located? 2778 Day Avenue Coconut Grove, FL

Is your company certified? Yes  No  If Yes, ATTACH COPY of Certification.  
Is your company licensed? Yes  No  If Yes, ATTACH COPY of License

Has your company or its senior officers ever declared bankruptcy?

Yes  No  If yes, explain: \_\_\_\_\_

**LEGAL INFORMATION:**

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 Respondent's rights, remedies or duties under a contract for the same or similar type services to be provided under this solicitation **(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)**:

N/A

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

Yes  No  If Yes, explain \_\_\_\_\_



**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 and Contract Documents within the Contract time indicated in the RFP 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 Qualifications.

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

Addendum No. 1 Date 7/19/24 Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

Addendum No. 2 Date 8/15/24 Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

Addendum No. \_\_\_\_\_ Date \_\_\_\_\_ Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

**SCHEDULE "I" - APPENDIX A, 44 C.F.R. PART 18-CERTIFICATION REGARDING LOBBYING**

**LOBBYING - 31 U.S.C. 1352, as amended**

APPENDIX A, 44 CFR PART 18--CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements  
(To be submitted with each bid or offer exceeding \$100,000)

The undersigned [Company] certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form--LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions

3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Respondent, RJ Heisenbottle Architects, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. A 3801, *et seq.*, apply to this certification and disclosure, if any.

Charlene Conill Signature of Company's Authorized Official

Charlene Conill, Mktg Dir. Name and Title of Company's Authorized Official

9/13/24 Date

**SCHEDULE "J" – CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION**

**Government Debarment & Suspension Instructions**

1. By signing and submitting this form, the prospective lower tier participant is providing the certification set out in accordance with these instructions.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person(s) to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549, at 2 C.F.R. Parts 180 and 417. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this form that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this form that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the System for Award Management (SAM) database.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph (5) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.



**Certification Regarding Debarment, Suspension,  
Ineligibility and Voluntary Exclusion  
Lower Tier Covered Transactions**

The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. § 552(a), as amended). This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, and 2 C.F.R. §§ 180.300, 180.355, Participants' responsibilities. The regulations were amended and published on August 31, 2005, in 70 Fed. Reg. 51865-51880.

**[READ INSTRUCTIONS ON PREVIOUS PAGE BEFORE COMPLETING CERTIFICATION]**

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency;
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this solicitation

*Charlene O. Conill*

Printed Name and Title of Authorized Representative

*Charlene O. Conill*

Signature

*9/3/2024*  
Date

## **SCHEDULE "K" FEDERAL GRANT FUNDING SPECIAL PROPOSAL CONDITIONS**

This procurement is fully or partially Federally Grant funded. Respondent certifies that it shall comply with the applicable clauses as enumerated below.

1. **Drug Free Workplace Requirements:** Drug-free workplace requirements in accordance with Drug Free Workplace Act of 1988 (Pub L 100-690, Title V, Subtitle D) All proposers entering into Federal funded contracts over \$100,000 must comply with Federal Drug Free workplace requirements as Drug Free Workplace Act of 1988.
2. **Respondent's Compliance:** The respondent shall comply with all uniform administrative requirements, cost principles, and audit requirements for federal awards.
3. **Conflict of Interest:** The respondent must disclose in writing any potential conflict of interest to the city or pass-through entity in accordance with applicable Federal policy.
4. **Mandatory Disclosures:** The respondent must disclose in writing all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award.
5. **Utilization of Minority and Women Firms (M/WBE):** The respondent must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible, in accordance with 2CFR 200.321. If subcontracts are to be let, prime proposer will require compliance by all sub-contractor. Prior to contract award, the respondent shall document efforts to utilize M/WBE firms including what firms were solicited as suppliers and/or subcontractor as applicable and submit this information with their bid submittal. Information regarding certified M/WBE firms can be obtained from:  
  
Florida Department of Management Services (Office of Supplier Diversity)  
Florida Department of Transportation  
Minority Business Development Center in most large cities and  
Local Government M/DBE programs in many large counties and cities
6. **Equal Employment Opportunity/Nondiscrimination:** (As per Executive Order 11246) The respondent may not discriminate against any employee or applicant for employment because of age, race, color, creed, sex, disability or national origin. The respondent agrees to take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their age, race, color, creed, sex, disability or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training including apprenticeship.
7. **Davis-Bacon Act:** If applicable to this contract, the respondent agrees to comply with all provisions of the Davis Bacon Act as amended (40 U.S.C. 3141-3148). Respondents are required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, respondents must be required to pay wages not less than once a week. If the grant award contains Davis Bacon provisions, the City will place a copy of the current prevailing wage determination issued by the Department of Labor in the solicitation document. The decision to award a contract shall be conditioned upon the acceptance of the wage determination.
8. **Copeland Anti Kick Back Act:** If applicable to this contract, respondents shall comply with all the requirements of 18 U.S.C. § 874, 40 U.S.C. § 3145, 29 CFR Part 3 which are incorporated by reference to this contract. Respondents are prohibited from inducing by any means any person employed in the construction, completion or repair of public work to give up any part of the compensation to which he or she is otherwise entitled.

9. **Contract Work Hours and Safety Standards Act** (40 U.S.C. 3701–3708): Where applicable, all contracts awarded in excess of \$100,000 that involve the employment of mechanics or laborers must be in compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each respondent is required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.
10. **Clean Air Act (42 U.S.C. 7401–7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251–1387):** as amended—The Respondent agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
11. **Debarment and Suspension** (Executive Orders 12549 and 12689): A contract award (see 2 CFR 180.220 and 2 CFR pt. 300) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), “Debarment and Suspension. SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. The respondent shall certify compliance. The respondent further agrees to include a provision requiring such compliance in its lower tier covered transactions and subcontracts.
12. **Byrd Anti-Lobbying Amendment** (31 U.S.C. 1352): Respondents that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award. The respondent shall certify compliance.
13. **Rights to Inventions Made Under a Contract or Agreement:** If the Federal award meets the definition of “funding agreement” under 37 CFR § 401.2 (a) and the recipient or sub-recipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or sub-recipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.
14. **Procurement of Recovered Materials:** Respondents must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.



15. **Access to Records and Reports:** Respondent will make available to the City's granting agency, the granting agency's Office of Inspector General, the Government Accountability Office, the Comptroller General of the United States, City of Coral Gables, or any of their duly authorized representatives any books, documents, papers or other records, including electronic records, of the proposer that are pertinent to the City's grant award, in order to make audits, investigations, examinations, excerpts, transcripts, and copies of such documents. The right also includes timely and reasonable access to the respondent's personnel during normal business hours for the purpose of interview and discussion related to such documents. This right of access shall continue as long as records are retained.
16. **Record Retention:** Respondent will retain of all required records pertinent to this contract for a period of three years, beginning on a date as described in 2 C.F.R. §200.333 and retained in compliance with 2 C.F.R. §200.333.
17. **Federal Changes:** Respondent shall comply with all applicable Federal agency regulations, policies, procedures and directives, including without limitation those listed directly or by reference, as they may be amended or promulgated from time to time during the term of the contract.
18. **Termination for Default (Breach or Cause):** If a contract is entered into, the Respondent acknowledges that if it fails to perform in the manner called for in the contract, or if the Respondent fails to comply with any other provisions of the contract, the City may terminate the contract for default. Termination shall be effected by serving a notice of termination to the respondent setting forth the manner in which the respondent is in default. The respondent will only be paid the contract price for supplies delivered and accepted, or services performed in accordance with the manner of performance set forth in the contract.
19. **Safeguarding Personal Identifiable Information:** Respondent will take reasonable measures to safeguard protected personally identifiable information and other information designated as sensitive by the awarding agency or is considered sensitive consistent with applicable Federal, state and/or local laws regarding privacy and obligations of confidentiality.
20. **Prohibition on utilization of cost plus a percentage of cost contracts:** The City will not award contracts containing Federal funding on a cost plus percentage of cost basis.
21. **Energy Policy and Conservation Act (43 U.S.C. §6201):** All contracts except micro-purchases (\$3000 or less, except for construction contracts over \$2000). Contracts shall comply with mandatory standards and policies relating to energy efficiency, stating in the state energy conservation plan issued in compliance with the Energy Policy and Conservation act. (Pub. L. 94-163, 89 Stat. 871) [53 FR 8078, 8087, Mar. 11, 1988, as amended at 60 FR 19639, 19645, Apr. 19, 1995].
22. **Domestic Preference:** As appropriate and to the extent consistent with law, the Contractor should, in accordance with Section 2-699 of the City Code and 2 C.F.R. § 200.322 under Title 2 of the Code of Federal Regulations, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). For purposes of this section:
  - a. "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
  - b. "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.


23. **Telecommunications Equipment or Services:** It is prohibited, as described in section 889(b)(1) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (FY 2019 NDAA)1 and 2 C.F.R. § 200.216.2, for any FEMA award funds to be used in the procurement, the entering into or extending or renewing of a contract for the purpose of obtaining any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system. For purposes of this section:

- a. Covered telecommunications equipment or services means—
  - i. Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation, (or any subsidiary or affiliate of such entities);
  - ii. For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);
  - iii. Telecommunications or video surveillance services provided by such entities or using such equipment; or
  - iv. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

24. **Contract with the Enemy:** In accordance with 2 C.F.R. 200.215, it is acknowledged that no services under this contract are to be performed outside the United states and its territories nor in support of a contingency operation in which members of the Armed Forces are actively engaged in hostilities.

As the person authorized to sign this statement, I certify that this company complies/will comply fully with the above applicable requirements and all applicable Federal law, regulations, executive orders, FEMA policies, procedures, and directives.”

I further acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract and that any subcontractor utilized will also be required to comply with the requirements above.

DATE: 9/3/2024 SIGNATURE:   
COMPANY: RJ Heisenbottle Arch. NAME: Richard J. Heisenbottle  
ADDRESS: 2199 Ponce de Leon Blvd. TITLE: President  
#400  
Coral Gables, FL  
E-MAIL: Cconill@rjha.net  
PHONE NO. 305.446.7799

**SCHEDULE "L" - CONTRACTOR CERTIFICATION WORK HOURS AND SAFETY STANDARDS  
ADDENDUM**

This certification is incorporated as part of the contract for Assessment and Design Services (City Hall Restoration and Renovation – RFQ 2023-025).

The Contractor acknowledges and certifies that in accordance with the mandatory requirement that this provision be set forth in all FEMA related contracts, that it shall comply with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5).

Under 40 U.S.C. s. 3702, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week.

The requirements of 40 U.S.C. s. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchase of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

More particularly, as set forth in 29 CFR s.5.5(b) which provides the required contract clauses:

(1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph (b)(1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (b)(1) of this section, in the sum of \$25 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1) of this section.

(3) *Withholding for unpaid wages and liquidated damages.* The (write in the name of the Federal agency or the loan or grant recipient) shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of this section.

(4) *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this section.

RJ Heisenbottle Architects, hereby certifies that it shall adhere to the Work Hours and Safety Standards regulations throughout the duration of this Contract as set forth above.

  
Contractor Signature

Date: 9/3/24



**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. **[Please 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.**



Charlene Conill  
Marketing + Business Development Director

Sept. 3, 2024

# ARCHITECT-ENGINEER QUALIFICATIONS

## PART I - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> City of Coral Gables, Procurement Division, RFQ No. 2024-008, Assessment and Design Services for City Hall Restoration		
2. PUBLIC NOTICE DATE 07/19/2024	3. SOLICITATION OR PROJECT NUMBER RFQ - No. 2024-008	

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE Richard J. Heisenbottle, FAIA, President		
5. NAME OF FIRM R.J. Heisenbottle Architects, PA		
6. TELEPHONE NUMBER 305-446-7799	7. FAX NUMBER 305-446-9275	8. E-MAIL ADDRESS cconill@rjha.net

### C. PROPOSED TEAM

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

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.	✓			R.J. Heisenbottle Architects, PA  <input type="checkbox"/> CHECK IF BRANCH OFFICE	2199 Ponce de Leon, Suite 400 Coral Gables, FL 33134	Architect of Record Project Manager, Construction Administration, Assessment and Design
b.			✓	Wood/O'Donnell & Naccarato Structural Engineers  <input type="checkbox"/> CHECK IF BRANCH OFFICE	5757 Waterford District Drive Suite 255 Miami, FL 33126	Structural Engineers
c.			✓	TLC Engineering Solutions  <input type="checkbox"/> CHECK IF BRANCH OFFICE	5757 Waterford District Dr. #400 Miami, FL 33126	Electrical, Mechanical, Plumbing, and Fire-Systems Engineers
d.			✓	Evergreene Conservators  <input type="checkbox"/> CHECK IF BRANCH OFFICE	253 36th Street, Suite 5-C Brooklyn, NY 11232	Plasterwork, Decorative Painting, Conservation
e.			✓	MC Designers  <input type="checkbox"/> CHECK IF BRANCH OFFICE	3651 SW 139th Court Miami, FL 33156	Interior Design
f.			✓	RIB US Cost  <input type="checkbox"/> CHECK IF BRANCH OFFICE	11900 Biscayne Blvd, Suite 522 Miami, FL 33181	Comprehensive Cost Estimating

### D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)





**G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>									
		1	2	3	4	5	6	7	8	9	10
Richard J. Heisenbottle, FAIA	Lead Architect, Preservation Architect	X	X	X	X	X	X	X	X	X	X
Nina L. Caruso	Director of Historic Preservation Services										
Ricardo Lopez	Senior Project Manager										
Benjamin Cross, AIA	Project Architect										
Douglas Wood, PE	Senior Structural Engineer	X	X	X	X	X	X	X	X	X	X
Pelayo Calante, PE	Senior Mechanical Engineer	X			X						
Erick Gonzalez, PE, LEED AP	Principal-in-Charge	X			X			X			
Miriam Collada Myers	Interior Designer						X				X
Joseph Sembrat	Chief Conservator								X		
Laura Llerena	Landscape Architect			X							X

**29. EXAMPLE PROJECTS KEY**

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	David Dyer Federal Courthouse	6	Historic Shrine Building / Boulevard Shops
2	City of Miami City Hall	7	Miami Dade Military Museum
3	Village of Biscayne Park Village Hall	8	Villa Vizcaya Gate Houses
4	Freedom Tower	9	Olympia Theatre
5	Lake Park Town Hall	10	Miami Woman's Club

## Certified Profile

CLOSE WINDOW [Print](#)

### Business & Contact Information

BUSINESS NAME	<b>R. J. Heisenbottle Architects, PA</b>	
OWNER	<b>Mr. Richard Heisenbottle, President</b>	
ADDRESS	<b>2199 Ponce de Leon Blvd. Suite 400 Miami, FL 33134</b>	<a href="#">Map This Address</a>
PHONE	<b>305-446-7799 Ext. 14</b>	
FAX	<b>305-446-9275</b>	
EMAIL	<a href="mailto:rjha@rjha.net">rjha@rjha.net</a>	
WEBSITE	<a href="http://www.rjha.net">http://www.rjha.net</a>	

### Certification Information

CERTIFYING AGENCY	<b>Miami-Dade County</b>
CERTIFICATION TYPE	<b>SBE-G&amp;S - Small Business Enterprise - Goods &amp; Services</b>
CERTIFIED BUSINESS DESCRIPTION	<b>Architectural Services</b>

### Commodity Codes

Code	Description
NIGP 906	Architectural Services, Professional
NIGP 90600	ARCHITECTURAL SERVICES, PROFESSIONAL
NIGP 90607	Architect Services, Professional, (Not Otherwise Classified), Including Consulting
NIGP 90610	Buildings, Architectural Design Services
NIGP 90625	Design Build, Architectural Services (Inactive, effective January 1, 2016)
NIGP 90652	Interior Design, Decorating, Space Planning, Exhibits and Displays
NIGP 918	Consulting Services
NIGP 91800	CONSULTING SERVICES
NIGP 91814	Appraisals Consulting
NIGP 91819	Buildings, Structures and Components Consulting
NIGP 91831	Construction Consulting

NIGP 91843	Environmental Consulting
NIGP 91846	Feasibility Studies, Consulting
NIGP 91875	Management Consulting
NIGP 961	MISCELLANEOUS SERVICES, NO, 1 (NOT OTHERWISE CLASSIFIED)
NIGP 96100	MISCELLANEOUS SERVICES, NO. 1 (NOT OTHERWISE CLASSIFIED)
NIGP 96102	Administrative Services, All Kinds
NIGP 96119	Conservation And Resource Management
NIGP 96121	Cost Estimating
NIGP 96145	Inspection and Certification Services
NIGP 96194	Zoning, Land Use Studies
NIGP 962	MISCELLANEOUS SERVICES, NO, 2 (NOT OTHERWISE CLASSIFIED)
NIGP 96200	MISCELLANEOUS SERVICES, NO. 2 (NOT OTHERWISE CLASSIFIED)
NIGP 96248	Interior Design (Inactive, please see commodity code 906-529 effective January 1, 2016)
NIGP 96273	Restoration and Reclamation Services: Land and Other Properties
NIGP 968	Public Works and Related Services
NIGP 96800	PUBLIC WORKS AND RELATED SERVICES
NIGP 96847	Inspection Services, Construction Type
NIGP 96877	Traffic Safety Services
NIGP 988	Roadside, Grounds, Recreational and Park Area Services
NIGP 98800	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES

## Additional Information

TIER

Goods &amp; Services - Tier 3 \$2,000,001 - \$5 Million





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:

59-2783815  
Federal Work Authorization User Identification Number  
9/5/2024  
Date of Authorization

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

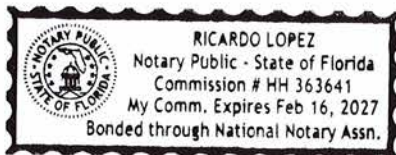
Executed on 9/5/2024 in Coral Gables (city), FL (state).

Charlene Conill  
Signature of Authorized Officer or Agent

Charlene Conill / Marketing Director  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE 5 DAY OF September, 2024

Ricardo Lopez  
NOTARY PUBLIC  
My Commission Expires:



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

SOLICITATION NAME/NUMBER: Assessment and Design Services - City Hall Restoration and Renovation. RFQ 2024-008

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: N/A  
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: \_\_\_\_\_

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

Authorized Signature: Charlene O. Conill  
Printed Name: Charlene Conill  
Date: 9.5.2024  
Title: Dir. of Marketing + Business Development  
Bidder/Proposer Name: RJ Heisenbottle Architects, PA



# SECTION II

RFQ: 2024-008



Historic Osceola County Courthouse, Kissimmee, Florida  
Full Assessment



## Section II: Experience and Qualifications

1) R.J. Heisenbottle Architects, P.A. (RJHA) is known throughout the state of Florida for their **historic preservation, renovation and restoration projects**. Our firm's president, Richard J. Heisenbottle FAIA, has won over 50 awards from the *Florida Trust for Historic Preservation*; the *Dade Heritage Trust*; *Traditional Building Magazine*, and the *American Institute of Architecture* for Outstanding work in Architecture and Restoration Projects. In the early 1990s, he notably saved the famous Freedom Tower in Miami from further decay and was hired to completely restore the building both inside and out.

Since the Freedom Tower project, the firm has developed plans and restored / renovated a multitude of landmarks, both large and small, around Florida including the Glenn Curtiss Mansion in Miami Springs, the famed Miami Marine Stadium, the Wagner Homestead, Vizcaya Museum's historic Gate Houses, Miami Edison Senior High School, the Southside Elementary School in Fort Lauderdale, the Delray Beach historic Train Depot, the Pioneer House and Butler House in Deerfield Beach, Florida, the Flagler Worker's House in Miami, the Miami Women's Club in downtown Miami, the Carl Fisher Clubhouse in Miami Beach and many, many more. With most all preservation and restoration projects that we have completed, we have also assisted the municipalities or owners in getting state historic preservation grants and collaborated with personnel within the county or city to achieve placement on the list of historic places, whether locally, regionally, or nationally. We understand these processes and have staff in house who specialize in Historic Preservation Services.

Founded in 1987, R.J. Heisenbottle Architects, PA (RJHA) is an architecture, planning, historic preservation and interior design firm located in Coral Gables, Florida. Our firm has over three (3) decades of experience providing architectural and engineering design services for new construction, renovation, restoration, additions and historic preservation projects. In general, as needed, the services provided have included project management, consultation on and analyses of project delivery methods, cost analysis and schedule planning, design services for furniture, fixtures and equipment (FF&E), construction contract administration, site analysis, consultation and planning, as well as, developing program goals for sustainable site and building design, including LEED goals.

Today, with **12 full time architects on staff**, the firm is a leader in quality, high profile projects with an emphasis on corporate, governmental and institutional clients. Projects range from large scale historic preservation to educational facilities, government buildings, office buildings, theaters, and commercial interiors. Our full team of architects and Historic Preservation specialists makes our firm completely capable to take on the important task of restoring and renovating the nationally designated and iconic Coral Gables City Hall.

RJHA has designed, rehabilitated and renovated municipal buildings theatres, auditoriums, , churches, commercial buildings, hospitality spaces, elementary, middle and high schools, college/university buildings, public meeting venues, administration buildings, theaters, schools, parks, outdoor spaces and public facilities. Our firm has over **35 years of experience** working with the Secretary of the

Interior's Standards for Rehabilitation and Preservation, for the restoration, rehabilitation, and / or reconstruction of historically significant structures in Florida.

At RJHA we strongly believe in seeking a timeless architecture that results in well-crafted buildings which maintain sensitivity to their context. Our unique approach has garnered the firm with numerous awards for Excellence in Architecture and Historic Preservation from the Florida Association of the American Institute of Architects, the Miami Chapter of the American Institute of Architects, Dade Heritage Trust, Traditional Building Magazine, the National Trust for Historic Preservation and the Florida Trust for Historic Preservation.

2) With over three decades of experience in Miami-Dade County's architecture and construction industry, our firm has developed a strong understanding of local **permitting agencies and procedures**. Our extensive experience allows us to navigate the complex permitting landscape efficiently, ensuring fair code interpretations and quick turnaround times for our clients. We specialize in all aspects of construction permitting needs, from required architectural and engineering plans submittal to permit expediting and consulting services, all in adherence to the Florida Building Code and its subsidiaries.

Our intimate knowledge of local officials, zoning codes, and the Florida Building Code enables us to streamline the project development process, minimizing complications and delays. This expertise extends beyond Miami's borders, encompassing the distinct nuances of each city's zoning processes within the county.

By leveraging our decades of experience and strong relationships with permitting agencies, we can represent the City Hall Project effectively and efficiently, providing you with the assurance that your permitting needs will be handled with the utmost professionalism and expertise.

3) Your architecture firm's expertise and experience in collaborating with **other disciplines** is a key strength. Here's an overview of our firm's capabilities in this area:

#### *Interdisciplinary Collaboration*

We have over 35 years of experience working seamlessly with a wide range of design professionals and specialists, including:

- Structural engineers
- Mechanical engineers
- Plumbing engineers
- Electrical engineers
- Conservators
- Landscape architects
- Interior designers

This collaborative approach allows us to deliver comprehensive, integrated solutions for our clients.

#### *Coordination and Communication*

Our firm excels at coordinating complex projects involving multiple disciplines. Some key aspects of our approach include:

- Regular coordination meetings** to align all team members on project goals and timelines
- Shared digital platforms** for real-time collaboration and file sharing
- Clear communication protocols** to ensure efficient information flow between disciplines

#### *Technical Integration*

Our architects are skilled at integrating various technical systems and requirements into cohesive designs. This includes:

- Working closely with engineers to incorporate structural elements seamlessly into the architecture
- Collaborating with MEP engineers to optimize building systems for efficiency and sustainability
- Coordinating with landscape architects to create harmonious indoor-outdoor connections
- Coordinating with the Interior Designer to ensure our design has taken important / historic furnishings into account

#### *Respect for Expertise*

A hallmark of our firm's approach is deep respect for the specialized knowledge each discipline brings to a project. Our team:

- Actively seeks input from other professionals early in the design process
- Remain open to suggestions and alternative solutions from team members
- Leverages the unique insights of each discipline to enhance overall project outcomes

#### *Conflict Resolution*

When differences of opinion arise between disciplines, our team firm has proven strategies for finding mutually beneficial solutions:

- Facilitating open discussions to understand all perspectives
- Using data-driven decision-making to evaluate options objectively
- Finding creative compromises that meet both technical requirements and design intent

By prioritizing collaboration and leveraging the strengths of various design professionals, our firm consistently delivers exceptional, well-integrated projects that exceed client expectations.

# KEY PERSONNEL OF OUR TEAM

RFQ: 2024-008



First City of Coral Gables Commission Meeting in New City Hall, February 1928



# R.J. Heisenbottle Architects, P.A. Team Organizational Chart



**R.J. Heisenbottle Architects, P.A.**

**(PRIME | Preservation Architect)**

Richard Heisenbottle, FAIA, Lead Architect / Project Manager

Ben Cross, AIA, Project Architect

Nina L. Caruso, Director of Historic Preservation Services

Ricardo Lopez, Project Manager II



**Wood, O'Donnell & Naccarato**

**Structural Engineers**

Douglas Wood, P.E.

Marcos Perez, P.E.



**TLC Engineering Solutions**

**Mechanical, Electrical, Plumbing Engineers**

Erick Gonzalez, PE, LEED AP, Principal in Charge

Ralph Baeza, PE, LEED AP, Senior Electrical Engineer

Pelayo Calante, PE, Senior Mechanical Engineer

JC Perez, Lead Technology Consultant



**SOCOTEC**

**LEED + Sustainability Consultants**

Jonathan Burgess, PLA, LEED Fellow, Principal

Rafael Sanchez, LEED AP, Director of Sustainability

Raghav Venkatesh, Senior Project Manager of Energy



**Lannes & Garcia**

**Survey & Mapping**

Angela P. Lannes, Senior Surveyor

Francisco F. Fajardo, Qualifying Surveyor



**RIB US Cost**

**Cost Estimators**

Leigh Shaw, CCP, Senior Cost Estimator

**Evergreene Architectural Arts**

**Conservators**

Mark Rabinowitz, Senior Consulting Conservator

Joseph Sembrat, Principal Conservator

Kelly Caldwell, Senior Conservator



**Laura Llerena & Associates**

**Landscape Architect**

Laura Llerena-Hernandez, Principal in Charge

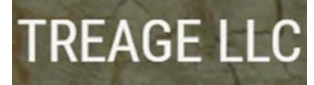
Jason T. Korose, Senior Project Manager



**Treage, LLC**

**Professional Arborist**

Alison Walker, Consulting Arborist



**MC Designers, LLC**

**Interior Designer**

Miriam Collada-Myers, Interior Designer



**TGA Design**

**Graphics, Signage & Wayfinding**

Keith Oliver, Senior Designer

Rachell Ledesma, Designer

Tom Graboski, Principal Designer



**Atlas Safety & Security Design Inc.**

**Security Systems**

**Anti-Terrorism Security Assessment and Design**

Randy I. Atlas, PhD, FAIA, CPP, Senior Security Consultant



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME  Richard J. Heisenbottle, FAIA	13. ROLE IN THIS CONTRACT  Lead Architect \ Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 48	b. WITH CURRENT FIRM 37

15. FIRM NAME AND LOCATION *(City and State)*  
R.J. Heisenbottle Architects, PA

16. EDUCATION <i>(Degree and Specialization)</i>  BS, Architectural Technology, New York Institute of Technology, 1974  BA, Architecture, University of Miami, 1984	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  Registered Architect, Florida - AR001513
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*  
American Institute of Architects Fellow, 2005 | University of Miami, School of Architecture, Masters in Real Estate Development + Urbanism Board, 2015 | Dade Heritage Trust, Vice President 2000-2003, President 2004-2006.

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> David W. Dyer Federal Courthouse, Miami, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022-ongoing	CONSTRUCTION <i>(If applicable)</i> 2024-2025
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 This important landmark will have an exterior restoration including walls, windows and doors; all of the building's historically contributing interior areas; phases of the architectural work and engineering coordination, including programing, schematic design, design development, construction documents, bidding/permitting & construc. admin. 179,000 SF \$52.5M		
(1) TITLE AND LOCATION <i>(City and State)</i> Freedom Tower, Miami, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 1987-1990 / 2021-2024	CONSTRUCTION <i>(If applicable)</i> 1988-1990 / 2023-2025
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 Our firm did the complete restoration of the Freedom Tower in 1987-1989 and is now in charge of the preservation of this great landmark once again. The exterior is having a complete and thorough restoration and the interior is undergoing a modernization and being transformed into new offices and a cultural museum space. 82,000 SF \$2.5M		
(1) TITLE AND LOCATION <i>(City and State)</i> City of Miami City Hall, Miami, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2002-2003	CONSTRUCTION <i>(If applicable)</i> 2003-2006
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 The Miami City Hall was built in 1933 as the Pan Am World Seaplane Base and Terminal. While used by the city for quite a while, the building needed to be restored to its 1930s glory. A National Historic Landmark, our firm provided full architectural, engineering, and interior design services for the adaptive reuse of the Seaplane Terminal to accommodate the City of Miami's needs. 9000 SF \$1.2M		
(1) TITLE AND LOCATION <i>(City and State)</i> Lake Park Town Hall, Lake Park, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2000-2001	CONSTRUCTION <i>(If applicable)</i> 2001-2004
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 The town of Lake Park was designed in the Mediterranean Revival style in 1927 by the Olmsted Brothers, sons of renowned landscape architect Frederick Law Olmstead. A National Historic Landmark, our firm was commissioned to restore the interior and exterior of the Town Hall. The building got modernized while retaining its historic elements. 12,000 SF \$1.5M		
(1) TITLE AND LOCATION <i>(City and State)</i> Biscayne Park Village Hall, Biscayne Park, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2013-2014	CONSTRUCTION <i>(If applicable)</i> 2014-2016
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 The Biscayne Park Village Hall was built in 1933 and is a 1.5 story log cabin with a wrap-around porch built from a log cabin kit using both round and hand-hewn pine logs. Our firm restored the building inside and out and designed the space inside to accommodate both community gatherings and the Village Commission meeting chamber. 2,200 SF \$750,000		





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF ARCHITECTURE & INTERIOR DESIGN**

THE ARCHITECT HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**HEISENBOTTLE, RICHARD J**

R.J. HEISENBOTTLE ARCHITECTS, P.A.  
556 LORETTO AVENUE  
CORAL GABLES FL 33146

**LICENSE NUMBER: AR0010865**

**EXPIRATION DATE: FEBRUARY 28, 2025**

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**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Benjamin Cross</b>	13. ROLE IN THIS CONTRACT <b>Project Architect   BIM Manager</b>	14. YEARS EXPERIENCE	
		a. TOTAL 18	b. WITH CURRENT FIRM 3

15. FIRM NAME AND LOCATION *(City and State)*  
**R. J. Heisenbottle Architects, P.A. | Coral Gables, FL**

16. EDUCATION <i>(Degree and Specialization)</i>  <i>Associate of Applied Science, Computer-Aided Drafting and Design Technology, Johnson County Community College, 2006</i>  <i>Master of Architecture, University of Kansas, 2011</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  <i>Registered Architect, FL AR101583</i> <i>Registered Architect, TX 29395</i>
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*  
*American Institute of Architects*  
*National Council of Architectural Registration Boards*

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>Delray Beach Seaboard Airline Railway Station Restoration Delray Beach, FL</b>	2020	2024
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 Mr. Cross serves as Project Manager for R.J. Heisenbottle Architects, P.A. on the restoration, rehabilitation and reconstruction of the severely fire damaged 1927 historic Delray Beach Railway Station. In addition to restoring the building's interior and exterior, he is responsible for the schematic design of this train depot into a health center for city employees. 6000 SF \$1,700,000		
<b>Citizen's Bank Restoration</b>	2018-2021	2021-2023
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 The historic 1926 Citizen's Bank building was in such bad condition that it almost collapsed prior to restoration. With use of a special shoring system, our team was able to restore the western and northern facades of this classic building. We reconstructed the eastern and southern sides and restored the building completely both inside and out. 14,820 SF \$3,500,000		
<b>Private Suites Luxury Terminal / Restoration of Pan Am HQ Building Miami, FL</b>	2021-2024	2024-2026 expected
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 The regional headquarters building for Pan American Airways is a gorgeous example of Mid-Century Modern architecture. Not in use since 2009, the building is under going a complete restoration to have a new life as a luxury terminal for Miami International Airport called Private Suites Miami. 25,000 SF ~\$20 million		
<b>Miami Marine Stadium Restoration Miami, FL</b>	2016-2020	TBD
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 The Miami Marine Stadium is an iconic solid concrete stadium designed in the Brutalism-style of architecture. It seats over 6000 people and looks out over Biscayne Bay, originally designed for people to view boat racing. Our team has performed the design work and permitted plans for its restoration. 6566 seats / 100,000 SF / ~\$37 million		
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF ARCHITECTURE & INTERIOR DESIGN**

THE ARCHITECT HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**CROSS, BENJAMIN SCOTT**

10580 SW 77TH CT  
PINECREST FL 33156

**LICENSE NUMBER: AR101583**

**EXPIRATION DATE: FEBRUARY 28, 2025**

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**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME  Ricardo Lopez	13. ROLE IN THIS CONTRACT  Project Manager II	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 2

15. FIRM NAME AND LOCATION *(City and State)*  
R. J. Heisenbottle Architects, P.A. | Coral Gables, FL

16. EDUCATION <i>(Degree and Specialization)</i>  Bachelor of Architecture, University of Miami, 1999 Master of Architecture, Suburb & Town Design, University of Miami, 2001	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  LEED Accredited Professional, 2009 National Council of Architectural Registration Boards (NCARB)
--	--

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*  
Faculty Member, School of Architecture, University of Miami, 2001-present *(Historic American Buildings Survey Measured Drawings Classes)*  
Assistant Director, Center for Urban and Community Design, School of Architecture, University of Miami, 2015-Present  
Board Member, City of Miami Beach Historic Preservation Board, 2018-Present. Chair of the Board from 2022-2024

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>Shoreland Arcade Building, Facade Restoration, Miami, Florida</b>	2023-2024	2024-2025
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	
Restoration of the historic facade of the Shoreland Arcade building on Flagler Street in downtown Miami. The work has involved selective demolition of the existing altered facade and analysis of both original drawings from the 1920's and alteration drawings in subsequent decades. The investigation has yielded a pivot from renovation to reconstruction. 10,000 SF   \$200,000		
<b>Historic Langford Hotel Restoration, Miami, Florida</b>	2023-2024	TBD
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	
The building's neoclassical composition includes a robust ground floor loggia, which to this day helps to protect pedestrians from the elements, as well as a highly decorative cornice embellished with carved stone panels of early American coinage. Mr. Lopez is overseeing the full assessment of the facade, identifying precise locations and conditions for repair. 15,000 SF   \$500,000		
<b>Historic Christ Fellowship Church Restoration, Miami, Florida</b>	2019-2021	2021-2022
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
While principal at Florez Lopez Architecture, Ricardo oversaw the exterior scope of work including the reinforcement of the sanctuary roof and the full restoration the facades including cast-stone and stucco repair along with the refurbishment of the original steel windows and brass hardware. 6000 SF   \$1,200,000		
<b></b>		
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
<b></b>		
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input 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  <b>Nina Lynn Caruso</b>	13. ROLE IN THIS CONTRACT  Director of Historic Preservation Services	14. YEARS EXPERIENCE	
		a. TOTAL 11	b. WITH CURRENT FIRM 3

15. FIRM NAME AND LOCATION <i>(City and State)</i> R. J. Heisenbottle Architects, P.A.   Coral Gables, FL
--

16. EDUCATION <i>(Degree and Specialization)</i>  AA, Architecture, Miami Dade College, 2008 BS, Architectural Engineering Technology, University of Hartford, 2011 MS, Historic Preservation, Roger Williams University, 2014	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  American Institute of Architects, Associate AIA National Council of Architectural Registration Boards (NCARB)
--	---

18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>  Association for Preservation Technology International, Member, 2018-2022 Mimi Findlay Award for Young Preservationists, 2021
---

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>City of Key West, Mallory Square Historical Buildings Assessment, Key West, FL</b>  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 <b>Ms Caruso served as Historic Preservation Consultant to assist in creation of the Master Plan for Mallory Square. We researched the history of the 8 historic buildings located within Mallory Square proper as well as the site and use of the site itself, and prepared conditions assessments and recommendations reports for all 8 buildings. \$15,000,000   multiple buildings - 100s of square feet</b>	2022	TBD
<b>Historic Osceola County Courthouse, Kissimmee, Florida</b>  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 <b>The Osceola County Courthouse in Kissimmee, Florida is the oldest standing courthouse in the state of Florida. Ms. Caruso worked to compile a comprehensive Building Conditions Assessment and Recommendations Report to fully evaluate the areas of concern. Concept Design Drawings and a Preliminary Budget Cost Estimate were also prepared. \$4,500,000   85,000 SF</b>	2024	TBD
<b>Deerfield Beach Historical Society, Historic Butler House, Deerfield Beach, FL</b>  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. <sup>The expected</sup> <b>James D. and Alice Butler House is an historic home in Deerfield Beach, Florida that was once the home to Deerfield Beach pioneers and civic leaders. The Butler House and the Pioneer House both now serve as the headquarters of the Historical Society. We assessed the structures and made a list of recommended repairs, and are creating drawings to restore the interior and exterior. \$2M   4200 SF</b>	2023-2024	2024-2026
<b>Historic Stabile Building Coral Gables, Florida</b>  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 <b>The John M. Stabile Building is one of the earliest commercial structures in Coral Gables. It is designed in the characteristic Mediterranean Revival style. Our firm did an in depth assessment of the building and prepared the 40-year recertification, and prepared a complete report of recommended repairs. \$50,000   5000 SF</b>	2023	TBD
<b>La Palma Hotel Coral Gables, Florida</b>  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 <b>Ms. Caruso played an integral role in assisting the new owners of the historic La Palma hotel with getting a Certificate of Appropriateness and subsequently Federal Historic Tax Credits and Ad-Velorum Tax Exemption for the restoration of the historic building. \$15,000   10,000 SF</b>	2022-2023	n/a

# ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

## PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (or Branch Office) NAME O'Donnell & Naccarato, Inc. DBA Wood /O'Donnell & Naccarato			3. YEAR ESTABLISHED 1981	4. UNIQUE ENTITY IDENTIFIER 22-238-1252
2b. STREET 5757 Waterford District Drive, Suite 255			5. OWNERSHIP	
2c. CITY Miami	2d. STATE FL	2e. ZIP CODE 33126	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Doug Wood, PE			b. SMALL BUSINESS STATUS Yes : 061215836 / 4LRK3	
6b. TELEPHONE NUMBER (305) 461-3450		6c. E-MAIL ADDRESS kboyer@o-n.com		
8a. FORMER FIRM NAME(S) (If any) Douglas Wood Associates			8b. YEAR ESTABLISHED 1993	8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	18	1	A06	Airports; Terminals Hangars	1
06	Architect	1		A11	Auditoriums and Theaters	1
08	CADD Technician	13	2	C06	Churches	1
57	Structural Engineer	78	15	C10	Commercial Building (Low Rise)	4
				D07	Dining/Clubs/Restaurants	1
				E02	Educational	3
				F05	Forensic	1
				G02	Garages	3
				H06	High-Rise	4
				H08	Historical Preservation	2
				H09	Hospitals	7
				H10	Hotels	4
				H11	Housing (Residential, Multi-Family)	6
				L04	Museums, Libraries	1
				O01	Office Buildings; Industrial Parks	4
				P13	Public Safety Facilities	4
				R06	Rehabilitation	1
				S12	Swimming Pools	1
				W01	Warehouse	4
	Other Employees					
<b>Total</b>		Flori	18			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
b. Non-Federal Work	8	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million
c. Total Work	8	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million	10. \$50 million or greater
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million	10. \$50 million or greater		

### 12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE August 26, 2024
c. NAME AND TITLE Douglas Wood, PE, Principal	



**Wood/O'Donnell & Naccarato** experience with historical buildings is unsurpassed. We have provided structural engineering services relative to more than 150 historical buildings, and these buildings include many of South Florida's most notable historical landmarks, such as the complete post-hurricane restoration and reconstruction of the historical Charles Deering Estate in South Dade County; Soho Beach House, Greystone Hotel, South Seas Hotel and Savoy Arlington on Miami Beach; We have the knowledge, expertise, experience and commitment to meet most any type of assignment, and we are adept at adjusting our services and schedule to your particular need.

#### **Historic Churches**

- Trinity Cathedral Restoration, Miami, Florida
- Miami Beach Community Church Restoration, Miami Beach, Florida
- Coral Gables Congregational Church Restoration, Coral Gables, Florida
- Christ Fellowship Church Assessment, Miami, Florida

#### **National Historic Landmarks Projects**

- Vizcaya Museum and Gardens (buildings and other structures throughout estate), Miami, Florida
- Biltmore Hotel, Coral Gables, Florida
- Marjory Stoneman Douglas House, Miami, Florida
- Fort Zachary Taylor, Key West, Florida
- Bok Tower, Lake Wales, Florida
- Freedom Tower, Miami, Florida
- Whitehall (Henry Flagler House), Palm Beach, Florida

#### **National Register of Historic Places Projects**

- Charles Deering Estate, Miami, Florida
- Curtiss Mansion Restoration, Miami Springs, Florida
- Miami Marine Stadium Historic Restoration, Miami, Florida
- Security Building Renovation, Miami, Florida
- Trinity Episcopal Cathedral, Miami, Florida
- Coral Gables City Hall Repairs, Coral Gables, Florida
- Miami Woman's Club, Miami, Florida
- Coconut Grove Playhouse Restoration, Coconut Grove, Florida
- Shrine Building Restoration, Miami, Florida
- El Jardin Historic Restoration, Coconut Grove, Florida
- Virrick Gym/U.S. Coast Guard Seaplane Hangar, Miami, Florida
- Belleview Biltmore Hotel, Bellair, Florida
- Freedom Tower, Evaluations and Repairs, Miami, Florida
- Venetian Pool, Evaluations and Repairs, Miami, Florida
- Hallissee Hall Restoration, Coral Gables, Florida
- Temple Israel 40-Year Recertification, Miami, Florida
- Citizens Bank Restoration, Miami, Florida
- Ransom Everglades Pagoda, Miami, Florida
- Fort Zachary Taylor, Key West, Florida

#### **Other Historic Preservation & Restoration Projects**

- Colony Theater, Miami Beach, Florida
- Soho Beach House, Miami Beach, Florida **(2013 ICRI Award of Merit)**
- Greystone Hotel Restoration, Miami Beach, Florida
- Hampton House Restoration, Miami, Florida
- Miracle Theater Restoration, Coral Gables, Florida
- Freedom Tower
- Coral Gables Entrances Restoration
- Temple Israel Recertification
- Vizcaya Genie Lift
- Vizcaya Master Plan Phase I
- UM Art Building Restoration

**Other Historic Preservation & Restoration Projects (Cont.)**

- 6431 Alison Road Evaluation
- The Tides Hotel Limited Evaluation
- Whitehall, Flagler Museum Plaster Ceiling Evaluation
- Pan's Garden Evaluation
- Carl Fisher Clubhouse Restoration
- Stirrup House Restoration
- 1500 Collins Avenue Restoration
- Carrollton School Recertifications
- MDC Dyer Federal Courthouse Renovation
- Carlota South Beach Renovation
- Biltmore Gondola Building Evaluation
- Venetian Pool Building Assessments
- Miami Beach Log Cabin Evaluation
- Vizcaya Antique Lanterns
- Vizcaya Balcony Art Installation
- 3701 Park Avenue
- 819 2<sup>nd</sup> Street Miami Beach Evaluation
- Restoration of Two Bridges Biltmore Golf Course
- Commonwealth Building
- Miami Beach Community Church Restoration
- DuPuis Medical Office Building Evaluation and Shoring/Bracing
- Vizcaya Wall Crack Investigation
- Shrine Building
- Vizcaya Loggias
- Vizcaya Recertifications
- Charles Deering Estate Stone House Evaluation
- Miami Marine Stadium
- Security Building
- Miami Woman's Club
- Coconut Grove Playhouse
- Greystone Hotel
- Citizens Bank

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME  Douglas Wood, PE	13. ROLE IN THIS CONTRACT  Principal / Structural Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 45	b. WITH CURRENT FIRM 45

15. FIRM NAME AND LOCATION *(City and State)*  
Wood/O'Donnell & Naccarato, Miami, FL

16. EDUCATION <i>(Degree and Specialization)</i>  Bachelor of Science in Civil Engineering (Graduated with Honors), Bachelor of Architecture (Graduated with Honors), Assoc. in Arts (Graduated with Honors)	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  Florida Professional Engineer (PE 32092), Florida Recognized Structural Engineer, Florida Special Inspector (SI 417), Florida Architect (AR 12111)
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*  
Special Inspector: Florida, Registered Architect: Florida, Applied Technology Council, National Council of Structural Engineers Associations, American Concrete Institute, National Society of Professional Engineers, Florida Structural Engineers Association, Florida Engineering Society-President, American Society of Civil Engineers, International Code Council, AIA Miami's Consulting Engineer of the Year, 2021 & 2011.

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
City of Coral Gables City Hall Recertification, Coral Gables, FL	2022	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 Structural engineering for preparation of the latest Recertification report for the Coral Gables City Hall. Services consisted of observations, explorations, limited testing, preparation of the report and consultations with City personnel. Role: Structural Engineering		
City of Coral Gables City Hall 3rd Floor Renovation, Coral Gables, FL	2025 (Est.)	2025 (Est.)
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 Structural engineering for the renovation of the third floor of the Coral Gables City Hall. The structural scope includes minor structural modifications for new HVAC systems, structural repairs and preparation of existing window openings for future window replacements. Estimated construction cost: \$60 million. Role: Structural Engineering		
Dyer Federal Building & U.S. Courthouse, Miami, FL	2026 (est)	2026 (est)
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 Structural engineering for this historic federal building and courthouse which is being completely rehabilitated to become an academic building for Miami Dade College. 112, 000 sq. feet. Estimated construction cost: \$60 million. Role: Structural Engineering		
Historic Freedom Tower Renovation, Miami, FL	2022	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 Renovations to Miami-Dade College's historic Freedom Tower. Renovations included the Kislak Gallery (2,600-square-foot exhibition space), addition of rooftop air-conditioning equipment and concrete repairs. Estimated construction cost: \$10 million. Role: Structural Engineering		
Historic Vizcaya Museum & Gardens, Miami, FL	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 Restoration and repairs for the main house, basement, casino mound, east gate lodge, west gate lodge, Sutri Fountain, grottos, gazebos, farm village, garage and blacksmith shop and swimming pool, along with restroom addition. Estimated construction cost: \$8 million. Role: Structural Engineering		

**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	
		a. TOTAL	b. WITH CURRENT FIRM
15. FIRM NAME AND LOCATION <i>(City and State)</i>			
16. EDUCATION <i>(Degree and Specialization)</i>		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>
<b>a.</b> (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>b.</b> (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>c.</b> (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>d.</b> (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>e.</b> (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	



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**H. ADDITIONAL INFORMATION**

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

Wood/O'Donnell & Naccarato enthusiastically submits our qualifications for providing structural engineering services. For the firm's entire 43-year existence, providing structural engineering services to municipalities, counties and the State of Florida has been a mainstay of our business. We count several municipalities and local government departments as long-term, repeat clients. We have also held numerous continuing services agreements (as prime and as a subconsultant) for a number of local municipalities and counties.

Wood/O'Donnell & Naccarato's experience with historical buildings is unsurpassed. We have provided structural engineering services relative to more than 150 historical buildings, and these buildings include many of South Florida's most notable historical landmarks, such as the complete posthurricane restoration and reconstruction of the historical Charles Deering Estate in South Dade County; Soho Beach House, Greystone Hotel, South Seas Hotel and Savoy Arlington on Miami Beach; We have the knowledge, expertise, experience and commitment to meet most any type of assignment, and we are adept at adjusting our services and schedule to your particular need.

National Historic Landmarks Projects:

- Vizcaya Museum and Gardens (buildings and other structures throughout estate), Miami, Florida
- Biltmore Hotel, Coral Gables, Florida
- Marjory Stoneman Douglas House, Miami, Florida
- Fort Zachary Taylor, Key West, Florida

The following is a partial list of our projects:

- City of Coral Gables City Hall Recertification
- City of Coral Gables City Hall 3rd Floor Renovation
- David W. Dyer Federal Building & U.S. Courthouse,
- Miami Dade College Freedom Tower Rooftop Addition & Minor Renovations
- Miami Dade College North Campus, Lehman Theater Addition & Renovations
- Miami Dade College Kendall Campus, Building 7000 Gymnasium Scoreboard
- Miami Dade College Kendall Campus, Building 3000 Rooftop Equip. Supports & Openings
- Miami Dade College Kendall Campus, Scoreboard for Softball Field
- Miami Dade College North Campus Restroom Renovations
- Miami Dade College South Campus Restroom Renovations
- Miami Dade College Environmental Demonstration Center
- Miami Dade College Campus Services Suit
- Broward College Performing Arts Center, Renovations & Additions
- Florida International University RCCL Studio Production Facility
- Florida International University, Pharmed Arena Renovations
- University of Miami Historic Art Building
- University of Miami Historic Hallissee Hall Renovations and Restoration
- University of Miami Cox Science Center Plaza

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**I. AUTHORIZED REPRESENTATIVE**

*The foregoing is a statement of facts.*

31. SIGNATURE



32. DATE

August 26, 2024

33. NAME AND TITLE

Douglas Wood, P.E., Principal



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**

**BOARD OF PROFESSIONAL ENGINEERS**

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**SPECIAL INSPECTOR NUMBER: 0417**

**WOOD, DOUGLAS SCOTT**

5040 N.W. 7TH STREET  
SUITE 820  
MIAMI FL 33126

**LICENSE NUMBER: PE32092**

**EXPIRATION DATE: FEBRUARY 28, 2025**


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 Ron DeSantis, Governor

Melanie S. Griffin, Secretary 

**STATE OF FLORIDA**

**BOARD OF PROFESSIONAL ENGINEERS**


THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**PEREZ, MARCOS R.**  
1610 SW 76 CT  
MIAMI FL 33155

**LICENSE NUMBER: PE67422**

**EXPIRATION DATE: FEBRUARY 28, 2025**

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*State of Florida*  
*Department of State*

I certify that the attached is a true and correct copy of the Application For Registration of the Fictitious Name WOOD/O'DONNELL & NACCARATO, registered with the Department of State on September 29, 2022, as shown by the records of this office.

The Registration Number of this Fictitious Name is G22000122767.

*Given under my hand and the Great Seal of  
Florida, at Tallahassee, the Capital, this the First  
day of October, 2022*



  
*Secretary of State*

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**LICENSEE DETAILS**

10:21:26 AM 10/18/2023

**Licensee Information**

Name:	O'DONNELL & NACCARATO, INC. (Primary Name) WOOD/O'DONNELL & NACCARATO (DBA Name)
Main Address:	701 MARKET STREET SUITE 6000 PHILADELPHIA Pennsylvania 19106

**License Information**

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	36088
Status:	Current
Licensure Date:	05/23/2022
Expires:	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME  Joseph Sembrat	13. ROLE IN THIS CONTRACT  Principal Conservator	14. YEARS EXPERIENCE	
		a. TOTAL 26 years	b. WITH CURRENT FIRM 6

15. FIRM NAME AND LOCATION *(City and State)*  
Evergreene Architectural Arts Brooklyn, New York

16. EDUCATION <i>(Degree and Specialization)</i>  MS in Historic Preservation   Columbia University   New York, NY BA in Art History   University of Pennsylvania   Philadelphia, PA Art History Studies   University College London   London, UK	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  <i>Conservators do not have professional registrations</i>
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*  
American Institute for Conservation | Fellow Canadian Association of Professional Conservators | Professional Member Canadian Association of Heritage Professionals | Professional Member

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>Vizcaya Museum &amp; Gardens Miami, FL</b>	2018-2020	2018-2020
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Responsible for outdoor sculpture conservation, including native coral stone; assessment and treatment of all outdoor sculptures on the grounds of this National Historic Landmark. 100,000 SF   \$3,000,000	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>Coral Gables Museum Coral Gables, FL</b>	2018-2019	2018-2019
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Conservator for the assessment and treatment of exterior masonry, including coral and cast stone. 5000 SF   \$1,500,000	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>New York Public Library New York, NY</b>	2016-2018	2016-2018
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Responsible for planning and Quality Control oversight for façade sculpture conservation. \$50,000	<input type="checkbox"/> Check if project performed with current firm	
<b>US Capital Building, Washington, DC</b>	2015-2017	2015-2017
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Responsible for survey of interior finishes and artwork. 50,000 SF   \$175,000	<input type="checkbox"/> Check if project performed with current firm	
<b></b>		
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	



# MARK RABINOWITZ Fellow AIC, Fellow AAR, Fellow APT / Senior Consulting Conservator

## Biography

Mark Rabinowitz is an accomplished conservator, author, lecturer, and sculptor with over 30 years of experience assessing and treating architectural art, monuments, and historic structures. He has been part of the senior management of Conservation Solutions, Inc. a division of EverGreene, since 2003. He specializes in the conservation of a broad range of materials and objects including monuments and public art, antiquities, museum collections and industrial artifacts. He has worked on significant historic buildings, structures, works of art, and artifacts in the US Canada, the Caribbean and Europe.

Prior to joining CSI and EverGreene, Mark was Chief of Operations for Preservation at the Central Park Conservancy and then Chief Consulting Conservator for the New York City Parks Department, where he initiated programs to treat monuments and train graduate students. Both programs are ongoing today.

Mark has presented papers, published articles, and lectured at national and international conferences, universities, and institutions including APT, AIC, ICOMOS (US and Portugal), SFIC (France), Columbia University, NYU Conservation Center, Tulane University, Long Island University, U Texas, and Lacoste School of the Arts in France. His sculptures have been exhibited and are held in public and private collections in the US and Europe.

## Education

BFA in Sculpture | Rhode Island School of Design | Providence, RI

## Professional Organizations

American Academy in Rome | Fellow, 2011

American Institute for Conservation | Professional Associate, 1995; Fellow, 2004

Association for Preservation Technology | Fellow, 2021

## Honors & Awards (Selected)

NYC Design Commission, several

DC Preservation League, several

New York Landmarks Conservancy

AIA National Honor Award | New York Public Library | 2013

Florida Trust for Historic Preservation | 2013

New York Preservation League | New York Public Library

American Academy in Rome Mark Hampton Prize in Historic Preservation & Conservation | 2011

## Training & Certification

OSHA 30-hour Construction Safety

LIA Laser Safety Officer Training

## Representative Projects

### Vizcaya Museum & Gardens | Miami, FL

Principal Conservator for the assessment and treatment of all outdoor sculptures on the grounds of this National Historic Landmark, including native coral stone.

### Coral Gables Museum | Coral Gables, FL

Principal Conservator for the assessment and treatment of exterior masonry, including coral and cast stone.

### Coral Gables City Entrance | Coral Gables, FL

Principal Conservator for the assessment and treatment recommendations of architectural entrance features at seven locations in Coral Gables, Florida.

### US Capitol | Washington, DC

Principal Conservator for the laser cleaning and consolidation of exterior marble elements on the north and south extensions of the building and conservation of both pediment sculptures.

### Carnegie Library/Apple Store | Washington, DC

Principal Conservator for assessment, investigation, documentation, mortar and paint analysis of the 1902 Beaux Arts building. Headed treatment of the façade sculptures.

### Tiffany's Laurelton Hall | Metropolitan Museum, New York, NY

Principal Conservator for restoration of Daffodil Terrace and Fireplace from L. C. Tiffany home in Long Island, now at the Morse Museum.

### New York Public Library | New York, NY

Principal Conservator for the conservation, planning, and quality control oversight of the main branch façade sculpture

### Washington Square Arch | New York, NY

Principal Conservator for the treatment, cleaning, and repair of the classical grand arch in Greenwich Village.

### West Block, Canadian Houses of Parliament | Ottawa, ON

Principal Conservator providing conservation oversight and quality control for restoration of exterior masonry.



# JOE SEMBRAT AIC Fellow / Vice President of Conservation, Principal Conservator

## Biography

Joseph Sembrat has been immersed in the conservation field for over 25 years. In 1999 he and his wife Julia founded Conservation Solutions, Inc. which developed into a leading international heritage preservation firm focused on the conservation of art, artifacts, and architecture. Conservation Solutions was acquired by EverGreene in May 2018 and is now recognized as part of EverGreene.

Some high-profile projects include the treatment of several of Henry Moore's reclining bronze sculptures, conservation oversight for the exterior masonry located at the West Block of Parliament in Ottawa, ON, and numerous artifacts from the salvaged R.M.S. Titanic wreck-site, such as the 17-ton 'Big Piece'.

Joe is also an accomplished author and presenter of topical industry-relevant issues. He continuously conducts research and publishes papers on topics in the preservation field with special emphasis on technology sharing among various areas of industrial research and its applicability to conservation treatments.

## Education

MS in Historic Preservation | Columbia University | New York, NY  
BA in Art History | University of Pennsylvania | Philadelphia, PA  
Art History Studies | University College London | London, UK

## Professional Organizations

American Institute for Conservation | Fellow  
Canadian Association of Professional Conservators | Professional Member  
Canadian Association of Heritage Professionals | Professional Member

## Honors & Awards

AIA Institute Honors Award of Architecture | New York Public Library | New York, NY  
ICRI Award of Excellence, Historic Building Project | Historic Cornice Repair at the Hotel Monaco | Washington D.C.  
Outstanding Achievement in the Field of Restoration | Coral Gables Museum | Coral Gables, FL

## Training & Certification

OSHA 30-hour Construction Safety  
Lead & Asbestos Awareness

## Representative Projects

**Vizcaya Museum & Gardens | Miami, FL**  
Responsible for outdoor sculpture conservation, including native coral stone; assessment and treatment of all outdoor sculptures on the grounds of this National Historic Landmark.

**Coral Gables Museum | Coral Gables, FL**  
Conservator for the assessment and treatment of exterior masonry, including coral and cast stone.

**New York Public Library | New York, NY** Responsible for planning and QC oversight for façade sculpture conservation.

**Department of Veterans' Affairs | Washington D.C.**  
Responsible for stabilization and conservation of limestone facade

**West Block of Parliament | Ottawa, CAN**  
Conservation for exterior masonry restoration.

**U.S. Capitol Building | Washington D.C.**  
Responsible for survey of interior finishes and artwork.

**AL & Johnson Space Center | Houston, TX**  
Responsible for conservation treatment of Saturn V Rocket.

**Apple Tower Theatre | Los Angeles, CA**  
Project Executive responsible for the finishes investigation, plaster survey, plaster repairs and decorative painting restoration.

**Los Angeles Theatre | Los Angeles, CA**  
Project Executive responsible for conducting a condition assessment of the plaster ceiling surfaces, focused on the attic space. Evaluated the historic ornamental plaster ceiling assembly and attachment systems and provided preventative treatment recommendations.



# KELLY CALDWELL AIC PA | APT RP | Director of Conservation, Senior Conservator

## Biography

As Director of Conservation for EverGreene Architectural Arts, Kelly oversees operations for all conservation projects from a management and conservation prospective.

Kelly is a fully qualified conservation professional who has been working in the fields of archaeology and conservation for twenty years, with a key focus on the built environment and sculptural elements. Upon completion of her graduate training, Kelly continued expanding her skills in conservation fieldwork and historic preservation where she focused on masonry, sculpture, and mosaics as well as the use of lasers in conservation. She has also taken advantage of teaching opportunities by delivering classroom lectures and on-site training regarding cultural heritage preservation. Kelly has presented papers, published articles, and lectured at national and international conferences.

Prior to joining EverGreene, Kelly was a Vice President of Operations at Conservation Solutions, Inc. (CSI), which merged with EverGreene in 2018. Some of her notable projects included the West Block Rehabilitation Project at the Canadian Houses of Parliament, the 180 Wellington Mosaic Conservation Project, both in Ottawa, Canada and the Conservation Management Planning for the City of Calgary Public Art Program. Her work is comprised of many aspects of conservation including research, assessments, defining the scope of work, and implementation of conservation treatments. She has extensive experience in collaborative projects, working closely with architects, engineers, construction managers, and fellow conservation professionals.

## Education

MS in Conservation for Archaeology and Museums |  
University College London | London, England  
MA in Principles of Conservation | University College London |  
London, England  
BA in Archaeology & Anthropology | University of North  
Carolina at Greensboro | Greensboro, NC

## Professional Organizations

American Institute for Conservation | Professional Associate  
Canadian Associate of Conservation | Member  
Canadian Association of Heritage Professionals | Member  
Archaeological Institute of America | Member  
Association of Preservation Technology (APT)  
Recognized Professional | 2022-Present

## Training & Certification

OSHA 30-hour Construction Safety  
Lead & Asbestos Awareness  
8-Hour Supported Scaffold User  
NYC Site Safety Training Supervisor  
Class IV Laser Operator Training  
Aerial Work Platform Certification

## Representative Projects

### Vizcaya Museum & Gardens Sculptures | Miami, FL

Directed the assessment and treatment of all outdoor sculptures, including native coral stone, on the grounds of Vizcaya, a National Historic Landmark.

### Jacksonville Public Art | Jacksonville, FL

Senior Conservator for the maintenance program and treatment of the 24-object collection of public art.

### United States Capitol | Washington, DC 2018-present

Senior Conservator for laser cleaning and consolidation of exterior marble, and restoration of various bronze architectural elements.

### Longworth House Office Building | Washington, DC 2018-present

Management oversight for the assessment, testing, and treatment development for the building exterior masonry and architectural metals.

### Princeton Museum of Art | Princeton, NJ 2020-present

Senior Conservator overseeing the survey and treatment programs of multiple historic artifacts and modern sculptures including removals and reinstallations.

### Smithsonian Institute | Washington, DC 2018-present

Management oversight for the assessment and maintenance of large-scale display objects in the SI museums including Udvar Hazy, African American Museum, and Museum of American History.

### Trinity Church | New York, NY 2019-2022

Senior Conservator for the interior treatment of the sculptural elements and exterior grave markers. Including cleaning, repairs, rigging and relocation of historic elements.

### Russell Building | Washington, DC 2020

Senior Conservator and management for the chemical consolidation of exterior masonry.

### Library of Congress | Washington, DC 2018-2023

Senior Conservator for the maintenance treatment of the Neptune Fountain and exterior masonry assessment and cleaning tests.

### Supreme Court | Washington, DC 2018

Senior Conservator for the assessment of the fountains, and the assessment and treatment of the exterior bronze elements.







# PROJECTS



### PAST PROJECT EXPERIENCE

EverGreene has assessed, investigated, documented, and treated numerous collections with coral stone elements. These experiences fully qualify us for this project, aligning with the requirements outlined in the Request for Qualifications. Please refer to the examples below for relevant projects:

- **Coral Gables City Entrance, Coral Gables, FL**
- **Coral Gables Museum, Coral Gables, FL**
- **Vizcaya Museum and Gardens, Miami, FL**
  - Coral Limestone Herm
  - Forecourt Gateways
  - Cascade Fountain
  - Marine Garden Urns
  - Peacock Columns
  - Statuary Walk Columns
  - Architectural Elements

These projects are exhibited in the pages below. You can also use the [Evergreene.com/search/](https://www.evergreene.com/search/) function on our website to view other relevant projects.



## Coral Gables City Entrance

CORAL GABLES, FL

Coral Gables, "The City Beautiful," was planned and developed during Miami's land boom in the 1920's by George Merrick. The first land development to advertise and sell nationally, it became an icon of the good life that Florida promised. The city was built on old orchards along strict design guidelines that established its unique character of a imagined, romantic old Spanish heritage, a character it retains today. The grand boulevards, winding drives, traffic circles, and intersections of major thoroughfares were enlivened by a variety of architectural features, including monumental entrance gates, fountains, pergolas, and decorative lampposts, all created of the local Key Stone, cast stone and cement parges to resemble weathered ancient construction.

Although many of these design features survive, they are currently found in varying states of disrepair and deterioration. The lush, humid environment of South Florida has led to extensive biological colonization and vegetative overgrowth. Tree trunks, root systems, and limbs have forced walls to lean, become displaced, or caused structural cracks. Original finishes, such as pigmented stuccos and parges, have largely deteriorated; well-intentioned repairs and replacement materials are often not visually sympathetic or materially compatible. Major incidents, such as car crashes, have led to major structural damage in select locations.

We were engaged by the client to perform a conservation condition assessment of seven entrance features. We assessed each element individually; from here, conservators developed a glossary of conditions and treatment recommendations that were general to the collection of architectural elements on the whole. We collaborated with the Architect throughout the design process to answer questions as they arose, including the specifics of treatment methodologies and the compatibility of proposed products and materials.

MORE INFORMATION:

<https://evergreene.com/projects/coral-gables-city-entrance/>

### SERVICES PERFORMED

Stone Conservation  
Surveys & Condition Assessments

### PROJECT DETAILS

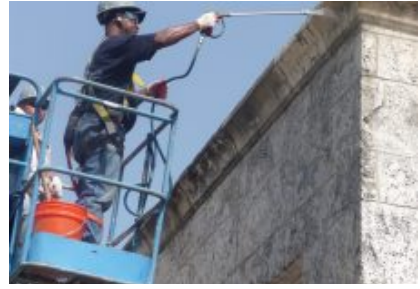
**Architect/Engineer**

Ferguson Glasgow Schuster Soto, Inc.

**Architect**

Jorge L Hernandez Architect





## Coral Gables Museum

CORAL GABLES, FL

Coral Gables, "The City Beautiful" was planned and developed during Miami's land boom in the 1920's and immediately became an icon of the good life that Florida promised. The Coral Gables Fire and Police Station was built to a design by Phineas Paist, one of the original architects of the town, in 1936. The unique solid ashlar coral stone structure is embellished with exterior busts and brackets in cast stone and interior Cuban Tile elements (decorative pre-cast concrete panels). This National Historic Landmark is being restored and updated to serve as the Coral Gables Museum.

The conversion represents a challenge to the project designers. The coral stone and interior Cuban tiles have deteriorated noticeably due to moisture infiltration. The porous nature of the stone makes the museum's goal of providing climate controlled exhibition grade spaces particularly challenging. The stone's unusual texture, along with its predilection for staying moist, also made the exterior extremely hospitable the accumulation of soiling, biological and substantial vegetative growth.

Our conservators were contracted to assist in the development of plans to restore the building's masonry structure. All exterior coral stone blocks were surveyed and assessed. Causes of the observed conditions were analyzed and recommendations for treating the conditions were made. A series of treatment mock-ups followed. These demonstrated various possible solutions, including: lime-based fills to limit water infiltration through the coral stone ashlar; removal of non-historic coatings; scagliola repair to the unique Cuban Tile wainscoting; and selective finishes probes to reveal historic graffiti in the jail cells.

We were then contracted to help restore the masonry structure. All exterior surfaces were cleaned to remove soiling, biota and vegetation. Ferrous and other inappropriate anchors were removed and patched. Losses to cast stone units were rebuilt and sculpted to match the existing. Following extensive development and refinement, a lime-based parge was applied to all exterior stone surfaces to limit water infiltration through the porous ashlar units. The fills were designed to complement the specific physical characteristics of the stone, while remaining sufficiently recessed so that the unique coral texture remained legible. Low toxicity and natural products were emphasized in this LEED-certified project.

MORE INFORMATION:

<https://evergreene.com/projects/coral-gables-museum/>

### SERVICES PERFORMED

Conservation Treatments  
Stone Conservation

### PROJECT DETAILS

#### Architect

Jorge L. Hernandez Architect







## Coral Limestone Herm

VIZCAYA MUSEUM AND GARDENS, MIAMI, FL

Vizcaya Museum and Gardens, a National Historic Landmark in Miami, Florida, integrates extensive decorative architectural sculpture made especially for the site amongst its collection of antiquities. Carved of the local coral stone, a highly figured fossiliferous limestone, the sculptures enliven the buildings and gardens with a wonderful array of classically influenced figures, urns, and grotesques. Six Herms, allegorical busts integrated into tapering columns, surround the entrance oval that leads to the house.

In 2006, one of the Herms was damaged when it was hit by a delivery truck. The fragile carved stone toppled into the adjacent plantings, breaking into three main pieces and numerous small fragments. Some of the smaller carvings on the headdress were broken beyond repair. The museum salvaged what could be saved and preserved the rest for restoration.

We were contracted to restore the damaged work. Rubber molds were made from matching elements on a similar Herm and replicas were created to replace irreparably damaged elements. Structural scaffolding was installed and the fragments were carefully hoisted, cleaned, and re-erected on their base. After reassembly was complete, the re-created elements were mounted and all losses were filled with a custom patching mortar. The highly figured graining of the weathered stone was carefully modeled into repair areas to build up areas of loss. Previous damages were undetectable upon completion of work.

MORE INFORMATION:

<https://evergreene.com/projects/coral-limestone-herm/>

## SERVICES PERFORMED

Conservation Treatments  
Surveys & Condition Assessments



253 36th Street, Suite 5-C | Brooklyn, New York, 11232 | (212) 244 2800 | [evergreene.com](https://evergreene.com)



## Forecourt Gateways

VIZCAYA MUSEUM AND GARDENS, MIAMI, FL

Vizcaya Museum and Gardens located in Miami, Florida, contains the largest collection of Italian outdoor sculpture in the United States. The collection has suffered the ravages of tropical storms and hurricanes over the past 100 years. Grants from the Tiffany & Company Foundation, the federal government's Save America's Treasures program, and funds from Miami-Dade County supported a multi-year outdoor sculpture conservation project. We were selected for the contract and the first phase of work began in December 2009 to restore the sculptures, fountains and architectural elements throughout the garden.

These two monumental Gateways which flank the entrance façade of the villa are embellished with 16th century Italian architectural elements. The Rosso di Verona marble archways and cornices, and cream colored limestone trophies were purchased in Europe and shipped to Vizcaya where they were incorporated into Chalfin's design. The gateway itself is constructed from local Florida coral limestone, including the additional seahorse and urn sculptures atop the attic.

Treatment of the gateways included cleaning to remove atmospheric soiling and biological growth followed by thorough documentation and inspection, after which all joints were raked and repointed, stone losses were patched or repaired with new coral stone dutchman. Trophies required partial disassembly to remove failed and inappropriate repairs, poultice cleaning to remove deeply set stains, followed by reassembly, patching and surface stabilization. The marble cornice and arches required injection grouting of cracks, patching of losses, and the application of a renewable stone color enhancer to revive the weathered surface of the marble.

MORE INFORMATION:

<https://evergreene.com/projects/vizcaya-forecourt-gateways/>

### SERVICES PERFORMED

Conservation Treatments  
Surveys & Condition Assessments



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## Cascade Fountain

VISCAYA MUSEUM AND GARDENS, MIAMI, FL

Between 1914 and 1916, agricultural industrialist James Deering, one of the founders of International Harvester, built his European-inspired winter home on a bay front site in Miami. This property, Vizcaya Museum and Gardens, is now a National Historic Landmark. The formal gardens include an outstanding collection of statuary and objects dating back to antiquity. The Casino, a raised folly on the central axis of the formal gardens, is crowned by the Cascade Fountain. Water flows from a marble Italian Renaissance baptismal font down the steps of the mount toward the house to the north.

The elegant marble fountain is the focal point of the primary garden axis. The fountain had suffered from deterioration and abuse over its long history since installed at Vizcaya. Iron had leached from embedded water pipes staining the white stone a deep brown. The spray feature had been lost and the font became structurally unstable when damaged by vandals. Being no longer level, the basin lip wore unevenly.

We were contracted to conserve the Cascade Fountain in 2006. Our conservators carefully disassembled the marble components of the font and removed them for treatment. Each was cleaned of iron staining by a repeated sequence of washing and poultice cleaning. Deep seated iron stains required more than 15 separate cleaning procedures until they were removed. A new stainless steel structural pipe was milled to fit within the existing mountings and integrated into the water feed system. The font was then re-mounted on a restored coral stone base within the fountain.

MORE INFORMATION:

<https://evergreene.com/projects/cascade-fountain/>

### SERVICES PERFORMED

Conservation Treatments  
Surveys & Condition Assessments



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## Marine Garden Urns

VIZCAYA MUSEUM AND GARDENS, MIAMI, FL

Vizcaya, the National Registry Listed historic house in Miami, Florida, integrates extensive decorative architectural sculpture made especially for the site amongst its collection of antiquities. Carved of the local coral stone, a highly figured fossiliferous limestone, the sculptures enliven the buildings and gardens with a wonderful array of classically influenced figures, urns, and grotesques. One of the most unique elements of the layout is the Marine Garden, a space composed of two identical pools, one on each side of the canal, flanked on either side by walking paths, raised walls and plantings. Nestled among the many sculptures and antiquities in the Marine Garden is a coral stone urn, one of several on the property.

The urn, located on the north side of the Marine Garden, had been knocked over and damaged. We were contracted in 2007 to repair and reset the urn. Structural scaffolding was erected at the outset to hoist and manipulate the urn. A large, dislocated fragment of the bowl was pinned in place with stainless steel threaded rod. The bowl was then reset on its base using a new mounting pin. Following cleaning, losses around the stem were rebuilt using custom mixed mortar and tooled to match the surrounding coral stone.

MORE INFORMATION:

<https://evergreene.com/projects/marine-garden-urns/>

### SERVICES PERFORMED

Conservation Treatments  
Research & Documentation





## Peacock Columns

VIZCAYA MUSEUM AND GARDENS, MIAMI, FL

The Miami estate of industrialist James Deering included an extraordinary range of formal and scenic gardens created on 100 acres surrounding the mansion. In addition to an extensive collection of European antiquities, the garden was enlivened by works by contemporary American artists commissioned for the site. The sculptor Gaston Lachaise contributed two sculptures of peacocks for installation atop columns in the Marine Garden. These were carved in four pairs from local coral stone and installed atop columns abutting the garden's central bridge.

The sculptures had been repeatedly damaged by the frequent hurricanes that plague the bayside location. All had been damaged and repaired at least once in the past. Half of the columns were dismantled and further damaged when the garden site was reduced in size prior to the creation of the museum. Previous inexpert repairs had masked the original elegant designs. The columns were poorly supported and any upcoming hurricane threatened catastrophic damage.

We were contracted by the museum to remove and salvage the remaining columns and sculptures. After erection of structural scaffolding, each sculpture and column was carefully removed from its column, hoisted, and transported to secure storage. After careful research, the intact remnants of the peacocks were molded and plaster replicas were created from the fragments. These plaster replicas will be used to create replacements when the garden columns are restored.

MORE INFORMATION:

<https://evergreene.com/projects/peacock-columns/>

## SERVICES PERFORMED

- Conservation Treatments
- Research & Documentation





## Statuary Walk Columns

VIZCAYA MUSEUM AND GARDENS, MIAMI, FL

During a multi-year contract to treat all of the outdoor sculpture at Vizcaya Museum and Gardens, we conserved approximately forty monumental columns along the "statuary walks" of the estate. Some of these columns were imported from Europe, while others were custom-made pieces crafted locally from native coral stone. The columns are topped with Italian marble busts or urns. The columns comprise a large and significant portion of the outdoor sculpture collection, together with numerous architectural fragments, antique relics, and Baroque statuary.

A careful assessment was performed of each individual column and a comprehensive treatment program was developed for each with input and feedback from the curatorial staff. Issues of structural stability and life safety were considered to be of paramount importance. Many of the coral stone columns had been badly damaged by hurricanes; some had been fractured into three or four segments. The columns were typically stabilized with a grouted anchor that runs the full height of the column and ties it to the plinth; surface losses were rebuilt using patching mortar and textured to match the unique and porous stone surface. Several columns were found to be so deteriorated that they warranted replacement in kind. The associated bust or urn was also dismounted, iron pins removed, reassembled as needed, conserved and remounted.

A particularly challenging effort was the restoration of various brecciated and highly figured marble columns. Many of these exhibited significant dimensional losses, which developed as the unique stone matrix disaggregated and fractured. Previous repairs using colored mortars were not visually or materially satisfactory. After performing structural pinning of the columns as needed, the losses were cleaned of failed and inappropriate previous repairs and filled using a combination of marble mosaic and terrazzo techniques. A broad palette of marbles whose colors matched those of the original multi-colored stone was assembled for this purpose. Larger losses were filled with stone tesserae cut specifically to size and shape, while smaller losses could be filled with crushed stones laid into a colored mortar mix. Once set in place, the patches were honed with fine diamond abrasives to shape them to match the contours of the column.

MORE INFORMATION:

<https://evergreene.com/projects/vizcaya-statuary-walk-columns/>

## SERVICES PERFORMED

Conservation Treatments



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## Architectural Elements

VIZCAYA MUSEUM & GARDENS, MIAMI, FL

Vizcaya Museum and Gardens in Miami, Florida, was constructed in a Mediterranean Renaissance style with colonnaded loggias on the first and second floor facing an interior courtyard. The open courtyard brought light and air into the surrounding rooms and provided a calm center to the structure. After Vizcaya became a museum and suffered damage in hurricane Andrew, the courtyard was enclosed with a heavy skylight. This was damaged in hurricane Wilma and a new skylight was designed and installed in 2012. The construction scaffolding provided the museum the opportunity to address some historic architectural features that could not be reached otherwise.

We, worked with Rosa Lowinger Associates to treat the historic materials affected by the work. Copper gutters and downspouts were cleaned and new copper patinated to match the historic. The coral stone and cast stone columns, copings and railings that surround the courtyard were cleaned. Work was completed on time and in budget on a highly accelerated schedule.

MORE INFORMATION:

<https://evergreene.com/projects/vizcaya-architectural-elements/>

## SERVICES PERFORMED

Conservation Treatments



# ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*

## PART II - GENERAL QUALIFICATIONS

*(If a firm has branch offices, complete for each specific branch office seeking work.)*

2a. FIRM (or Branch Office) NAME <b>TLC Engineering Solutions, Inc. – South Florida Operations</b>			3. YEAR ESTABLISHED <b>1955</b>	4. UNIQUE ENTITY IDENTIFIER <b>ZAZMAJE5YUP2</b>
2b. STREET <b>5757 Blue Lagoon Drive, Suite 4005757 Blue Lagoon Drive, Suite 400</b>			5. OWNERSHIP	
2c. CITY <b>Miami</b> <b>*also 800 Fairway Dr, Ste 250 Deerfield Beach, FL 33441</b>	2d. STATE <b>FL</b>	2e. ZIP CODE <b>33126</b>	a. TYPE <b>Corporation</b>	
6a. POINT OF CONTACT NAME AND TITLE <b>Erick Gonzalez, PE, LEED AP, Principal / Regional Director</b>			b. SMALL BUSINESS STATUS <b>NA</b>	
6b. TELEPHONE NUMBER <b>305.266.6553</b>		6c. E-MAIL ADDRESS <b>Erick.gonzalez@tlc-eng.com</b>		
8a. FORMER FIRM NAME(S) <i>(If any)</i>			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
Known as TLC Engineering Solutions, Inc. effective March 2019; previously known as TLC Engineering for Architecture, Inc. TLC acquired Allan + Conrad in 2015, LaSalle Engineering in 2019, Gage Consulting Engineers in 2020, Griffith Engineering Inc. in 2021, Moye Consulting in 2022, and APG Engineering in 2024.			<b>1955</b>	<b>ZAZMAJE5YUP2</b>

7. NAME OF FIRM *(If Block 2a is a Branch Office)*

**TLC Engineering Solutions, Inc.**

### 9. EMPLOYEES BY DISCIPLINE

### 10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number <i>(see below)</i>
		(1) FIRM	(2) BRANCH			
02	Administrative	74	4	O01	Office Buildings	6
08	CADD Technician	15	2	H11	Housing	5
13	Communications Engineer	53	0	H10	Hotels; Motels	5
14	Computer Programmer	4	0	C10	Commercial Buildings	3
15	Construction Inspector	1	0	A06	Airports; Terminals; Hangars	3
21	Electrical Engineer	115	11	H09	Hospitals/Medical Facilities	3
25	Fire Protect./Life Safety Engineer	9	0	E02	Educational Facilities	3
42	Mechanical Engineer	191	16	A11	Auditoriums & Theaters	3
54	Security Specialist	1	0	R04	Recreation Facilities (Parks; Marinas; etc.)	2
57	Structural Engineer	25	0			
	<b>INCLUDED ABOVE:</b>					
	Professional Engineers (PE)	144	9			
	Certified Commissioning Authority (CXA)	21	1			
	LEED Accredited Professional (AP)	79	12			
	Reg. Comm Distribution Design (RCDD)	18	0			
	Other Employees	0	0			
	<b>Total</b>	<b>488</b>	<b>34</b>			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS  
*(Insert revenue index number shown at right)*

#### PROFESSIONAL SERVICES REVENUE INDEX NUMBER

- |   |   |
|---|---|
| 1. Less than \$100,000                  | 6. \$2 million to less than \$5 million   |
| 2. \$100,000 to less than \$250,000     | 7. \$5 million to less than \$10 million  |
| 3. \$250,000 to less than \$500,000     | 8. \$10 million to less than \$25 million |
| 4. \$500,000 to less than \$1 million   | 9. \$25 million to less than \$50 million |
| 5. \$1 million to less than \$2 million | 10. \$50 million or greater               |

a. Federal Work	1
b. Non-Federal Work	7
<b>c. Total Work</b>	<b>7</b>

### 12. AUTHORIZED REPRESENTATIVE

*The foregoing is a statement of facts.*

a. SIGNATURE 	b. DATE <b>April 29, 2024</b>
c. NAME AND TITLE <b>Erick Gonzalez, PE, LEED AP, Principal / Regional Director</b>	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME <b>Erick Gonzalez, PE, LEED AP</b>	13. ROLE IN THIS CONTRACT <b>Principal-in-Charge</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>29</b>	b. WITH CURRENT FIRM <b>13</b>

15. FIRM NAME AND LOCATION (City and State)  
**TLC Engineering Solutions, Inc. – Miami, Florida**

16. EDUCATION (Degree and Specialization) <b>MS, Engineering-Construction Management BS, Mechanical Engineering</b>	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>PE FL 53848</b>
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)  
Erick is an experienced professional who excels at overseeing multi-site operations and driving excellence in projects. He possesses expertise in strategic planning, team leadership, and process optimization, with a strong focus on enhancing operational efficiency and achieving project goals. Erick has a proven track record of managing large-scale projects, is an exceptional problem solver, and he is dedicated to delivering high-quality outcomes.

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	<b>City of Sunrise Municipal Complex, Sunrise, Florida</b>	2019	2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Multiple building complex including 100,000 sf city hall building, water park, amphitheater and 800-car parking garage. Role: Mechanical Engineer / Peer Review / \$45 Million / 371,000 SF		
b.	<b>Coral Springs Municipal Complex, Coral Springs, Florida</b>	2016	2016
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Five-story municipal building with an adjacent parking garage and retail space. The multi-level, 300-space parking garage features a post office on the ground level with offices, commission chambers, meeting rooms, IT offices and fitness center. Designed to achieve LEED NC 2009 Silver. \$38 million / 148,480 sf / Role: Principal-in-Charge		
c.	<b>Miami Dade College Dyer Building Renovation, Miami, Florida</b>	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Renovation of National Register of Historic Places former federal courthouse to become classrooms, large event venues, library spaces, open student collaboration spaces, offices and other related college spaces. \$40 million / Role: Project Manager		
d.	<b>City of Miami Beach Police HQ Renovation, Miami Beach, Florida</b>	2020	2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Comprehensive station-wide renovation to the five-story police headquarters. Modernized all major building systems and increased the building's resiliency to hazardous flooding conditions. The building renovation helps position the Department for their anticipated 20% growth over the next two decades. \$10 million / 88,000 sf / Role: Principal-in-Charge		
e.	<b>Vanderbilt Mansion, Fisher Island, Florida</b>	2016	2016
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Renovations to the Mansion originally built in 1941. The project consisted of the replacement of the existing electrical power distribution system including all switchgear and selected feeder and branch circuits, replacement of the existing mechanical system equipment and new mechanical, electrical and plumbing systems for the new kitchen in accordance with respective consultant design intent. Also, the project included mechanical, electrical, plumbing and fire protection design for 3 approximately 1,600 sq. ft of additions/\$2.9 million / 20,000 sf / Role: QA/QC		





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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**GONZALEZ, HECTOR E.**

2808 SW 143 PLACE  
MIAMI FL 33175

**LICENSE NUMBER: PE53848**

**EXPIRATION DATE: FEBRUARY 28, 2025**

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**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME <b>Ralph Baeza PE, LEED AP</b>	13. ROLE IN THIS CONTRACT <b>Senior Electrical Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>42</b>	b. WITH CURRENT FIRM <b>17</b>
15. FIRM NAME AND LOCATION (City and State) <b>TLC Engineering Solutions, Inc. – Miami, Florida</b>			
16. EDUCATION (Degree and Specialization) PhD, Engineering MBA, Business Administration BS, Electrical and Industrial Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) PE FL 42641	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Ralph has extensive experience designing sophisticated mechanical management systems. He focuses on, not only the initial building systems design, but also on the long-term functionality and efficiency for the users of the buildings. Ralph is a strategic thinker with a track record of delivering high quality projects.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	<b>City of Sunrise Municipal Complex, Sunrise, Florida</b>	2019	2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Multiple building complex including 100,000 sf city hall building, water park, amphitheater and 800-car parking garage. Role: Senior Electrical Engineer / \$45 Million / 371,000 SF		
b.	<b>Coral Springs Municipal Complex, Coral Springs, Florida</b>	2016	2016
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Five-story municipal building with an adjacent parking garage and retail space. The multi-level, 300-space parking garage features a post office on the ground level with offices, commission chambers, meeting rooms, IT offices and fitness center. Designed to achieve LEED NC 2009 Silver. \$38 million / 148,480 sf / Role: Senior Electrical Engineer		
c.	<b>Miami Dade College Dyer Building Renovation, Miami, Florida</b>	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Renovation of National Register of Historic Places former federal courthouse to become classrooms, large event venues, library spaces, open student collaboration spaces, offices and other related college spaces. \$40 million / Role: Senior Electrical Engineer		
d.	<b>City of Miami Beach Police HQ Renovation, Miami Beach, Florida</b>	2020	2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Comprehensive station-wide renovation to the five-story police headquarters. Modernized all major building systems and increased the building's resiliency to hazardous flooding conditions. The building renovation helps position the Department for their anticipated 20% growth over the next two decades. \$10 million / 88,000 sf / Role: Senior Electrical Engineer		
e.	<b>AIA Miami Offices, Miami, Florida</b>	2016	2016
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE MEP/FP Engineering for a 5,000 sf interior space of the historic old downtown Miami post office. The first floor occupies exhibit and event space along with AIA Miami Chapter offices. The second floor includes conference and studio space, while the third floor serves as storage. \$300,000 / 5,000 sf / Role: Senior Electrical Engineer		



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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**BAEZA, RALPH**

930 OPAL TERRACE  
WESTON FL 33326

**LICENSE NUMBER: PE42641**

**EXPIRATION DATE: FEBRUARY 28, 2025**

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**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME <b>Pelayo Calante, PE</b>	13. ROLE IN THIS CONTRACT <b>Senior Mechanical Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>39</b>	b. WITH CURRENT FIRM <b>5</b>

15. FIRM NAME AND LOCATION (City and State) <b>TLC Engineering Solutions, Inc. – Miami, Florida</b>
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16. EDUCATION (Degree and Specialization) BS, Nuclear Engineering MS, Nuclear Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) PE FL 53829
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)  
Pelayo offers diverse project experience, with the design of new facilities as well as identifying and implementing appropriate energy conservation measures in existing buildings. His technical expertise, coupled with hands-on experience, distinguishes him as a valuable contributor in the field.

19. RELEVANT PROJECTS		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
<b>Miami Dade College Dyer Building Renovation, Miami, Florida</b>	Ongoing	N/A
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Renovation of National Register of Historic Places former federal courthouse to become classrooms, large event venues, library spaces, open student collaboration spaces, offices and other related college spaces. \$40 million / Role: Senior Mechanical Engineer		
<b>City of Miami Beach Police HQ Renovation, Miami Beach, Florida</b>	2020	2020
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Comprehensive station-wide renovation to the five-story police headquarters. Modernized all major building systems and increased the building's resiliency to hazardous flooding conditions. The building renovation helps position the Department for their anticipated 20% growth over the next two decades. \$10 million / 88,000 sf / Role: Senior Mechanical Engineer		
<b>City of Miami Police HQ Assessment, Miami, Florida</b>	2020	2020
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Full building assessment that includes providing the entire building with heat load calculations, providing a building BMS system, providing an HVAC and Electrical Building Assessment, and adding an emergency floor mounted exit floor light system to the 911 room. Role: Project Manager		
<b>Bishop House Key West, Key West, Florida</b>	2021	2021
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Renovation of the historic Elizabeth Bishop House including addition of an air conditioning system to the historic building, repairs to the existing plumbing system, and a new 200A panel in the house. The electrical scope includes a new AC system to the panel and a revised existing panel schedule. 1,300 sf / Role: Project Manager		
<b>Miami Beach City Hall Property Management Generator, Miami Beach, Florida</b>	2018	2018
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Design services for the installation of a new stand-by generator, fuel tank and automatic transfer switch. Role: Project Manager		





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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## STATE OF FLORIDA

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**CALANTE, PELAYO J.**

1522 SW 118 COURT  
MIAMI FL 33184

**LICENSE NUMBER: PE53829**

**EXPIRATION DATE: FEBRUARY 28, 2025**

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**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME <b>JC Perez</b>	13. ROLE IN THIS CONTRACT <b>Lead Technology Consultant</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>27</b>	b. WITH CURRENT FIRM <b>9</b>

15. FIRM NAME AND LOCATION (City and State)  
**TLC Engineering Solutions, Inc. – Miami, Florida**

16. EDUCATION (Degree and Specialization) <b>BS, Mechanical Engineering</b>	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>N/A</b>
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)  
 JC joined the TLC team as a systems project manager with over 18 years of experience in telecommunications and construction administration. After receiving his bachelor's degree in mechanical engineering, JC realized his true passion is in communications and technology and built his career in this field. JC's proficiency in thorough designs and effective communication make him an expert at synthesizing information to achieve successful solutions that meet clients' needs. In his current role, he is responsible for completing the design of projects on time and within budget. | Professional Affiliations: BICSI, Member

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	<b>City of Coral Gables Mobility Hub, Coral Gables, Florida</b>	2023	2025 Est.
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Ten-story, mixed-use building designed to host multiple transportation and mobility activities and includes 630 parking spaces, electric vehicle charging stations, rooftop terrace, and 8,925 SF of retail on the ground floor. Design is complete. Project construction is on hold. Role: Technology Consultant / \$50 Million est. / 370,000 SF approx.		
b.	<b>Town of Davie New Town Hall, Davie, Florida</b>	2026 est.	2026 est.
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Design-build delivery of new five-story municipal building consisting of office space, town hall chambers, common areas, and other support spaces. Role: Technology Consultant / \$30 Million est. / 83,619 SF		
c.	<b>City of Sunrise Municipal Complex, Sunrise, Florida</b>	2023	2023
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Multiple building complex including 100,000 sf city hall building, water park, amphitheater and 800-car parking garage. Role: Technology Consultant / \$45 Million / 371,000 SF		
d.	<b>Palm Beach County Governmental Center Renewal/ Replacement Bldg. Assessment, West Palm Beach, Florida</b>	2024	2024
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Building conditions assessment, program evaluation study, interior space planning and layout improvements. Proposed renovations to Robert Weisman Governmental Center are designed to increase functionality of key areas within the facility, and bring the building up to current County standards. Role: Technology Consultant / \$5 Million / 30,000 SF		
e.	<b>City of Palm Beach Gardens City Hall Renovation/Expansion, Palm Beach Gardens, Florida</b>	2020	2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Conversion of conference rooms, storage space and closets to accommodate staff. Addition of 17,000 SF of offices and conference rooms to existing two-story building. Minor renovation of 9,000 SF to include new break room. Role: Technology Consultant / \$7.2 Million / 17,000 SF addition, 9,000 SF renovation		
f.	<b>City of Miami Beach Police Headquarters Renovation, Miami Beach, Florida</b>	2023	2023
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Comprehensive station-wide renovation to the five-story police headquarters. Modernized all major building systems and increased the building's resiliency to hazardous flooding conditions. The building renovation helps position the Department for their anticipated 20% growth over the next two decades.. Role: Technology Consultant / \$16.655 Million / 83,835 SF		



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME <b>Taw North, RCDD, LEED AP</b>	13. ROLE IN THIS CONTRACT <b>Technology Consultant</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>24</b>	b. WITH CURRENT FIRM <b>28</b>

15. FIRM NAME AND LOCATION (City and State)  
**TLC Engineering Solutions, Inc. – Orlando, Florida**

16. EDUCATION (Degree and Specialization) <b>BS, Mechanical Engineering</b>	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>N/A</b>
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)  
Taw has 20+ years of experience designing and commissioning low-voltage technology systems. Taw's expertise includes voice-data, security, access control systems, and AV systems specifically tailored to the unique demands of each municipal facility. He works closely with owners to assure their project's technology and equipment goals are met and systems are fully operational upon occupancy. Taw has instructed BICSI accredited courses, authored various technical papers regarding cabling, served as contributing author for a LAN design guide, and often speaks at industry conferences. | Professional Affiliations: BICSI, Member; SAME, Member; HIMSS, Member

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	<b>Town of Davie New Town Hall, Davie, Florida</b>	2026 est.	2026 est.
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Design-build delivery of new five-story municipal building consisting of office space, town hall chambers, common areas, and other support spaces. Role: Technology Consultant QA/QC / \$30 Million est. / 83,619 SF		
b.	<b>City of Sunrise Municipal Complex, Sunrise, Florida</b>	2023	2023
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Multiple building complex including 100,000 sf city hall building, water park, amphitheater and 800-car parking garage. Role: Technology Consultant QA/QC / \$45 Million / 371,000 SF		
c.	<b>Dade City Police Station and City Hall, Dade City, Florida</b>	2016	2016
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New city hall and police headquarters is a "one-stop shop" to all city-related services. Major technology upgrades included consolidation with Pasco County's 911 system. Design included state-of-the-art forensics room, secure sally port, secure cell blocks, hard and soft interview rooms, safe-room and property and evidence rooms. Project was expedited and completed in 11 months. Role: Technology Consultant / \$6.9 Million/ 22,141 SF		
d.	<b>Windermere Town Facility, Windermere, Florida</b>	2022	2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Building housing administrative offices and meeting spaces (3,000 SF), public works (2,554 SF), police department (5,445 SF) with a separate workshop / maintenance building. Role: Technology Consultant / \$3.5 Million / 11,000 SF		
e.	<b>Flagler County Sheriff's District 3 Administration and Operations Complex, Bunnell, Florida</b>	2022	2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New two-story administration and operations center on an 8.41-acre site to replace outdated and moldy hazardous facility. A space needs assessment reduced the original square footage from 81,000 SF down to 51,000 SF. New facility is designed to accommodate future growth. Role: Technology Consultant / \$21 Million / 51,615 SF		
f.	<b>Miami-Dade Civil Courthouse, Miami, Florida</b>	2024	2024
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New 24-story courthouse with 46 courtrooms, space to accommodate future growth, and 59 parking spaces. This was the County's first public-private partnership project. Certified LEED BD+C: New Construction Gold v2.1. Role: Technology Consultant QA/QC / \$267 Million / 640,000 SF		



<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	<b>20. EXAMPLE PROJECT KEY NUMBER</b> <b>1</b>
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<b>21. TITLE AND LOCATION (City and State)</b>  <b>Sunrise Municipal Complex</b> Sunrise, Florida	<b>22. YEAR COMPLETED</b>	
	PROFESSIONAL SERVICES  <b>2023</b>	CONSTRUCTION (if Applicable)  <b>2023</b>

23. PROJECT OWNER'S INFORMATION		
<b>a. PROJECT OWNER</b>  City of Sunrise	<b>b. POINT OF CONTACT NAME</b>  <b>Meghan Kaufold, RA</b> <b>Deputy Director - Community Development</b>	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b>  <b>954.888.6070,</b> <b>mkaufold@sunrisefl.gov</b>

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

The Sunrise Municipal Complex project consists of a new City Hall of approximately 100,000 square feet, a new parking building with capacity for eight hundred (800) cars, a water amenities area with 5,000 square feet of air-conditioned space, and an amphitheater. TLC provided MEP engineering, Technology Consulting, and designed site lighting for the City Hall, Parking Garage and area in between.

The old structure surrounding the new updated build was demolished and the new facility serves as office space for city employees, utility and local politicians. The multi-story city complex's contemporary style consists of large windows and a futuristic skyline.


Major Components for this project, include:

- New City Hall Building
- Parking Building
- Amphitheater

Construction Cost: \$45 Million

Size: 371,000 SF

**PROJECT RELEVANCY**



*Image Courtesy of Song + Associates*

- City Hall Building
- Multi-Story
- 14,000+ SF
- Location: South Florida

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
<b>a.</b>	<b>(1) FIRM NAME</b> TLC Engineering Solutions, Inc.	<b>(2) FIRM LOCATION (City and State)</b> Miami, Florida	<b>(3) ROLE</b> MEP Engineer & Technology Consultant
<b>b.</b>			

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	<b>20. EXAMPLE PROJECT KEY NUMBER</b> <b>2</b>
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<b>21. TITLE AND LOCATION</b> <i>(City and State)</i>  <b>City of Coral Springs Municipal Complex</b> Coral Springs, Florida	<b>22. YEAR COMPLETED</b>	
	PROFESSIONAL SERVICES  <b>2016</b>	CONSTRUCTION (if Applicable)  <b>2016</b>

23. PROJECT OWNER'S INFORMATION		
<b>a. PROJECT OWNER</b>  City of Coral Springs Coral Springs, Florida	<b>b. POINT OF CONTACT NAME</b>  Robert Castrovinci Song+Associates	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b>  561-655-2423

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

Five story municipal building with an adjacent parking garage/retail building. The parking garage consists of approximately 5,640 SF of post office space on the ground level; with approximately 90,000 SF of multi-level parking with an approximate capacity of 300 cars. The municipal building consists of approximately 65,000 SF including offices and commission chambers on the ground floor, offices and meeting areas on the second floor, IT offices and fitness center on third floor, and additional office space for government services on the fourth and fifth floor/

TLC Engineering Solution's scope of work also includes Site Lighting (power & controls only):

- Site Power to Required Amenities and Outlets
- Site Plumbing and Fire Protection Coordination



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
<b>a.</b>	<b>(1) FIRM NAME</b> TLC Engineering Solutions, Inc.	<b>(2) FIRM LOCATION</b> <i>(City and State)</i> Deerfield Beach, FL	<b>(3) ROLE</b> Mechanical, Electrical, Plumbing, Fire Protection

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, If not specified. Complete one Section F for each project.)</i>	<b>20. EXAMPLE PROJECT KEY NUMBER</b> <b>3</b>
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<b>21. TITLE AND LOCATION (City and State)</b>  <b>Miami Dade College Dyer Building Renovation</b> Miami, Florida	<b>22. YEAR COMPLETED</b>	
	PROFESSIONAL SERVICES  <b>Ongoing</b>	CONSTRUCTION (if Applicable)  <b>N/A</b>

<b>23. PROJECT OWNER'S INFORMATION</b>		
<b>a. PROJECT OWNER</b>  <b>Miami Dade College</b>	<b>b. POINT OF CONTACT NAME</b>  <b>Brad T. Garven, AIA</b> <b>LEO A DALY</b>	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b>  <b>561.688.2111</b> <b>BTGarven@leoadaly.com</b>

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

Project consists of renovation of the Dyer Building with approximately 171,500 GSF. The basement has an approximate area of 32,500 GSF of which 23,250 GSF will be incorporated into the MDC Facility. The first level has approximately 56,500 GSF, the mezzanine has approximately 7,500 GSF, the second level has approximately 46,000 GSF and the third level has approximately 29,000 GSF.

The total approximate area to be renovated is 162,250 GSF into classrooms, large event venues, library spaces, open student collaboration spaces, offices and other related college spaces. National Register of Historic Places / MEP / FP / LEED / \$40 million



<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>			
<b>a.</b>	<b>(1) FIRM NAME</b>  <b>TLC Engineering Solutions, Inc.</b>	<b>(2) FIRM LOCATION (City and State)</b>  <b>Miami, Florida</b>	<b>(3) ROLE</b>  <b>Mechanical, Electrical, Plumbing, Fire Protection, Communications&amp;Technology</b>







**LAURA M. LLERENA-HERNANDEZ, R.L.A # LA6667125 -President / Principal-In-Charge**

**Professional Experience:**

**Professional experience includes presentation rendering, computer drafting, site analysis, field analysis work, landscape and irrigation planning and design, hardscape and landscape lighting design and presentation work for various projects ranging from private sector projects to public and government funded projects. Ms. Llerena-Hernandez has over 30 years' experience in the field of landscape architecture; all of her experience has been gained while at LL&A.**

Relevant projects Ms. Llerena-Hernandez has directly worked on and/or overseen, include but are not limited to:

- **Larcenia J. Bullard Plaza / Miami-Dade County** - The Larcenia J. Bullard plaza is a multi-use project (museum, gallery and office spaces) aimed at community redevelopment and assisting local small business start-ups. In terms of landscape and irrigation we began by calling for the removal of all invasive species of trees and shrubs from the site. We then mitigated the remainder of the trees that had to be removed as part of the landscape design. The project will be LEED certified as we're using a colorful native and drought tolerant plant pallet to beautify the site/project. The irrigation will be temporarily used in order to help establish the plant material. Afterwards, the permanent/daily use of the irrigation system shall be discontinued in order to conserve water. Project Completed in 2021
- **Palmetto Bay FRS #62 / Miami-Dade Fire Rescue Department** - Services consisted of a site analysis in order to identify and size all existing trees on site. At this initial inspection, we also noted all opportunities and constraints for our landscape design. As part of our services, we prepared a conceptual landscape plan for presentation to the neighbors in order to receive their approval. Our design had to incorporate a noise and visual buffer along the North and East side of the property since this fire station will be located in a residential neighborhood. Once approval was received we prepared the permit landscape and irrigation plans. Project completed in 2019.
- **South Miami Police Headquarters / City of South Miami** - The new Police Headquarters is to be located within an urban area just across from the Metrorail station and bounded by the post office and industrial buildings. The site is an awkward configuration and expands two blocks between SW 69<sup>th</sup> and 70<sup>th</sup> Streets. Our services consisted of site analysis in order to identify and size several existing trees – some of which are specimen-sized. We also completed a design narrative and completed schematic through 100% design development documents. In addition to the minor ground floor planting areas, several raised planters were provided on each floor along with a large terrace area on the roof deck. The main concept behind the terrace landscape was to provide shade and an area of respite and relaxation for the users. 100% design development plans completed 2022. Project not completed.

**Role in Project:**

President - Principal-in-Charge

**Education:**

Associates Degree in Liberal Arts, Miami-Dade College 1993

Bachelor's Degree in Architectural Technology, FIU 1997

Master's Grading Site Design Course, FIU 2003



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF LANDSCAPE ARCHITECTURE**

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE  
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**LLERENA-HERNANDEZ, LAURA MARIA**

LAURA LLERENA & ASSOC INC ,  
15743 SW 99TH STREET  
MIAMI FL 33196

**LICENSE NUMBER: LA6667125**

**EXPIRATION DATE: NOVEMBER 30, 2025**

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ISSUED: 11/04/2023

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# *State of Florida*

## *Department of State*

I certify from the records of this office that LAURA LLERENA & ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on April 22, 1980.


The document number of this corporation is 667457.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on January 8, 2024, 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 Eighth day of January, 2024*



  
Secretary of State

Tracking Number: 1205867413CC

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

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

## **RELEVANT EXPERIENCE**

**Firm's Name:** Laura Llerena & Associates, Inc.

**Client's Name:** City of Miami Gardens

**Project Name:** Bennett Lifter Park

**Project Cost:** \$ 3,000,000.00

**Our Fees** \$10,000.00

**Project Start Date:** 2017  
Completed 2023

**Type of Services:** Full Landscape Design Services

**Project Description:** Services consisted of a site analysis to identify and size all existing trees on site. The existing trees and palms were kept on site without the need for removals or relocations. The tennis court was removed to make room for new onsite parking. The existing basketball court was resurfaced. The old community center was demolished to make room for a new facility. New playground equipment, under a shade canopy was added. The new landscaping complimented the existing. It also beautified the park, addressed the new community building, and added shade to the new parking lot and gathering spaces along the pathways within the remainder of the park. A completely new irrigation system was provided for the entire park and its right-of-way spaces outside of the park property line.

### **Name of Key Individuals**

**Involved in the project:** Laura M. Llerena-Hernandez, President  
Jason Korose, Senior Project Manager

**Contact:** Mr. Gustavo Eckardt  
PDS, Inc.  
11606 City Hall Promenade  
Miramar, Florida 33025  
geckardt@pds-eng.com  
954-237-7850 x 702

## **RELEVANT EXPERIENCE**

**Firm's Name:** Laura Llerena & Associates, Inc.

**Client's Name:** Gurri Matute P.A. / Miami-Dade County

**Project Name:** Richmond Heights Shopping Center / Larcenia J. Bullard Plaza

**Project Cost:** \$3.5 million estimated

**Our Fees:** \$14,250.00

**Project Start Date:** 2017 – Completed 4-2021

**Type of Services:** Full Landscape Design Services

**Project Description:** The Richmond Heights Shopping Center is a multi-use project (museum, gallery, and office spaces) aimed at community redevelopment and assisting local small business start-ups. In terms of landscape and irrigation we began by calling for the removal of all invasive species of trees and shrubs from the site. We then mitigated the remainder of the trees that had to be removed as part of the landscape design. The project is LEED certified as we only colorful, native and drought tolerant plant pallet to beautify the project. The irrigation will be temporarily used in order to help establish the plant material. Afterwards, the permanent/daily use of the irrigation system shall be discontinued in order to conserve water. We provided construction administration services throughout the construction process.

**Name of Key Individuals Involved in the Project:** Laura M. Llerena-Hernandez, Principal  
Jason Korose, Senior Project Manager

**Contact:** Ms. Daphne Gurri / Gurri Matute, PA  
5001 SW 74th Ct., #208  
Miami, Fl 33155  
(305) 661-0069



## **RELEVANT EXPERIENCE**

**Firm's Name:** Laura Llerena & Associates, Inc.  
**Client's Name:** Miami-Dade Fire Rescue Department  
**Project Name:** Palmetto Bay FRS #62  
**Project Cost:** \$2,963,000.00  
**Our Fees** \$15,320.00  
**Project Start Date:** 2015  
Completed 2019

**Type of Services:** Full Landscape Design Services

**Project Description:** Services consisted of a site analysis in order to identify and size all existing trees on site. At this initial inspection, we also noted all opportunities and constraints for our landscape design. As part of our services, we prepared a conceptual landscape plan for presentation to the neighbors in order to receive their approval. Our design had to incorporate a noise and visual buffer along the North and East side of the property since this fire station will be located in a residential neighborhood. Once approval was received we prepared the permit landscape and irrigation plans. Construction administration services were provided during the construction phase.

### **Name of Key Individuals**

**Involved in the project:** Laura M. Llerena-Hernandez, President  
Jason Korose, Senior Project Manager

**Contact:** Mr. Manny Nieblas  
Miami-Dade Fire Rescue  
Facilities & Construction Design  
9300 NW 41<sup>st</sup> Street  
Miami, FL 33178  
Jose.nieblas@miamidade.gov  
786-331-4538

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME  Miriam Collada-Myers	13. ROLE IN THIS CONTRACT  Interior Designer / Principal	14. YEARS EXPERIENCE	
		a. TOTAL  40	b. WITH CURRENT FIRM  32

15. FIRM NAME AND LOCATION *(City and State)*  
MC Designers, Inc., 3651 SW 139th Court, Miami, FL 33175-6773

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*  
\*NCIDQ (National Council for Interior Design Qualification) # 7995, \*Sun Sentinel - Fort Lauderdale - Museum of Art's Addition to House the Glackens Collection and Period Room, \*Architectural Record, Volusia County Administrative Center (June 1990)  
\*Miami Herald "Fame Award" - Carnival Cruise Lines Headquarters

16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Interior Design. Florida International University	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida. Interior Designer ID 0002321
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**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> Coral Gables Library, 3443 Segovia Street, Coral Gables, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Interior Design Consultant	CONSTRUCTION <i>(If applicable)</i> 2023
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The preservation of this historical library was an integral part of the restoration and remodeling efforts on this project. MC was responsible for developing the selections and specifications of the Architectural Finishes and Furniture Package. The project started with an extensive surveying and programing phase to understand the needs of each area. The concept was keeping the architectural elements that give the library its identity while changing its surroundings for a mode technological library. The Architectural finishes included the flooring, walls, lighting, and the millwork design. Furniture Cost 1.4M Construction 5.1 M.		

Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i> The Miami Woman's Club 1737 North Bayshore Drive Miami, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Interior Design Consultant	CONSTRUCTION <i>(If applicable)</i> 2023
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE MC designers' role was to work directly with the President of Miami Woman's Club and RJ Heisenbottle Architects to complete the project by adding furnishings, area rugs and drapes to the spaces not covered by the GC. MC Designers created a furniture space plan and made all furniture selections, ID presentation for approval. Building components such as crown molding and new lighting were added to the restrooms. The Interior signage, and the original buildings chandeliers and wall sconces were completely restored and adapted to UL class. <b>Project Value: 3.5M ID Procurement Value: 350K Interior Space square feet 8,500</b>		

✓ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i> Shrine Building / Boulevard Shops - Offices / Sales / Restaurant, Miami, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Interior Design Consultant	CONSTRUCTION <i>(If applicable)</i> 2017
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The Historical Preservation Building with two floors will house two functions for Crystal Cruises' new brands. One Branding Sales Center for the new luxury residences on cruise ships and two Club Lounges. One of the Clubs Restaurant will have an Asian Theme will have an outdoor dining. The 2nd floor will have a Virtual Reality Room for perspective clients to experience the brands air travel, elegant ocean cruises and seasonal travel for guests that will select the look and finishes of the luxury residences. The Grand Hall will display different model residences that are available for purchase. Adjacent to the Grand Hall is a Materials Showroom and Offices to secure the closing sales. 29,000 sq. ft.		

✓ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i> Pinecrest Community Center 5855 Killian Drive, Pinecrest, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Interior Design Consultant	CONSTRUCTION <i>(If applicable)</i> 2016
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The Pinecrest Community Center is a one-story building that was renovated and expanded to include a new Fitness Center, multi- function dining space for different ages and a new outdoor playground and dining area. The lobby and the main corridor were uplifted with new terrazzo flooring mimicking the ceiling design. The multi-function classrooms were changed to a store front glass to allow parents to supervise the children's classes and open the look of the main corridor. Large colorful murals were added to showcase the music, spinning, and ballet classes and scale down the tall corridor ceilings to create beautiful community spaces.		

✓ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i> The Salvation Army Divisional Headquarters, Tampa, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Interior Design Consultant	CONSTRUCTION <i>(If applicable)</i> 2004
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE MC designers' role was to work directly with the Salvation Army's Divisional Commander and Construction company to design the interiors of the Florida Divisional Headquarters. MC designers' specific role was programming, space planning, development of interior design concepts, Architectural Finishes & Furniture presentation boards, detailed flooring, wall, millwork designs, lighting selections, field supervision, preparation of punch lists. 15 M, 113,000 sq. ft.		

Check if project performed with current firm



**Miriam Collada-Myers**  
PRINCIPAL/PRESIDENT



MC Designers Inc.  
3651 SW 139 Court  
Miami, FL 33175  
Cell: 305-720-5177  
Email: mcde5177@gmail.com

**Career Highlights:**

Ms. Collada-Myers offers more than 30 years of experience encompassing all phases of Interior Design. Her background in commercial design started with Spillis Candela & Partners working in Municipal, Educational and Corporate projects. Later with her transfer to PBS&J her experience included Carnival Cruises Corporate Headquarters and Port of Miami terminals and office interiors.

Ms. Collada-Myers' projects with RJ Heisenbottle include Historic Preservation buildings and many being Theatres. Her experience with Mr. Heisenbottle office has extended to Educational, Museums, and Community Centers. Currently we are remodeling a historic "Art Deco" building for Crystal Cruises that shall highlight all of Crystal's branding experiences. This mixed-use building will encompass a Grand Hall with a featured bar/lounge area, two restaurants, a showcase branding counter area, and a Material Showroom where the clients select their finishes for the seasonal residences.

**Educational Background:** BA in Interior Design, Florida International University, 1982  
NCIDQ certified in 1989 (National Council for Interior Design Qualification)

**Position(s) /Affiliations (s):** Post Buckley Schuh & Jernigan Miami, Florida, Designer/Project Manager, 1989-90  
Spillis Candela & Partners. Miami, Florida, Drafting, Project Designer, 1984 - 1989

<b>Project Experience:</b>	<b>HISTORIC PRESERVATION</b>	<b>MIXED USE BUILDINGS</b>	<b>LIBRARY</b>
	Athens & Lyric Theatre Colony Theatre Lyric Theatre City of Miami-City Hall Vizcaya Café & Gift Shop Crystal Cruise Lines Miami Women's Club Coral Gables Library	Carnival Cruises Port of Miami Offices FDP Salvation Army DHQ Pinecrest Community Center Crystal Cruise Lines Stephen P. Clark- Bathrooms	North Regional Library Coral Gables Library
	<b>MUSEUM</b>		
	Ft. Lauderdale Museum of Art		
	<b>THEATRE</b>	<b>RESTAURANTS</b>	<b>CONDOMINIUM</b>
	Kings Point Theatre BCC Auditorium Lou Rawls Center for the Performing Arts	Arby's Prototypes Casavana Crystal Cruise Lines	Key Colony, Brickell Place
	<b>EDUCATIONAL</b>	<b>MUNICIPAL</b>	
	Miami Dade College Int'l Studies Prep. Academy Nova Southeastern University	Volusia County Administrative Building SPCC ADA Barrier Removal Restrooms & Lounges Pinecrest Community Center	

**Registration:** ID#0002321 State of Florida Interior Designer



# *State of Florida*

## *Department of State*

I certify from the records of this office that MC DESIGNERS, INC. is a corporation organized under the laws of the State of Florida, filed on March 26, 1991.


The document number of this corporation is S40635.

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

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

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Ninth day of January, 2024*



  
Secretary of State

Tracking Number: 2338306970CC

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF ARCHITECTURE & INTERIOR DESIGN**

THE INTERIOR DESIGNER HEREIN IS REGISTERED UNDER THE  
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**COLLADA-MYERS, MIRIAM**

3651 SW 139TH CT  
MIAMI FL 33175

**LICENSE NUMBER: ID0002321**

**EXPIRATION DATE: FEBRUARY 28, 2025**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



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

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>a.</b>	RJ Heisenbottle & Associates, PA	2199 Ponce de Leon Blvd., Suite 400 Coral Gables, FL 33134	Architect
<b>b.</b>	MC Designers, Inc.	3651 SW 139 <sup>th</sup> Court Miami, FL 33175	Interior Designer
<b>c.</b>			
<b>d.</b>			
<b>e.</b>			
<b>f.</b>			



**G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Miriam Collada-Myers *Interior Designer	*Principal, *Project Designer, *Project Manager	X	X	X	X	X					

**29. EXAMPLE PROJECTS KEY**

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	<b>Coral Gables Library</b>	6	
2	<b>The Miami Woman’s Club</b>	7	
3	<b>Crystal Cruise Lines – Sales Showrooms / Offices / Restaurants</b>	8	
4	<b>Pinecrest Community Center</b>	9	
5	<b>The Salvation Army Divisional Headquarters</b>	10	

**ARCHITECT-ENGINEER QUALIFICATIONS**

1. SOLICITATION NUMBER *(If any)*

RFQ No: 2024-008

**PART II - GENERAL QUALIFICATIONS**

*(If a firm has branch offices, complete for each specific branch office seeking work.)*

2a. FIRM (or Branch Office) NAME MC Designers, Inc.			7. YEAR ESTABLISHED 1991		4. UNIQUE ENTITY IDENTIFIER	
2b. STREET 3651 SW 139 <sup>th</sup> Court			5. OWNERSHIP			
2c. CITY Miami		2d. STATE FL	2e. ZIP CODE 33175		a. TYPE "S" Corporation	
6a. POINT OF CONTACT NAME AND TITLE Miriam Collada-Myers, President			b. SMALL BUSINESS STATUS 541410 M/SBE			
6b. TELEPHONE NUMBER 305 720 5177		6c. EMAIL ADDRESS Mcde5177@gmail.com		6. NAME OF FIRM (If Block 2a is a Branch Office)  No Branch, Same as 2b.		

8a. FORMER FIRM NAME(S) <i>(If any)</i>		8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE  
AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
37	Interior Designer	2		C11	Community Facilities	3
				D07	Dining Halls, Clubs and Restaurants	1
				F02	Gyms, Fitness Center	1
				H08	Historical Preservation	2
				I05	Interior Design, Space Planning	3
				L05	Libraries, Museums, Galleries	1
				O01	Office Buildings	3
	Other Employees					
		<b>Total</b>				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS  
*(Insert revenue index number shown at right)*

a. Federal Work	
b. Non-Federal Work	2
<b>c. Total Work</b>	2

- PROFESSIONAL SERVICES REVENUE INDEX NUMBER
- |   |   |
|---|---|
| 1. Less than \$100,000                  | 6. \$2 million to less than \$5 million   |
| 2. \$100,000 to less than \$250,000     | 7. \$5 million to less than \$10 million  |
| 3. \$250,000 to less than \$500,000     | 8. \$10 million to less than \$25 million |
| 4. \$500,000 to less than \$1 million   | 9. \$25 million to less than \$50 million |
| 5. \$1 million to less than \$2 million | 10. \$50 million or greater               |

**12. AUTHORIZED REPRESENTATIVE**

*The foregoing is a statement of facts.*

a. SIGNATURE		b. DATE
c. NAME AND TITLE		
Miriam Collada-Myers, President		

Certification List

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### Vendor Information

BUSINESS NAME **MC Designers, Inc.**  
SYSTEM VENDOR NUMBER **20371079**  
PRIMARY OWNER'S NAME **Ms Miriam Collada-Myers**  
ETHNIC GROUP **Hispanic American**  
GENDER **Female**

### Certification Information

CERTIFYING AGENCY **Miami-Dade County**  
CERTIFICATION TYPE **SBE-G&S - Small Business Enterprise - Goods & Services**  
EFFECTIVE DATE **2/28/2023**  
RENEWAL DATE **2/28/2026**

### Contact Information

MAIN COMPANY EMAIL **mcde5177@gmail.com**  
MAIN PHONE **305-225-5177**  
MAIN COMPANY WEBSITE **<http://www.mcdesigners.com>**

### Addresses

PHYSICAL ADDRESS **3651 SW 139 Court  
Miami, FL 33175 [\[map\]](#)**  
MAILING ADDRESS **3651 SW 139 Court  
Miami, FL 33175 [\[map\]](#)**

### Business Capabilities

BUSINESS CERTIFIED FOR **Interior Design & Consulting Services**



FULL DESCRIPTION OF CAPABILITIES/PRODUCTS

COMMODITY CODES		
NIGP 90652		Interior Design, Decorating, Space Planning, Exhibits and Displays
NIGP 90735		Design Services
NIGP 918		Consulting Services
NIGP 91800		CONSULTING SERVICES
NIGP 91812		Analytical Predictive Studies and Surveys Consulting
NIGP 91831		Construction Consulting
NIGP 91846		Feasibility Studies, Consulting
NIGP 91854		Furnishings Consulting
NIGP 91887		Procurement Consulting, Including Specification Development and Contract Consulting
NIGP 96248		Interior Design (Inactive, please see commodity code 906-529 effective January 1, 2016)
NIGP 96258		Professional Services (Not Otherwise Classified)

**Owner Ethnicity and Gender**

ETHNIC GROUP	Hispanic American
GENDER	Female

**Location**

COUNTY	Miami-Dade (FL)
--------	-----------------

**Additional Information**

TIER	Goods & Services - Tier 1: 3 Yr. AGR \$0 up to \$750,000.00
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**Letters & Certificates**

View	Letter Type	Format	Date Sent	Viewed In System By Vendor

Certification List

This profile was generated on 8/19/2024

### **COOPER HEWITT SMITHSONIAN DESIGN MUSEUM, NEW YORK CITY, NY (*Historic Renovation*)**

Life cycle cost estimating services for gallery and infrastructure improvements for the “new” Cooper Hewitt, which will become an internationally renowned museum. The renovation will expand exhibition space by 7,000SF. The project is targeted to achieve LEED Silver rating.

- Copper Hewitt 58,500 SF; Miller Fox 15,064 SF
- Cooper- Hewitt Mansion \$28.7M; Miller Fox Annex \$8.4M
- Renovations and Alterations to historical interior finishes and Hazmat removal

### **ADDITIONS AND ALTERATIONS TO VERO BEACH CENTER FOR THE ARTS**

Vero Beach, Florida

Schematic Design Cost Estimate - 20,261SF

\$2,457,955

### **CONSTRUCTABILITY, COST AND VALUE ENGINEERING REVIEW SERVICES**

City of Miami Beach, Florida

RIB U.S.COST was awarded this Prime contract to assist the city to more precisely identify capital budget requirements. Accurately identifying the monetary requirements for construction allows the City to forecast the monies required prior to issuance of any necessary construction bonds and/or capital budget requirements. 5 year contract.

### **OFFICE AND COURTS COMPLEX – PHASE I**

Hayes County, Texas

Cost Estimating: Conceptual – 42,500 SF

\$27,110,119

Provide Phase I of a two Phase project. Phase I will consist of Building No. 1, a 3 story County District Courts building and Building 2 a “Spec” building in Shell Condition. Site Utilities consist of 1000 Amp (Building One) and 800 Amp (Building Two) Electrical Secondary Feeder from a public service provided transformer, a Water Distribution Line, a Gas Distribution Line, and Sanitary Sewer. Outdoor water feature with some natural stone features and a wooden trellis with natural stone column supports. Site improvements consist of 250 new parking spaces.

### **WACO CULTURAL CENTER**

Waco, Texas

Cost Estimating: Conceptual – 721,320 SF

\$303,079,178

Site Master Plan to include a Convention Center, Opera Hall, Performing Arts Center, Library, Texas Rangers Headquarters and Hall of Fame.

### **DALLAS AQUARIUM AT FAIR PARK**

Dallas, Texas

Planning Study

\$5,000,000

The Dallas Park and Recreation Department and Dallas Zoo required a Conceptual Design Study for the expansion of the 16,000 SF Dallas Aquarium at Fair Park in which Part 1 consisted of the renovation/expansion featuring a Gulf of Mexico shark tank exhibit and improving visitor flow and consideration of a new entry sequence.

## Leigh Shaw, CCP, LEED AP BD+C, VMA

### Senior Cost Estimator

#### Summary of Qualifications

Leigh Shaw has 14 years of experience providing construction cost control services. She is currently a Senior Cost Estimator with RIB U.S.COST, responsible for architectural and structural discipline cost estimates. She has also served as project manager in various projects.

Leigh is also responsible for the preparation of detailed quantity take-offs; labor, material, and equipment pricing; and summarizing cost estimates for projects of all types. She serves various clients in a broad range of industry, namely in aviation, healthcare, military, civic, and government.

#### Sample Experience

**Charles Deering Estate, Palmetto Bay, FL.** Multi-phase cost estimating for the Charles Deering Estate Stone House Repair and Renovations project includes a full restoration of all interior and exterior architectural and structural elements, re-roofing and repair of all doors, windows, shutters and screens; new AC unit on the third floor. Repairs for plumbing, HVAC, and electrical systems are also included. Owner: Miami-Dade Parks, Recreation & Open Spaces. 14,200SF. \$2.5M. **Performed for RJHA.**

**Olympia Theater Adaptive Use Boutique Hotel, Miami, FL.** Multi-phase cost estimating for the renovation of an existing apartment building and lobby of an existing theater. The Lobby area is being converted into a catering kitchen, jazz club, lobby reception area, and hotel entrance. The old apartment building space is being changed in to 8 stories of hotel rooms. An alternate to create a speakeasy kitchen and club on the rooftop of the hotel. Included foundation, conveyance system, HVAC, fire protection system, electrical. Owner: City of Miami. 47,702SF. \$24.5M. **Performed for RJHA.**

**West Matheson Hammock Nursery / Dade-County Nursery, Miami, FL.** Multi-phase cost estimating for a full restoration of all interior and exterior architectural and structural elements of the Head House and Slat Shed. Included the rebuilding of the Head House walls and roof structure; complete new interior architecture interior construction and finishes; new plumbing, HVAC, and electrical systems. The Slat Shed structure was completely rebuilt to include new slat wall and roof enclosure. A new rotunda was added in the center of the Slat Shed area. Owner: Miami-Dade Parks, Recreation & Open Spaces. 5,580SF. \$4M. **Performed for RJHA.**

**P.J. Meli Park Aquatic Complex, City of Dania Beach, FL.** Order of Magnitude cost estimating for redevelopment of the complex including demolition and reconstruction of the existing Community Center and swimming pool; construction of one football field, a baseball park, two basketball courts, two tennis courts, two pickleball courts, two kids' playgrounds, a new pedestrian walkway and site improvements. 25,949SF community building. \$11.3M.

#### Education

- MS, Construction Management
- BS, Building Science
- Trained - Success Estimator, MII, PACES, CostOS

#### Certification

- Certified Cost Professional (CCP), #04949
- Value Management Associate, SAVE
- LEED AP Building Design + Construction, 9/1/2010

#### Additional Projects

- Sullivan Park Expansion, City of Deerfield Beach FL
- CW Thomas Park Redevelopment, City of Dania Beach FL
- Downtown Doral Triangle Cultural Arts Center and Park, Doral, FL
- Future Community Park, Bayshore Park, Miami Beach, FL
- Amelia Earhart Park, Hialeah, FL



# *State of Florida*

## *Department of State*

I certify from the records of this office that U.S. COST INCORPORATED is a Georgia corporation authorized to transact business in the State of Florida, qualified on September 12, 1996.


The document number of this corporation is F96000004676.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on January 16, 2024, and that its status is active.

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

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Sixteenth day of January, 2024*

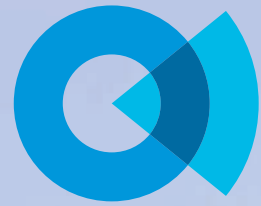


  
Secretary of State

Tracking Number: 8516962853CC

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**SOCOTEC**

**QUALIFICATIONS FOR LEED CONSULTING  
SERVICES**

# **CORAL GABLES CITY HALL**

# PROJECT PERSONNEL





# Jonathan BURGESS

PLA, LEED Fellow, WELL AP, SITES AP, FGBC Designated Professional, Green Globes Professional

Principal

## CONTACT

✉ Jonathan.Burgess@socotec.us

📞 +1 561 801 7576 x701

📍 1177 Clare Ave, Suite #7  
West Palm Beach, FL 33401

## ABOUT

Mr. Jonathan Burgess is a creative leader and serial entrepreneur focused on ventures that promote sustainable products, landscapes, and real estate development. For more than a decade, he has focused on assisting architects, design professionals, and construction teams with creating high-performing, healthy buildings and neighborhoods.

As a LEED Fellow and Principal of SOCOTEC, Jonathan and his team have consulted on more than 190 certified green-building projects (LEED, WELL, LBC, Green Globes, FGBC, and NGBS). His firm has more than 200 active projects currently pursuing certification across the USA and beyond.

With more than 16 years of experience in sustainable design and landscape architecture, Jonathan became in 2017 the youngest person in the world to achieve the prestigious accreditation of LEED Fellow. As a much sought-after speaker and lecturer, Jonathan also tours the country as both USGBC Faculty and WELL Faculty, educating and advocating for the adoption of the LEED and WELL building standard across Florida and beyond. He is an Adjunct Professor at the University of Miami's prestigious School of Architecture.

## PROFESSIONAL EXPERIENCE

12 YEARS WITH FIRM | 17 YEARS IN INDUSTRY

### SOCOTEC

2023 – Present | Principal  
2012 – 2023 | President, Vice President of Sustainable Operations, LEED Consultant (formerly Spinnaker Group)

### LAND DESIGN SOUTH

2006 – 2012 | Project Manager

## QUALIFICATIONS

### EDUCATION

- Bachelor of Landscape Architecture – University of Rhode Island (Summa Cum Laude) – 2006

### PRACTICE AREAS

- Sustainable Project Certifications

### REGISTRATIONS/ACCREDITATIONS

- Professional Registered Landscape Architect (PLA/RLA) - Florida
- LEED Fellow
- LEED Accredited Professional (AP) Building Design + Construction (BD+C)
- LEED AP Neighborhood Development (ND)
- WELL AP
- USGBC Faculty
- WELL Faculty
- SITES AP
- FGBC Designated Professional
- Green Globes Professional

### PROFESSIONAL AFFILIATIONS

- United States Green Building Council (USGBC)
- American Institute of Architects (AIA)
- Urban Land Institute (ULI)
- American Society of Landscape Architects (ASLA)

## REPRESENTATIVE PROJECTS

### CIVIC/INSTITUTIONAL

- Miami-Dade County Auditorium – Renovation, Miami, FL
- PS at Miami International Airport – Historic Renovation, Miami, FL
- Naples Players Theatre – Renovation, Naples, FL
- City of Miami Administration Building, Miami, FL
- Golden Isles Tennis Center, Hallendale Beach, FL
- Peter Bluesten Park, Hallendale Beach, FL
- Lauderhill Transit Center, Lauderhill, FL
- Miami-Dade County Public Library, Doral, FL
- Homestead City Hall, Homestead, FL

### COMMERCIAL

- Boca Commerce Center Building D, Boca Raton, FL
- JM Family Warehouse, Deerfield Beach, FL
- Ravenswood Bus Maintenance Facility, Fort Lauderdale, FL
- Megastron Kirkman Point II, Orlando, FL
- City Furniture Plant City, Plant City, FL
- 201 E Las Olas, Ft. Lauderdale, FL
- Gensler Office, Miami, FL
- Spinnaker Group Offices, West Palm Beach, FL
- 2340 Collins Avenue, Miami Beach, FL
- 1515 Sunset Drive, Coral Gables, FL



# Rafael SANCHEZ

LEED AP BD+C, FGBC Designated  
Professional, Green Globes  
Professional, Parksmart Advisor

Director, Sustainability

## C O N T A C T

✉ Rafael.Sanchez@socotec.us

📞 +1 561 801 7576 x709

📍 1177 Clare Avenue, Suite 7  
West Palm Beach, Florida 33401

## A B O U T

Rafael Sanchez is a Director of Sustainability focused on new construction and interiors projects. He spearheads the certification process for multiple green building rating systems and provides sustainable building research and project direction. With more than 15 years of experience in residential and retail architecture, Rafael has worked on architectural design projects in Miami, Venezuela, and Spain, always with emphasis on efficient design. Rafael believes that sustainability efforts should be a part of everyone's life and, like human habitats, should be transdisciplinary experiences in which everyone is invited to participate.

Rafael recently served on the Florida Market Advisory Board for the U.S. Green Building Council, the organization that created and educates about LEED certification. He is part of the Parent Advisory Committee for schools at Dream In Green, a nonprofit that focuses on providing free environmental education programs to schools and communities across Miami, the third largest school district in the U.S.

## P R O F E S S I O N A L E X P E R I E N C E

5 YEARS WITH FIRM | 17 YEARS IN INDUSTRY

### SOCOTEC

2023 – Present | Director, Sustainability  
2019 – 2023 | Senior Sustainability Advisor (formerly Spinnaker Group)

## Q U A L I F I C A T I O N S

### EDUCATION

- Master in Habitat, National University of Colombia
- Executive Master of Business Administration, University of Barcelona
- Bachelor of Architecture, Central University of Venezuela

### PRACTICE AREAS

- Sustainable Project Certifications
- Sustainability Research
- Project Advisory

### REGISTRATIONS

- LEED AP BD+C
- FGBC Designated Professional
- Green Globes Professional
- Parksmart Advisor

### PROFESSIONAL AFFILIATIONS

- U.S. Green Building Council
- American Institute of Architects (AIA)

## R E P R E S E N T A T I V E P R O J E C T S

### CIVIC/INSTITUTIONAL

- Miami-Dade County Auditorium – Renovation, Miami, FL
- PS at Miami International Airport – Historic Renovation, Miami, FL
- Naples Players Theatre – Renovation, Naples, FL
- City of Miami Administration Building, Miami, FL
- Golden Isles Tennis Center, Hallendale Beach, FL
- Peter Bluesten Park, Hallendale Beach, FL
- Lauderhill Transit Center, Lauderhill, FL
- Miami-Dade County Public Library, Doral, FL

### COMMERCIAL

- Boca Commerce Center Building D, Boca Raton, FL
- JM Family Warehouse, Deerfield Beach, FL
- 2340 Collins Avenue, Miami Beach, FL
- Paramount Tower at Miami Worldcenter-Miami, FL
- City Furniture, Plant City, FL



# Ernesto COLLAZO

BSME, CxA

Director of Commissioning

## CONTACT

✉ Ernesto.Collazo@socotec.us

📞 +1 516 801 7576 x705

📍 1177 Clare Ave, Suite #7  
West Palm Beach, FL 33401

## ABOUT

Ernesto Collazo, SOCOTEC's Director of Commissioning came aboard the team in 2010. He has 35 years combined experience as a Mechanical Technician, Installer, Project Manager, HVAC Design Engineer and Commissioning Agent.

This combination of in-the-field experience and engineering-design background enables Ernesto to have a keen sense of knowledge regarding every aspect of project commissioning. Working on various types of projects -- including governmental, high-rise office and residential buildings, hotels, labs and hospitals -- has given Ernesto the skill set required for advanced Commissioning projects such as Palm Beach and Brevard School Districts, Torrey Pines Institute of Molecular Studies, college and university buildings, amongst others. Ernesto has completed full Building Commissioning services for more than 40 LEED certified projects.

Ernesto has a Bachelor of Science Degree in Mechanical Engineering from Jose Antonio Echeverria Higher Polytechnic Institute. He is fluent in English and Spanish. Originally from Cuba, Ernesto and his wife, Maritza, live in West Palm Beach.

## PROFESSIONAL EXPERIENCE

14 YEARS WITH FIRM | 31 YEARS IN INDUSTRY

### SOCOTEC

- 2023 – Present | Director of Commissioning
- 2010 – 2023 | Vice President of Commissioning (formerly Spinnaker Group)

## QUALIFICATIONS

### EDUCATION

- BS, Mechanical Engineering – Jose Antonio Echeverria Higher Polytechnic Institute, Havana, Cuba

### PRACTICE AREAS

- Project and Building Commissioning
- Green Building

### REGISTRATIONS / ACCREDITATIONS

- BSME and CxA (#620-1848)

### PROFESSIONAL AFFILIATIONS

- United States Green Building Council (USGBC)
- AABC Commissioning Group

## REPRESENTATIVE PROJECTS

### CIVIC/INSTITUTIONAL

- Coral Gables Museum – Adaptive Reuse, Coral Gables, FL
- Miami-Dade County Auditorium – Renovation, Miami, FL
- PS at Miami International Airport – Historic Renovation, Miami, FL
- Naples Players Theatre – Renovation, Naples, FL
- City of Miami Administration Building, Miami, FL
- Golden Isles Tennis Center, Hallendale Beach, FL
- Peter Bluesten Park, Hallendale Beach, FL
- Lauderhill Transit Center, Lauderhill, FL
- Miami-Dade County Public Library, Doral, FL
- Homestead City Hall, Homestead, FL
- Public Works Administration Building, Lake Worth Beach, FL
- Miami Beach Property Management Facility, Miami Beach, FL

### COMMERCIAL

- Boca Commerce Center Building D, Boca Raton, FL
- 2340 Collins Avenue, Miami Beach, FL
- City Furniture, Plant City, FL
- 1515 Sunset Drive, Coral Gables, FL
- FARMASI I & II Buildings, Doral, FL





# Raghav VENKATESH

Senior Project Manager, Energy

## CONTACT

✉ Raghav.Venkatesh@socotec.us

📞 +1 212 689 5389 x551

📍 151 West 42nd Street, 24th Floor  
New York, NY 10036

## ABOUT

Mr. Raghav Venkatesh performs energy, lighting, envelope, heat transfer and computational fluid dynamics (CFD) modeling. Using modeling and analysis, he provides sustainable design solutions to improve energy efficiency, mitigate condensation and maintain healthy indoor air quality. He also maintains documentation and deliverables required for LEED credits and utility incentive programs.

## PROFESSIONAL EXPERIENCE

8 YEARS WITH FIRM | 9 YEARS IN INDUSTRY

### SOCOTEC

2022 – Present | Senior Project Manager, Energy  
2016 – 2021 | Senior Energy Analyst, Energy Analyst (formerly Vidaris, Inc.)

### GREENERU INC.

2015 – 2016 | Energy Efficiency Engineer

## QUALIFICATIONS

### EDUCATION

- Master of Science, Mechanical Engineering – Columbia University – 2015
- Bachelor of Engineering, Mechanical Engineering – Mumbai University, K.J. Somaiya College – 2013

### PRACTICE AREAS

- Energy Modeling
- Energy Analysis

### REGISTRATIONS

- Engineer in Training (EIT)

## REPRESENTATIVE PROJECTS

### CIVIC/INSTITUTIONAL

- PS at Miami International Airport – Historic Renovation, Miami, FL

### COMMERCIAL

- 1 Madison Avenue, New York, NY, LEED Silver
- One Vanderbilt, New York, NY, Condensation Analysis
- SAP Office at Hudson Yards, New York, NY, NYSERDA New Construction Program Incentives
- 7 Bryant Park, New York, NY
- 200 West Street, New York, NY
- 601 Lexington Avenue, New York, NY
- 825 Third Avenue, New York, NY
- Brooklyn Navy Yard - Drydock 2-3, Brooklyn, NY
- Coach Headquarters at Hudson Yards, New York, NY
- Manhattan West, New York, NY
- WarnerMedia at Hudson Yards, New York, NY
- Facebook at Hudson Yards, New York, NY
- Facebook/Project Potomac, New York, NY
- 347 Madison Avenue, New York, NY
- 388-390 Greenwich Street, Citi, New York, NY
- 200 West Street, New York, NY
- Hudson Yards Retail, New York, NY
- Gotham 1&3, Queens, NY
- 74 Trinity Place, New York, NY
- Moderna, 200 Tech Drive, MA
- 730 Third Avenue, New York, NY
- JPMC new headquarters, New York, NY
- 341 Ninth Avenue, New York, NY
- 760 Madison Avenue, New York, NY

# LICENSES & CERTIFICATES



10157149-AP-BD+C

CREDENTIAL ID

09 AUG 2010

ISSUED

07 AUG 2024

VALID THROUGH



10157149-AP-ND

CREDENTIAL ID

18 AUG 2010

ISSUED

07 AUG 2024

VALID THROUGH

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

## Jonathan Burgess

HAS ATTAINED THE DESIGNATION OF

### LEED AP<sup>®</sup> Building Design + Construction

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED<sup>®</sup> green building program.

PETER TEMPLETON  
PRESIDENT & CEO  
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

## Jonathan Burgess

HAS ATTAINED THE DESIGNATION OF

### LEED AP<sup>®</sup> Neighborhood Development

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED<sup>®</sup> green building program.

PETER TEMPLETON  
PRESIDENT & CEO  
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.





GREEN BUSINESS CERTIFICATION INC.™ CERTIFIES THAT

## JONATHAN BURGESS

has attained the designation of WELL AP by demonstrating the knowledge and understanding of the interaction between health and wellness within the built environment and the implementation process for the WELL Building Standard™.

# WE ARE WELL

CREDENTIAL ID: WELL-AP-0000000345  
ISSUED: MAR 16, 2016  
VALID THROUGH: MAR 16, 2026

2101 L Street NW | Suite 500  
Washington, DC 20037  
WELLcertified.com

Rachel Gutter  
CEO & President  
IWBI

Peter Templeton  
President  
Green Business Certification Inc.



GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

## Rafael Andres Sanchez Brossard

HAS ATTAINED THE DESIGNATION OF

### LEED AP® Building Design + Construction

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED® green building program.

11196757-AP-BD+C

CREDENTIAL ID

08 MAR 2021

ISSUED

07 MAR 2025

VALID THROUGH

PETER TEMPLETON  
PRESIDENT & CEO  
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.



hereby certifies that

**Ernesto Collazo, CxA**

**SOCOTEC Consulting, Inc.**

*has met all prerequisites demonstrating independence and the technical, management, and communications skills required to implement the commissioning process in new and existing buildings, and passed the necessary examination to be awarded this certificate in recognition of their qualifications as an ACG*

## **Certified Commissioning Authority**

*Registration number: 620-1848 . This certificate, valid effective 1/1/2024 and expiring on 12/31/2024 , is renewable on an annual basis upon meeting all requirements noted in the CxA Candidate Handbook.*



Scott A. Gordon, P.E., CxA  
Certification Council Chair

Ray Bert  
ACG Executive Director



*This certificate is the sole property of ACG and must be returned upon request.*

# *State of Florida*

## *Department of State*

I certify from the records of this office that SOCOTEC CONSULTING, INC. is a corporation organized under the laws of the State of Florida, filed on May 13, 2015.


The document number of this corporation is P15000043105.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on February 6, 2024, and that its status is active.

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

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Fourth day of March, 2024*



  
Secretary of State

Tracking Number: 3006319257CU

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

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

## Tom Graboski

Principal



Tom Graboski received his BFA from the Art Center College of Design in Los Angeles, and was awarded his Masters Degree in Urban Design from the University of Miami School of Architecture in 1977. In 1980, he founded Tom Graboski Associates, specializing in wayfinding, environmental graphics, and signage design.

Tom's unique background in architecture, interior design, urban planning and graphic design blends talents that are essential to any project.

He has developed environmental graphics programs for a broad range of clients, including Royal Caribbean International, Universal Studios, Disney Development Corporation, Berkowitz Development, Bascom Palmer Eye Institute, the Marriott Corporation, Flagler Development, the University of Miami, Baptist Health South Florida, and the Cities of Coral Gables, Aventura, Coral Springs, and Miami.

A member of the Society for Experiential Graphic Design and the American Institute of Graphic Arts, he has been the recipient of many local and national awards. Tom has taught, lectured, and been a visiting critic at the University of Miami, Florida International University, Miami Dade Community College, the Miami International University of Art and Design, and Miami Ad School. His work has been published extensively, both nationally and internationally.

### Related Project Experience

#### **NBCUniversal Orlando, Dark Universe Theme Park, Orlando, Florida**

Last year our firm completed the 90% design and specifications package for one of their entertainment parks at the new theme park in Orlando. We are currently taking the drawing package to 100% completion after the downturn of the pandemic.

#### **Miami Children's Museum, City of Miami Beach, Florida**

Our firm has worked with the Miami Children's Museum on several projects including the design of wayfinding signage and an identity graphic program. The comprehensive sign program included interior and exterior identification signage, directional signage and regulatory and informational signage.

#### **Universal Studios Recreation China Planning Services, LLC**

(Beijing Shouhuan Cultural Tourism Investment Co./AECOM), Beijing, China.

Last year our firm completed the design and specifications package for one of their entertainment parks at the new theme park in Beijing.

#### **City of Coral Gables Museum, City of Coral Gables, Florida**

Our firm completed the historical artifact and photo display for the Coral Gables Museum within Old Spanish Village Sales Center. The scope also included the design of interior and exterior signage for the building.

#### **City of Coral Springs Cultural Arts Center, Coral Springs, Florida**

Work with the City of Coral Springs on numerous projects including ongoing signage tenant reviews, review of existing sign ordinance with regard to window signs and other issues affecting retail/commercial signage, design of entry feature and street indexing signage. Our firm also wrote the sign code for the city's "Designer Signs". In 2010 we completed a comprehensive sign program for their new Cultural Arts Center.



## Rachel Ledesma

Designer

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Rachel joined the TGA Design staff as a Graphic Design Intern in 2019, her final year of college at the New World School of Design. She became a fulltime member of TGA Design in 2020 and has applied her creative talents to numerous projects such as Royal Caribbean International's Project Oasis and Freedom cruise ship renovation projects, and Universal Studios' Dark Universe theme park signage design.

On all these projects, Rachel assisted the designers and project managers on concept development, preparation of elevations and design development drawings.

### Related Project Experience

#### **Miami Children's Museum, City of Miami Beach, Florida**

Our firm has worked with the Miami Children's Museum on several projects including the design of wayfinding signage and an identity graphic program. The comprehensive sign program included interior and exterior identification signage, directional signage and regulatory and informational signage.

#### **Royal Caribbean International/Celebrity Cruises, Miami, Florida**

For the past almost 40 years, our firm has completed newbuilding and renovation projects for Royal Caribbean Cruises and Celebrity Cruises. Rachel was an integral part of our modernization projects for Oasis of the Seas, Freedom of the Seas and Allure of the Seas, after completing the design of comprehensive sign programs for these vessels more than 10 years ago.

#### **NBCUniversal Orlando, Dark Universe Theme Park, Orlando, Florida**

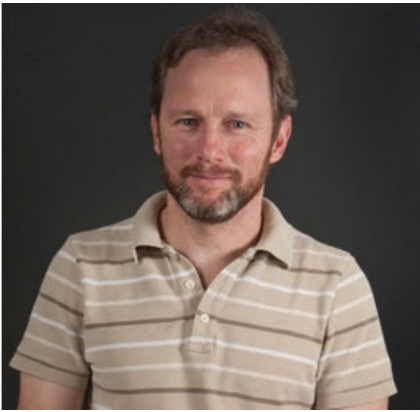
Last year our firm completed the 90% design and specifications package for one of their entertainment parks at the new theme park in Orlando. We are currently taking the drawing package to 100% completion after the downturn of the pandemic.

#### **Universal Studios Recreation China Planning Services, LLC**

(Beijing Shouhuan Cultural Tourism Investment Co./AECOM), Beijing, China. Last year our firm completed the design and specifications package for one of their entertainment parks at the new theme park in Beijing.

## Keith Oliver

Senior Designer



Since joining TGA Design in 1997, Keith has designed and managed a diverse collection of Environmental Graphic Design projects through all phases of development. Projects completed span from Real Estate Development to Corporate, from Health Care to Hospitality both locally and in Central America and in Europe. Keith has worked closely with staff, corporate management organizations and custom sign builders to accomplish a satisfactory, budget-sensitive final product.

### Related Project Experience

#### **Universal Studios Recreation China Planning Services, LLC (Beijing Shouhuan Cultural Tourism Investment Co./AECOM)**

Last year our firm completed the design and specifications package for one of their entertainment parks at the new theme park in Beijing, China.

#### **NBCUniversal Orlando, Dark Universe Theme Park, Orlando, Florida**

Last year our firm completed the 90% design and specifications package for one of their entertainment parks at the new theme park in Orlando. We are currently taking the drawing package to 100% completion after the downturn of the pandemic.

#### **City of Key West Bight Historic Seaport, Key West**

Design of signage for the historic Seaport, comprising of identity, vehicular and pedestrian wayfinding, and regulatory, informational and interpretive graphics.

#### **Miami Dade County Auditorium**

##### **Miami, Florida**

Currently on the drawing board is a comprehensive interior and exterior signage design package for this Miami landmark.

#### **Royal Caribbean International/Celebrity Cruises**

For the past almost 40 years, our firm has completed new building and renovation projects for RCI/Celebrity Cruises. Our firm just completed modernization projects for Oasis of the Seas and Freedom of the Seas.

#### **Virgin Voyages Newbuilding, Miami, FL**

Signage and wayfinding planning services for Virgin Voyages first cruise ship being introduced in to the market in April 2020, the Scarlet Lady.

#### **Baptist Health South Florida's Systemwide Signage, Miami, Florida**

TGA has worked with BHSF for over 30 years on their identity and wayfinding signage needs. Keith completed the sign design for the Homestead Hospital, the flagship facility for the interior and exterior signage design standards for future BHSF hospitals and medical Plazas in South Florida. Other projects include the West Kendall Baptist Hospital, Doctors Hospital, Baptist West Kendall Early Learning Center garage, the Medical Arts Building at South Miami Hospital, as well as various Baptist Medical Facilities around South Florida.



# Coral Gables Garage & Parking

Coral Gables, FL

Garage Wayfinding Signage System

- Client:** City of Coral Gables
- Budget:** \$1.5M + (Construction) \$45,000 (Design)
- Designers:** Tom Graboski, *Principal* and Peter Zorn, *Project Manager / Senior Designer*
- Completion:** Original Parking Garage Signage completed 1995  
New Garages completed 2006 & 2007
- Reference:** City of Coral Gables  
Coral Gables City Hall  
405 Biltmore Way  
Coral Gables, FL 33134  
Tel: 305-446-6800







**Coral Gables  
Museum**  
Coral Gables, FL  
Themed Environment & Graphics

- Client:** City of Coral Gables
- Budget:** \$35,000 (Construction Fees), \$7,500 (Design Fees)
- Designers:** Tom Graboski, *Principal* and Peter Zorn, *Project Manager / Senior Designer*
- Completion:** 2009
- Reference:** RAS Development & Coral Gables Museum  
Arva M. Parks, Ralph Sanchez
- Description:** Historical Artifact and Photo Display for Coral Gables Museum within the Old Spanish Village Sales Center.





**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME Randy Atlas Ph.D., FAIA, CPP, CPTED	13. ROLE IN THIS CONTRACT Security Design/ADA/ CPTED Consultant	14. YEARS EXPERIENCE	
		a. TOTAL 40	b. WITH CURRENT FIRM 35

15. FIRM NAME AND LOCATION *(City and State)*  
Atlas Safety & Security Design Inc. / Fort Lauderdale, Florida

16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Masters of Architecture, 1976 University of Illinois Doctorate of Criminology 1982 Florida State Univ.	17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Architect - Florida (#15940) / NCARB Certified 31121
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*  
 Certified Protection Professional (CPP) with American Society of Industrial Security (ASIS International), Past Chair of the Security Architecture and Engineering Council;  
 Certified in Sandia Labs Risk Assessment Methodology RAM-W (Dams),T (Power); Critical Infrastructure and Asset Protection (ACAM and PCII); Master Anti-Terrorism Specialist - Anti-terrorist Accreditation Board;  
 Author of 21<sup>st</sup> Century Security and CPTED, 2008, 2013  
 Adjunct Professor at Florida Atlantic University, Designing Safe Cities with CPTED class, ARC 438, 2005-2020  
 Florida Design Out Crime Association  
 Human Factors and Ergonomics Society  
 Fellow of American Institute of Architects, Architecture for Justice Committee member;  
 American Corrections Association, Design and Technology Committee member;  
 American Society of Safety Professionals  
 Environmental Design and Research Association  
 National Safety Council, Falls Prevention Committee,  
 National Fire Protection Association (NFPA), 730/731 Premises Security Committee;  
 American Society of Testing Material (ASTM), F33 committee on Corrections and Detention Facilities, ASTM E54  
 Homeland Security Committee, F13 Pedestrian/Walkway Safety and Footwear, F12 Committee on Security Systems and Equipment;  
 International CPTED Association, Board Member, Regional director  
 U.S. HOUSING URBAN DEVELOPMENT Technical Assistance Consultant on Security and Crime Prevention;  
 U.S. Department of Justice NATIONAL INSTITUTE OF CORRECTIONS Technical Assistance Consultant.  
 Member of INTERNATIONAL SOCIETY OF CRIME PREVENTION PRACTITIONERS;  
 Member of INTERNATIONAL ASSOCIATION OF COUNTERTERRORISM AND SECURITY PROFESSIONALS;  
 Member of INTERNATIONAL ASSOCIATION OF PROFESSIONAL SECURITY CONSULTANTS

**19. RELEVANT PROJECTS**

a.	(1) TITLE AND LOCATION <i>(City and State)</i> Fort Myers City Government Center Security Study/ CPTED Plan Fort Myers, FL	(2) YEAR COMPLETED 2020	
		PROFESSIONAL SERVICES CPTED/Security	CONSTRUCTION <i>(if applicable)</i> 2020
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float:right">√Check if project performed with current firm</span> Thorough analysis of the site and City Government building for security perimeter, lobby protection protection, blast protection, active shooter protection, workplace violence protection, weapon scree threat vulnerability assessment and security master plan using Crime Prevention Through Environ (CPTED) methodology. Consultant to ADG architecture, Ft. Myers.		
b.	(1) TITLE AND LOCATION <i>(City and State)</i> Sanibel Island Police Facility, Sanibel Island FL	(2) YEAR COMPLETED 2023	
		PROFESSIONAL SERVICES CPTED/Security	CONSTRUCTION <i>(if applicable)</i> 2023
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <span style="float:right">√Check if project performed with current firm</span> Conduct a risk threat vulnerability assessment for the Sanibel Island Police Expansion Project. Security analysis, CPTED review of site and architectural plans, review proposed security technology Consultant to ADG architecture.		
c.	(1) TITLE AND LOCATION <i>(City and State)</i> Broward County School District, Fort Lauderdale, FL Security Assessment of all Broward Co. schools post Stoneman Douglas Parkland Shooting	(2) YEAR COMPLETED 2018	
		PROFESSIONAL SERVICES CPTED/Security	CONSTRUCTION <i>(if applicable)</i> 2019

	<p>(3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE</p> <p>Conduct an in-depth security assessment of the entire school district properties post Parkland Shootings. Develop CPTED and security technology recommendations for each school property, including perimeter security technologies, classroom security, and single port of entries. Consultant with Safe Havens</p>	<p>√ Check if project performed with current firm</p>			
d.	<p>(1) TITLE AND LOCATION (<i>City and State</i>)</p> <p>Miami Dade Government Center – security master plan Miami, FL</p>	<p>(2) YEAR COMPLETED 2019</p> <table border="1"> <tr> <td data-bbox="941 399 1218 472">PROFESSIONAL SERVICES CPTED/Security</td> <td data-bbox="1218 399 1521 472">CONSTRUCTION (<i>if applicable</i>) 2019</td> </tr> </table>		PROFESSIONAL SERVICES CPTED/Security	CONSTRUCTION ( <i>if applicable</i> ) 2019
	PROFESSIONAL SERVICES CPTED/Security	CONSTRUCTION ( <i>if applicable</i> ) 2019			
<p>(3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE</p> <p>Thorough analysis of the site and County Government building for security perimeter, lobby protection, blast protection, active shooter protection, workplace violence protection, weapon screening, threat vulnerability assessment and security master plan using Crime Prevention Through Environmental Design (CPTED) methodology. Consultant to Ed Lewis Architects.</p>	<p>√ Check if project performed with current firm</p>				
e.	<p>(1) TITLE AND LOCATION (<i>City and State</i>)</p>	<p>(2) YEAR COMPLETED</p> <table border="1"> <tr> <td data-bbox="941 693 1218 756">PROFESSIONAL SERVICES</td> <td data-bbox="1218 693 1521 756">CONSTRUCTION (<i>if applicable</i>)</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION ( <i>if applicable</i> )
	PROFESSIONAL SERVICES	CONSTRUCTION ( <i>if applicable</i> )			
<p>(3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE</p>	<p>√ Check if project performed with current firm</p>				



**ATLAS SAFETY & SECURITY DESIGN INC.**  
**RANDY I. ATLAS Ph.D., FAIA, CPP, CPTED – VITA**  
**PRESIDENT** Revised 4/27/24

**SERVICES  
PROVIDED:**

Crime Prevention Through Environmental Design (CPTED)/Security Design and Analysis  
Americans with Disability Act Accessibility Audits, Compliance  
Anti-Terrorism Security Assessment and Design  
Architectural Programming and Design of Criminal Justice facilities  
Expert Witness Testimony in Security Negligence Premises Liability Cases  
Expert Testimony on slips, trips, falls, architectural defects, building code compliance  
Risk Threat Vulnerability Assessments, Anti-Terrorism Security Master Plans  
Training in CPTED, security design, accessibility, jail and prison violence/suicide

**PROFESSIONAL  
REGISTRATION:**

CERTIFIED PROTECTION PROFESSIONAL (CPP) from ASIS, #5061  
REGISTERED ARCHITECT, State of Florida, #15954; State of Louisiana #5287  
NCARB REGISTERED, National Council Architectural Registration Board #31121  
CERTIFIED in Sandia Labs Risk Assessment Methodology RAM-W (Dams), T (Power) 2002  
CERTIFIED in Critical Infrastructure and Asset Protection – ACAM and PCII, April 2010  
CERTIFIED Anti-Terrorism Specialist, Anti-Terrorism Accreditation Board. #100342  
CERTIFIED Master Anti-Terrorism Specialist, Anti-Terrorism Accreditation Board. 2010  
CERTIFIED in Quality Matters On-Line E Learning Certification for FAU Course on CPTED 2013  
CERTIFIED ICCP- Certified CPTED Professional, International CPTED Association, 2016  
CERTIFIED ASM925 Operator Level 1- Coefficient of Friction Testing, Substratum Group 2020  
CERTIFIED Johnson Forensics GS-1 Operator Course COF Testing, Substratum Group 2018  
CEERTIFIED Safety Assessment Program Evaluator AIA Feb.16, 2022  
CERTIFIED CPTED Practitioner Florida Crime Prevention Institute, Feb. 28, 2024

**PROFESSIONAL  
AFFILIATIONS:**

AMERICAN INSTITUTE OF ARCHITECTS (AIA), Fellowship status in 2015, AIA Architecture for Justice Committee member; AMERICAN CORRECTIONAL ASSOCIATION (ACA), Design and Technology Committee member; AMERICAN SOCIETY OF INDUSTRIAL SECURITY (ASIS), Past Chairman of the Security Architecture and Engineering Council; AMERICAN SOCIETY OF SAFETY PROFESSIONALS (ASSP); ENVIRONMENTAL DESIGN RESEARCH ASSOCIATION (EDRA) Appointed on Editorial Review Board for Environment and Behavior Magazine; NATIONAL SAFETY COUNCIL, Falls Prevention Committee, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) Premises Security Committee 730-731; AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) Technical committees F33 on Corrections and Detention Facilities, ASTM E54 Homeland Security Committee, F13 Pedestrian/Walkway Safety and Footwear, F12 Committee on Security Systems and Equipment; HUMAN FACTORS & ERGONOMICS SOCIETY; National Institute of Justice Advisory Board on AMERICANS WITH DISABILITIES ACT and CPTED., Board member representative of the FLORIDA DESIGN OUT CRIME (FDOCA); United States Regional Board member of the INTERNATIONAL CPTED ASSOCIATION (ICA), U.S. HOUSING URBAN DEVELOPMENT Technical Assistance Consultant on Security and Crime Prevention; U.S. Department of Justice NATIONAL INSTITUTE OF CORRECTIONS Technical Assistance Consultant. Dr. Atlas has been appointed to the Oklahoma City National Memorial Institute of the Prevention of Terrorism Peer Review Panel 2001; Member of the ASIS Physical Security Measures (PSM) Guideline Committee; member of INTERNATIONAL SOCIETY OF CRIME PREVENTION PRACTITIONERS; member of INTERNATIONAL ASSOCIATION OF COUNTERTERRORISM AND SECURITY PROFESSIONALS; Greater Miami & the Beaches Hotel Association; member FLORIDA CRIME PREVENTION ASSOCIATION; NATIONAL FLOOR SAFETY INSTITUTE Standards Committee

B101- Safety Requirements for Slip, Trip and Fall Prevention 2010-2012; Member of Infra-Gard South Florida; Member of INTERNATIONAL ASSOCIATION OF PROFESSIONAL SECURITY CONSULTANTS; Member and Appointed to the Guidelines Task Force for Security Design Guidelines for Healthcare Facilities with the INTERNATIONAL ASSOCIATION OF HEALTHCARE SECURITY AND SAFETY (IAHSS) 2020. ASIS Facility Physical Security Standards Update Task Group 2020.

**EDUCATION:** Doctorate of Criminology, Florida State University, 1982;  
Masters of Architecture, University of Illinois, 1976;  
Bachelor of Criminal Justice, University of South Florida, 1976;  
Bachelor of Architecture, University of Florida, 1974.

**TEACHING:** VISITING INSTRUCTOR **Texas A & M Engineering Extension Service (TEEX)**. Bryan, Tx. Crime Prevention Through Environmental Design (CPTED) Practitioner Certified Classes, March 2021 to present.

ADJUNCT PROFESSOR **Florida Atlantic University**, College of Social Inquiry (Architecture, Criminal Justice and Urban Planning). Designing Safe Communities with CPTED (Crime Prevention Through Environmental Design), Fort Lauderdale and Boca Campuses, E-Learning, and Continuing Education. E-Learning Course on CPTED with the FAU Institute of Design and Technology (IDAC) 1998, 2005 - 2020

INSTRUCTOR **Southern New Hampshire University** – Anti-terrorism On Line E-learning Degree. CJ-682 Threat Assessment. October 2020 – September 2021.

PROFESSOR **Keiser College**, Criminal Justice Department. Pembroke Pines, FL. Criminal Justice Classes: Deviant Behavior; Victimology; Organized Crime; White Collar Crime; Drugs in Society; Alternative Punishment; Comparative Criminal Justice Organizations; Intro to Corrections, Capstone-Independent Studies. 2006 - 2013.

ADJUNCT PROFESSOR **University of Miami**, Criminal Justice Program Dept. 1989-1991. **University of Miami**, School of Architecture, courses in Crime Prevention Through Environmental Design (CPTED) 1991, 1994, 1995.

VISITING INSTRUCTOR **National Crime Prevention Institute (NCPI)**, **University of Louisville**. Crime Prevention Through Environmental Design (CPTED) Classes, Design for Infrastructure Protection, Design Safe Schools 1993 through 2008.

ADJUNCT PROFESSOR **Florida International University**, Criminal Justice Program - Corrections, Criminology, Criminal Justice and Crime Prevention Through Environmental Design Classes, Miami, Florida 1984 to 1991, 1997.

## **PROJECT EXPERIENCE:**

- CPTED CONSULTANT to Marquis Asset Management Inc. for Security and CPTED Assessments of Forrest Creek and Oakwood Terrace Properties in Pensacola, FL. April 2024
- CPTED CONSULTANT to Full-Service Corp. on 344 NW 6<sup>th</sup> Street Pompano Beach, FL. Apartment Security and CPTED design consultation. March, 2024
- CPTED CONSULTANT to Atlantic Pacific Companies – CPTED Assessments for Heritage Village South, Quail Roost Phase II, and Perrine Villas II. Affordable Work Force RAD housing developments, Miami, FL. July 2023
- CPTED CONSULTANT to SunTech Development, for 2710 East Atlantic Boulevard Apartments, CPTED Public Safety Plan for Pompano Beach, FL. June 2023
- CPTED CONSULTANT to MSA Architects for the Oaks at Palm Air Apartments, CPTED Public Safety Plan for Pompano Beach, FL. June 2023



- CONSULTANT to Pinnacle Housing Group – CPTED and Security Review of King’s Terrace Apts. Miami. FL January, 2011.
- CONSULTANT to Butte County Jail. Security Systems Analysis. Oroville, CA. August 2010
- CONSULTANT to Georgetown University. Security and CPTED Analysis of Campus Perimeter. Aug. 2010
- REVIEWER for FEMA Manuals Update. DHS - Science and Technology Directorate’s Infrastructure and Geophysical Division (IGD) for FEMA 426 – Reference Manual to Mitigate Potential Terrorist Attacks, FEMA 428 Primer to Design Safe School Projects in Case of Terrorist Attack, FEMA 452 Risk Assessment, A Guide to Mitigate Potential Terrorist Attacks Against Buildings.
- CONSULTANT to O’Gara Group, Vulnerability and CPTED Assessment of Barry University, Miami, Florida. July 2010.
- CONSULTANT to O’Gara Group, Develop a Vulnerability and CPTED Assessment Survey for Healthcare Environments, For the Florida Department of Health. April 2010.
- CONSULTANT to O’Gara Group, Vulnerability and CPTED Assessment of Florida Memorial College, Miami, Florida. April 2010.
- CONSULTANT to Volunteers of America for Security and CPTED Assessment of Southpoint Crossings Apartment Building, Florida City, FL. April, 2010.
- CONSULTANT to the O’Gara Group, Vulnerability and CPTED Assessment of St. Thomas University, Miami, FL. March 2010.
- CONSULTANT to the Sailboat Bend Homeowners Association in a CPTED review of Dr. Kennedy Homes Project, Broward Housing Authority, Fort Lauderdale, FL. 2009/2010
- CONSULTANT to Ocean Palms Condo for a Security Risk Assessment and CPTED survey for the 40-story, 240-unit ocean front property. Hollywood, FL. July, 2009
- CONSULTANT to Tennessee Board Regents to conduct a security assessment of the University of Memphis Main Campus and Law School, and evaluate a campus wide access control system. Memphis, TN. June 2009
- CONSULTANT to Pinnacle Housing Group to conduct CPTED surveys on Pinnacle Place and Pinnacle Plaza. Miami, FL. May, 2009
- CONSULTANT to Techmark Security Integration. CPTED consulting on the masterplan of 2 new cities and a large mixed-use development in Abu Dhabi, United Arab Emirates. Development of CPTED and Building Security Codes. June 2008 – ongoing.
- CONSULTANT to Riviera Country Club, Coral Gables Florida. CPTED Analysis and Security Risk Assessment. June 2008.
- CONSULTANT to Broadmoor Design Group on New Orleans Holy Cross School. CPTED and security evaluation. April 2008.
- CONSULTANT on security and CPTED to Dagiresh, Gilpin, & Paxton Architects on the Madison County, VA. Courthouse Phase II expansion and renovations. November 2007- June 2010.
- CONSULTANT to Green Briar West Apartments, Miami, FL. Conduct a Risk Assessment, CPTED analysis, and Security Survey. October 2007.
- CONSULTANT on Miami Dade Corrections Master Plan and Krome Detention Center Project with Spillis Candela DMJM. October 2007



# ATLAS SECURITY & SAFETY DESIGN INC.

## Scope of Operations

### **American with Disabilities Act Audits**

ADA compliance Audits for Title II and III buildings  
Architectural barrier removal evaluation  
Programs and activities compliance  
Evaluation for compliance with Americans with Disabilities Act 1990, 2010  
Evaluation for compliance with State of Florida Accessibility Code SS 553, 2012

### **Security Design Services**

Anti-Terrorism Assessment and Mitigation Design  
Vehicle Ramming Attack Preventative Design  
Crime Prevention Through Environmental Design (CPTED) Planning and Training and Workshops  
CPTED Plan Reviews, Public Safety Plans for Pompano Beach DRC  
Security Need Assessments  
Threat and Vulnerability Risk Assessment Studies  
Security Operational Analysis  
Security Systems Requirements Analysis  
Security Planning and Conceptual Design  
Human factors Engineering and Interface Analysis  
Access Control and Barrier Design  
Design of Mantraps, Vehicle Sallyports, Fence Systems, Explosion Impact  
Security Lighting Layout and Design, lighting surveys  
Security Design Criteria, Schematic Design, Bid Planning documents  
Intrusion Detection, Access Control, CCTV, Intercom Systems, & Perimeter Protection Systems  
Equipment Specifications  
Acceptance and Operating Manuals and Test Plans  
Vendor and Contractor Qualification  
Security Hardware Evaluation and Selection  
System Verification and Acceptance  
Post Occupancy Evaluation

### **Litigation Support**

Evaluation of Negligent Security Premises Liability Issues  
Security and Accessibility Review of Multi-Family Residential, Mixed-Use Commercial, Institutional Facilities, Parking garages and lots, Retail shopping centers, Hotels, Schools and Universities  
Review of Accident and Police Reports, Crime Grids, Incident reports  
Police Grid Maps and Surrounding Crime Data Analysis  
Code Compliance Review for New Construction and Existing Facilities  
Research of Compliance with Applicable Construction Codes and Standards  
Conformance evaluation to Nationally Recognized Standards, Building Codes, & Industry Best Practices  
Integration of Security Needs with Fire/Life Safety Requirements  
Evaluation of Slip, Trip and Fall Accidents  
Static and Dynamic Coefficient of Friction Testing, Slip Resistance Testing in the field  
Evaluation of Stairway, Ramp, Escalator, Railings, Handicap Curb-cuts, Sidewalk designs  
Evaluation of Inmate Suicide Incidents and Prevention Designs  
Evaluation of Prison and Jail Violence and Security Issues  
Expert Testimony in Depositions, Mediations, Arbitrations, and Trials  
Case Review including Evaluation and Summation of Complaints, Interrogatories, and Depositions

# ARCHITECT - ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

## PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME <b>Atlas Safety &amp; Security Design Inc.</b>			3. YEAR ESTABLISHED <b>1988</b>	4. DUNS NUMBER <b>619732001</b>
2b. STREET <b>333 Las Olas Way, Suite 1605</b>			5. OWNERSHIP	
2c. CITY <b>Ft. Lauderdale</b>	2d. STATE <b>FL</b>	2e. ZIP CODE <b>33301</b>	a. TYPE <b>S Chapter Organization</b>	
6a. POINT OF CONTACT NAME AND TITLE <b>Randy Atlas, Ph.D., FAIA, CPP, CPTED, President</b>			b. SMALL BUSINESS STATUS <b>Active (Cage #7CZJ8 NAICS CODES: 541690,541990,561621)</b>	
6b. TELEPHONE NUMBER <b>305.332.6588</b>		6c. E-MAIL ADDRESS <a href="mailto:Ratlas@ix.netcom.com">Ratlas@ix.netcom.com</a>		7. NAME OF FIRM (If block 2a is a branch office) <b>N/A</b>
8a. FORMER FIRM NAME(S) (If any) <b>N/A</b>			8b. YR. ESTABLISHED <b>N/A</b>	8c. DUNS NUMBER <b>N/A</b>

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
54	Security Specialist	1		J01	Judicial and Courtroom Facilities	1
				A09	Anti-terrorism Force Protection	1
				C08	ADA Consulting	1
				P13	Public Safety Facilities	1
				P08	Prison and correctional facilities	1
				S02	Security Systems	1
				S02	Security systems integration	1
				H09	Hospitals	1
				E02	Schools	1
				H11	Multi-Family Housing	1
				P13	Public Safety Facilities	1
				G01	Parking lots/garages CPTED	1
				R10	Risk assessments - CPTED	1
<b>Total</b>		<b>1</b>				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000		6. \$2 million to less than \$5 million	
b. Non-Federal Work	1	2. \$100,00 to less than \$250,000		7. \$5 million to less than \$10 million	
a. Total Work	1	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million	
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million	
		5. \$500,000 to less than \$1 million		10. \$50 million or greater	

12. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.	
b. SIGNATURE  <b>Randy Atlas</b>	b. DATE  <b>07/24/24</b>
c. NAME AND TITLE <b>Randy Atlas, Ph.D., FAIA, CPP, CPTED, President</b>	

EDUCATION:

- M.S. University of Florida, Gainesville, Florida, (Entomology: Biological Control/IPM) 2002
- B.S. University of Florida, Gainesville, Florida (Horticulture/Plant Protection) 2000
- Undergraduate Scholar's Program (Plant Pathology) 1999 – 2000

EMPLOYMENT:

CONSULTING ARBORIST AND LANDSCAPE REVIEWER, CITY OF NORTH MIAMI 2018-Present

- Review building permits for minimum landscape code compliance
- Oversee processing, review, mitigation, and inspections for all tree removal/relocation permits
- Review and advise on Development Review Committee, Code Compliance violations, and other issues related to tree and landscape ordinance requirements

CO-OWNER, TREAGE LLC ~ TREE AND GARDEN EXPERTS 2017-Present

- Conduct tree surveys, tree protection plans and arborist reports for residential and commercial clients
- Consult on variety of horticultural and arboricultural topics, including integrated pest management, fertilizer schedules, sustainable design and maintenance, and best management practices
- Design, installation and maintenance of residential, commercial and educational gardens

GARDEN EDUCATOR, KEY BISCAYNE PRESBYTERIAN SCHOOL 2018–2022

- Design and implement weekly garden-based curriculum for Pre-K to 1<sup>st</sup> grade students
- Maintain all garden areas on school/church property

PROGRAM PROFESSIONAL, EARTH ETHICS INSTITUTE, MIAMI -DADE COLLEGE 2016-2018

- Create and implement programming, events, and professional development related to sustainability for faculty and students campus-wide, including school and community garden initiatives
- Administrative duties including training and managing student assistants, maintaining programmatic and financial spreadsheets and records, program assessment and reports, grant writing and management, and planning meetings and events

CONSULTANT, ROBERT BRENNAN CONSULTING, LLC 2015-2017

- Arboricultural consulting, with a focus on conducting tree surveys, writing tree protection plans, and advising on tree health and preservation

ADJUNCT PROFESSOR, LANDSCAPE TECHNOLOGY, MIAMI -DADE COLLEGE 2014-2016

- Plan, design, instruct, and administer horticulture courses in the classroom and nursery
- Advise students on academic and career choices

EXECUTIVE DIRECTOR, ENVIRONMENTAL EDUCATION PROVIDERS OF MIAMI -DADE 2008-2018

- Coordinate regular meetings, workshops, speaker events, and other programming/activities for consortium of local environmental organizations, institutions, and government agencies
- Oversee all written and online communications, organizational files, and accounting, including grant writing and fundraising

EDUCATION MANAGER, FAIRCHILD TROPICAL BOTANIC GARDEN 2008-2015

- Create multidisciplinary, standards-based curricula for student programs and teacher professional development workshops, and instruct classes and workshops for K-12 and college students, teachers, adult education participants, community groups, volunteers, and other audiences
- Oversee and implement school and community garden programming, training and outreach
- Administrative tasks including staff and volunteer training, event planning and orchestration, program marketing and communications, assessment, evaluation and reports, grant and budget management



COMMUNITY OUTREACH COORDINATOR, FAIRCHILD TROPICAL BOTANIC GARDEN 2006-2008

- Initiate, coordinate and maintain collaborative relationships with community partners
- Oversee school garden and community garden programs, including training and grants
- Implement K-12 teacher professional development, including course design, development, instruction, budget, and coordination with MDCPS district administrators

BIOLOGICAL SCIENCE TECHNICIAN, USDA-ARS (Miami, FL) 2005-2006

- Conduct field and laboratory experiments in basic biology, chemical ecology, and behavior of exotic insect pests of tropical and subtropical plants
- Maintain laboratory equipment and plants in greenhouses and field for experimental use
- Develop and implement an Environmental Management System for the facility

NURSERY MANAGER, FAIRCHILD TROPICAL BOTANIC GARDEN 2003-2005

- Oversee propagation and cultivation of plants for garden collections, conservation, research and sales
- Oversee data collection and database management for plant collections
- Maintain nursery facility, equipment and supplies
- Assist with monitoring, collection, propagation, and out-planting of local endangered plant species

BIOLOGICAL SCIENCE TECHNICIAN, USDA-ARS (Gainesville, FL) 2001-2003

- Design and conduct laboratory experiments on physiology of biological control agents
- Conduct analytical tests, including gel electrophoresis, immunoassay, chromatography, HPLC and spectroscopy
- Maintain live insect collections and laboratory equipment and supplies

#### ADDITIONAL EXPERIENCE AND CERTIFICATIONS

- ISA Certified Arborist, ISA FL-9317A, ISA Tree Risk Assessment Qualification
- Previous job experience includes vineyard production, commercial production of biological control agents, and 30+ years of independent landscaping/gardening
- Volunteer/trainer/advisor at various community gardens and urban farms, on-going
- In-depth training and experience in medicinal plants and ethnobotany
- Proficient at Windows, Mac OS, Microsoft Office, Adobe, InDesign, Publisher, QuickBooks, and multiple web design and email marketing programs

#### ADDITIONAL HONORS, AWARDS AND RECOGNITION:

- Presentations at American Public Gardens Association, American Community Garden Association, Botanic Gardens Congress International, North American Association of Environmental Educators, American Horticultural Society, Florida Weed Science Society, and Entomological Society of America
- Published in the Journal of Economic Entomology, Journal of Undergraduate Research, Miami Herald, Tropical Garden Magazine, USDA Quarterly Newsletter, and UF/IFAS Featured Creatures website
- Current or past member of American Horticulture Society, American Public Gardens Association, American Community Gardening Association, North American Environmental Education Foundation, Society of Ethnobiology, Entomological Society of America, and International Society for Arboriculture
- Completed recent additional coursework including Cornell Urban Guidelines for Environmental Education, Jeffrey Sachs' Introduction to Sustainability course, Northwest Earth Institute trainings, Project Budburst Citizen Science Program, FIU Plant and Animal Interactions, and multiple workshops through the Community Committee for the Developmentally Handicapped (CCDH)



## The International Society of Arboriculture

Hereby Announces That

*Alison Walker*

Has Earned the Credential

### ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan  
CEO & Executive Director

19 November 2021

Issue Date

19 November 2026

Expiration Date





# The International Society of Arboriculture

Hereby Announces That

*Alison Walker*

Has Earned the Credential

## ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan  
CEO & Executive Director

2 December 2017

Issue Date

31 December 2026

Expiration Date

FL-9317A

Certification Number





RESUME

ANGELA P. LANNES

BUSINESS ADDRESS: 4967 SW 75TH AVENUE, MIAMI, FLORIDA 33155

BUSINESS PHONE: (305) 666-7909/ (954) 523-8663

BUSINESS EMAIL: [lannes2garcia@gmail.com](mailto:lannes2garcia@gmail.com)

EDUCATION: 1967-1968 FLORIDA STATE UNIVERSITY  
1969 UNIVERSITY OF MIAMI, BACHELOR OF EDUCATION DEGREE

EMPLOYMENT: 1969-1975 MIAMI-DADE COUNTY SCHOOL BOARD  
ELEMENTARY SCHOOL TEACHER

1975-1979 SECRETARY/TREASURER- LANNES AND GARCIA, INC.  
A LAND SURVEYING/ENGINEERING FIRM

1979-PRESENT PRESIDENT OF LANNES AND GARCIA, INC.  
COMPANY EXECUTIVE OFFICER OVERSEEING ALL  
PERSONNEL AND ALL CORPORATE DECISIONS.  
IN CHARGE OF OVER 40 EMPLOYEES, SCHEDULING  
OF TECHNICAL PROJECTS WITH COORDINATION  
OF FIELD CREW, CAD TECHNICIANS, REGISTERED  
PROFESSIONAL SURVEYOR, CLIENT RELATIONS,  
ADMINSTRATION AND CHIEF EXECUTIVE  
OFFICER.

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**Lannes and Garcia, Inc.**

**Certified Women Business Enterprise / Certified Minority Business Enterprise**

**Land Surveyors • Land Planners • Established in 1975**

**4967 SW 75<sup>th</sup> Avenue, Miami, FL 33155**  
(305) 666-7909 (Miami-Dade) (954) 523-8663 (Broward)





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ORGANIZATIONS/ORGANIZATION ACTIVITIES:

GULLIVER ACADEMY/GULLIVER PREPARATORY: CULTURAL ARTS CHAIRPERSON/  
CARNIVAL CHAIRPERSON  
SECRETARY OF PARENT/TEACHER  
ASSOCIATION  
PRESIDENT OF PARENT/TEACHER  
ASSOCIATION

GREATER MIAMI REALTORS—GALA GRAND MARSHALL  
LATIN BUILDERS ASSOCIATION MEMBER

GREATER MIAMI CHAMBER OF COMMERCE TRUSTEE MEMBER  
LATIN BUILDERS ASSOCIATION—HOLIDAY EVENT PROGRAM  
COMMITTEE CHAIRPERSON

ASSOCIATION OF PROFESSIONAL MORTGAGE BANKING WOMEN MEMBER  
SENATORIAL TRUST COMMITTEE MEMBER, WASHINGTON D.C.

BEACON COUNCIL-TRUSTEE MEMBER

GREATER MIAMI CHAMBER OF COMMERCE

UNIVERSITY OF MIAMI TRANSPLANT FOUNDATION DIRECTOR

US ARMY-GULFSTREAM CHAPTER

CORAL GABLES CHAMBER OF COMMERCE

MIAMI RESIDENTIAL REALTORS ASSOCIATION MEMBER

BAPTIST HOSPITAL BENEFACTOR

BAPTIST HOSPITAL FOUNDER MEMBER

INAUGURAL COMMITTEE FOR THE GOVERNOR—STATE OF FLORIDA

CYSTIC FIBROSIS FOUNDATION

BUILDERS ASSOCIATION OF FLORIDA

COMMUNITY SERVICE PARTICIPATION:

STATUS ON THE COMMISSION FOR WOMEN—MIAMI-DADE COUNTY BOARD MEMBER

CENTRO CAMPESINO MIGRANT CAMP—VOLUNTEER PROGRAM/

EDUCATION COMMITTEE CHAIRPERSON

HOUSING DEVELOPMENT PROGRAM

CULTURAL NIGHT PARTICIPANT

FHA/VA SEMINAR SPEAKER

MIAMI-DADE COUNTY RESIDENTIAL REALTORS ROUND TABLE FORUM MEMBER

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**SPECIAL HONORS:**

TEACHER OF THE YEAR NOMINEE—MIAMI-DADE COUNTY PUBLIC SCHOOLS  
MIAMI-DADE COUNTY PUBLIC SCHOOLS 1976 BICENTENNIAL CHAIRPERSON  
(SOUTH AREA)

LATIN BUILDERS ASSOCIATION SURVEYING FIRM OF THE YEAR  
MIAMI-DADE COUNTY HOLIDAY EVENT CHAIRPERSON  
MIAMI-DADE COUNTY ZONING APPEALS BOARD COMMISSION MEMBER  
MIAMI-DADE COUNTY SCHOOL YOUTH AGAINST DRUGS PROGRAM-  
SPECIAL EVENTS CHAIRPERSON

SW 8TH STREET REDEVELOPMENT PROJECT COMMITTEE MEMBER  
CITY OF CORAL GABLES BEAUTIFICATION COMMISSION COMMITTEE MEMBER  
MIAMI RESIDENTIAL REALTORS DIAMOND AWARD  
2ND AVENUE BRIDGE—LAND SURVEY DESIGN AWARD

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## **FRANCISCO F. FAJARDO**

1940 S.W. 23<sup>RD</sup> Terrace • Miami, Florida 33145 • (305)854-7163

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### **QUALIFYING SURVEYOR**

**Boundary • Topographic • Construction • Engineering Technology**

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### **PROFESSIONAL EXPERIENCE**

#### **Professional Surveyor and Mapper – State of Florida**

Lannes & Garcia, Inc.

1986 to Present

Qualifying surveyor and executive vice president providing leadership of technical compliance in federal, state and local standards for the public and private sector. Multilingual abilities enable firm to accommodate projects ranging from title surveys to major airport, FDOT and commercial construction projects. Data observation, route surveys, architectural and engineering design land surveying needs as well as residential subdivision platting, are among other yearly duties performed while prioritizing educating staff and coordinating with clients needs.

### **KEY ACHIEVEMENTS**

- Miami International Airport – Data collection OFW and NW cargo area
  - Miami International Airport – Runway strengthening project (runway 9R-27L and 9L-27R)
  - Opa Locka Airport – Setting of all control monumentation
  - Dade – Collier Airport – Layout of control points for sound future measuring devices and techniques
  - FDOT – State Road 836
  - Numerous subdivisions for residential construction
- 
- 

#### **Party Chief**

Ludovici & Orange  
Coral Gables, Florida

1981 to 1986

In responsible charge of field performing layout and as-builts of roads, water, sewer and storm projects. Responsible for 1500+ construction house projects. Performed accurate note taking, records, sketches, field instrument maintenance and calibration findings within field work efforts coordinating with engineering and architectural personnel, clients and others, concerned with the subdivision projects. Lead all work and ancillary crews under and for the direction of the registered land surveyor in charge.

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### **Instrument Man/Party Chief**

H.J. Ross Associates  
Miami, Florida

1977 to 1981

Data collection to include all angles (horizontal), elevations and controls used for construction within the following projects: State Road 836; Golden Glades Interchange; Jonathan Dickerson State Park; St. Lucie Lock and Dam; Homestead Bay Front Park and numerous Bellsouth projects.

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## **EDUCATION AND CREDENTIALS**

Miami Senior High School	1970 - 1973
Miami-Dade Community College (Kendall Campus)	1973 – 1976
Florida International University Civil Engineering Technology	1976 – 1978
Miami-Dade Community College Civil Engineering Technology and Land Surveying (North Campus)	1979 – 1981
Miami-Dade Community College North Campus Civil Engineering Technology and Electronics	1984 – 1986
Associates Degree in Civil Engineering Technology	1986





LANNES AND GARCIA, INC. IS PROUD TO ACKNOWLEDGE WE HAVE BEEN IN BUSINESS SINCE 1975 UNDER THE SAME OWNERSHIP.

IN THAT INTERIM WE HAVE COMPLETED OVER 3 MILLIONS LAND SURVEYS. THEREFORE, IT IS DIFFICULT TO LIST THE MULTITUDE OF THEM.

HOWEVER, PLEASE FIND BELOW A MORE RECENT GROUP OF PROJECTS WE HAVE WORKED ON IN MIAMI-DADE COUNTY. OTHER PROJECTS AND COUNTY WORK COMPLETED IN FLORIDA IS NOT REFLECTED.

PINEWOOD CEMETERY FOR THE CITY OF CORAL GABLES HISTORICAL DIVISION  
CLAUDE PEPPER PARK

CORAL OAKS TENNIS CLUG

GABLES VILLAGE

THE GEORGE

BILTMORE PARK

ALMERIA ROW

VILLA VALENCIA

THE MARRIOTT-CORAL GABLES

MIAMI WOMEN'S CLUB

BAYSIDE SHOPPING CENTER

RED ROAD SHOPPING CENTER

SHOPS AT SUNSET PLACE

THE FALLS SHOPPING CENTER

WESTLAND MALL

DADELAND MALL

COCOWALK

MAYFAIR HOTEL

CITY OF SOUTH MIAMI—VARIOUS PARKING LOTS FOR EXPANSION

METRO PARK DEVELOPMENT

MERRICK PARK

BISCAYNE 79

SMATHERS FOUR FILLIES

POLLO TROPICAL—OVER 40 SITES

LA PALMA

CORAL GABLES-MIRACLE MILE AND OTHER AREAS---IN EXCESS OF 75 RESTAURANTS

---

**Lannes and Garcia, Inc.**

**Certified Women Business Enterprise / Certified Minority Business Enterprise**

**Land Surveyors • Land Planners • Established in 1975**

**4967 SW 75<sup>th</sup> Avenue, Miami, FL 33155**

(305) 666-7909 (Miami-Dade) (954) 523-8663 (Broward)

# *State of Florida*

## *Department of State*

I certify from the records of this office that LANNES AND GARCIA, INC. is a corporation organized under the laws of the State of Florida, filed on September 10, 1975.

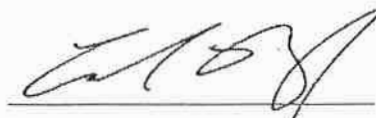
The document number of this corporation is 484168.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on April 11, 2024, and that its status is active.

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

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Eleventh day of April, 2024*



  
*Secretary of State*

Tracking Number: 6043881154CC

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

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



Florida Department of Agriculture and Consumer Services  
 Division of Consumer Services  
 Board of Professional Surveyors and Mappers  
 2005 Apalachee Pkway Tallahassee, Florida 32399-6500  
 800HELPFLA(435-7352) or (850) 488-2221

January 12, 2023

LANNES AND GARCIA, INC.  
 4967 SW 75TH AVE  
 MIAMI, FL 33155-4464

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB2098

Your application / renewal as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2025.

You are required to keep your information with the Board current. Please visit our website at [www.800helpfla.com/psm](http://www.800helpfla.com/psm) to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Delach Here



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

License No.: **LB2098**  
 Expiration Date February 28, 2025

### Professional Surveyor and Mapper Business License

Under the provisions of Chapter 472, Florida Statutes

LANNES AND GARCIA, INC.  
 4967 SW 75TH AVE  
 MIAMI, FL 33155-4464

WILTON SIMPSON  
 COMMISSIONER OF AGRICULTURE

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



Florida Department of Agriculture and Consumer Services  
 Division of Consumer Services  
 Board of Professional Surveyors and Mappers  
 2005 Apalachee Pkway Tallahassee, Florida 32399-6500  
 800HELPFLA(435-7352) or (850) 488-2221

January 10, 2023

FRANCISCO FERNANDO FAJARDO  
 4967 SW 75TH AVE  
 MIAMI, FL 33155-4464

SUBJECT: Professional Surveyor and Mapper License # LS4767

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2025.

You are required to keep your information with the Board current. Please visit our website at [www.800helpfla.com/psm](http://www.800helpfla.com/psm) to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here



Florida Department of Agriculture  
 and Consumer Services  
 Board of Professional Surveyors  
 and Mappers

LS4767

Professional Surveyor and Mapper  
**FRANCISCO FERNANDO FAJARDO**

IS LICENSED under the provisions of Ch. 472 FS  
 Expiration date: February 28, 2025

Detach Here



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

License No.: **LS4767**

Expiration Date February 28, 2025

**Professional Surveyor and Mapper License**

Under the provisions of Chapter 472, Florida Statutes

FRANCISCO FERNANDO FAJARDO  
 4967 SW 75TH AVE  
 MIAMI, FL 33155-4464

WILTON SIMPSON  
 COMMISSIONER OF AGRICULTURE



# Local Business Tax Receipt

Miami-Dade County, State of Florida

-THIS IS NOT A BILL - DO NOT PAY



2599745

**BUSINESS NAME/LOCATION**

LANNES & GARCIA INC  
4967 SW 75TH AVE  
MIAMI FL 33155-4464

**RECEIPT NO.**

RENEWAL  
2727403

**EXPIRES  
SEPTEMBER 30, 2024**

Must be displayed at place of business  
Pursuant to County Code  
Chapter 8A - Art. 9 & 10

**OWNER**

LANNES & GARCIA INC  
ANGELA LANNES PRES

**SEC. TYPE OF BUSINESS**

212 P.A./CORP/PARTNERSHIP/FIRM  
LB2098

**PAYMENT RECEIVED  
BY TAX COLLECTOR**

\$93.75 01/19/2024  
FPPU04-24-003353

Employee(s) 1

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit [www.miamidade.gov/taxcollector](http://www.miamidade.gov/taxcollector)



# SECTION III

RFQ: 2024-008



Historic Lake Park Town Hall, Lake Park, Florida  
Full Assessment & Restoration



### Section III: Project Understanding, Proposed Approach, and Methodology

1)The **City of Coral Gables City Hall** is the Crown Jewel in the city's collection of historic, beautiful, classically-designed buildings. The restoration of this architectural gem will be handled like all of our preservation projects –with careful research and analysis. Having worked under the guidelines set forth by the Secretary of the Interior's Standards for Rehabilitation and Preservation for over 35 years, our firm has the knowledge and experience to appropriately assess our city's City Hall. We have a team of expert preservationists and architects on staff that develop current conditions and recommendations reports on a constant basis for historic properties of all sizes and conditions – and all over the state of Florida. All of our projects are completed using the Secretary of the Interior's standards so that the preservation work is done properly for longevity and so that the materials used are appropriate to the building's type, use and period.

In addition, we would have Florida's most experienced **Structural Engineer for Historic Structures** on our team. **Douglas Wood, PE**, has worked on hundreds of historic structures and many that are on the National Register of Historic Places. He is the structural engineer on nearly all of the historic structures that we have restored in the past 20 years. Most importantly, he is the Structural Engineer that is most familiar with **City Hall** and has completed the most recent Structural Reports. Upon discussion with him, he understands what needs to occur at City Hall in order to ensure its preservation. Mr. Wood explains that there are structural repairs which would naturally be part of the overall restoration, but for which there is limited time to address. In his opinion, the restoration investigation, design, drawings, and construction should be accomplished with no delay. Also, he explains that it will be appropriate and important to reveal the existing structure at the time of construction, thus removing some materials in order to check the original structure. In addition, interior materials will need to be removed to be able to see the original construction. He adds that categorizing the importance of the existing interior materials will be appropriate as some materials may need to be removed and replaced with the same historical materials. And he explains that assessment of the existing exterior stone will be required and that anchorage improvements for the exterior stone will be required in some places. To have this in-depth information and expert analysis from a structural engineer with the expertise that Doug Wood has is invaluable. He has the expertise to recommend and repair these historic buildings so that they are safe and ready for many more years of use.

The City Hall restoration also requires conservation work to repair damage to the historic Denman Fink mural, the fountain, the stairways and balustrades and the exterior coral rock façade. Conservation would also help our historic city hall last much longer and help to prevent further deterioration. Our team has the talents of Joseph Sembrat and **Evergreene Architectural Arts**. Conservation treatments extend the life of cultural properties, historic objects, buildings, and works of art. Evergreene's primary objectives include the removal of harmful or visually inappropriate materials and the implementation of protective measures to slow ongoing deterioration. These interventions are designed to minimize aging and deterioration while maintaining the integrity of the original work and ensuring that all measures are 100% reversible, if necessary. Evergreene's conservators adhere to the highest standards in all conservation, restoration, and preservation work. Each of their treatment plans is a custom solution tailored to that particular project. Joe and his team has worked with many Coral Rock structures including Coral Gables' own Granada Entrance, the Coral Gables Museum, and a multitude of structures at Vizcaya Museum and Gardens including the

Coral Limestone Herms, the Forecourt Gateways, the Cascade Fountain, and the iconic Peacock Columns.

Our firm will be able to go above and beyond what is needed in order to restore, renovate and preserve the Coral Gables City Hall building. We are intimately familiar with the work of Phineas Paist and are currently restoring another of his masterpieces: the **David W. Dyer Federal Courthouse** in downtown Miami – another Coral Rock structure of the same time period as City Hall. As Historic Preservation specialists intimately familiar with Coral Gables and its history, we welcome the opportunity to assist in the preservation of this architectural gem so that it can be restored and enjoyed by Coral Gables residents and its visitors for years to come.

Our firm prioritizes **Time Management and Project Planning** in order to ensure that assigned work is completed on time all while maintaining interaction and communication with the client. We do this by utilizing Project Management Software that integrates task management, resource allocation, budgeting, and time tracking. This approach streamlines workflows and enhances efficiency. To create clear and regular communication between us and the client, we schedule consistent client meetings to provide updates, gather feedback, and address any concerns promptly. This proactive approach keeps projects on track and clients informed. In addition, we utilize collaborative tools and platforms that allow real-time sharing of designs, progress updates, and seamless communication with clients.

2)Below please see our recent and projected workload. Most all of our current projects are indeed nearing completion allowing our team to have as much time as needed to properly assess and prioritize the needs of the Coral Gables City Hall building and get to work for the City.

### Manpower Report

R.J. Heisenbottle Architects, P.A.

September 3, 2024

Job #	Job Name	Total Estimated	Expended	Balance	Oct	Nov	Dec	Jan 2025	Feb	Mar	Apr
20-3485.01	Versailles/Aman HPCS & Tax Credit	502.00	124.00	378.00	63.00	63.00	0.00	0.00	63.00	63.00	63.00
20-3493.01	Butler House - Exterior Repairs	186.00	93.00	93.00	47.00	23.00	23.00	0.00	0.00	0.00	0.00
20-3496.01	Rickenbacker Cswy-Comfort Station No 4	1,904.00	527.00	1,377.00	127.00	200.00	200.00	200.00	39.00	38.00	39.00
20-3498.04	3500 S Mooring - CA Vishnu	1,200.00	900.00	300.00	60.00	60.00	60.00	60.00	60.00	0.00	0.00
21-3501.01	Private Suites at MIA	3,848.00	3,238.00	610.00	50.00	47.00	47.00	46.00	47.00	47.00	46.00
21-3512.00	Stone House - Restoration and Repairs	1,877.00	1,024.00	853.00	47.00	47.00	47.00	59.00	59.00	60.00	59.00
22-3517.00	Freedom Tower - Exterior - Phase 3	736.00	645.00	91.00	31.00	30.00	30.00	0.00	0.00	0.00	0.00
22-3524.00	Freedom Tower - Bldg Upgrades - Phase 4	1,699.00	1,416.00	283.00	28.00	28.00	29.00	28.00	28.00	29.00	28.00
22-3520.00	Olympia Bldg Facade and Window Repair	3,452.00	608.00	2,844.00	303.00	303.00	303.00	303.00	75.00	75.00	76.00
22-3520.00	Olympia Bldg Window Replacement AS	2,382.00	414.00	1,968.00	207.00	207.00	207.00	207.00	44.00	44.00	44.00
22-3528.00	Olympia Building Interior and Reroofing	2,880.00	1,884.00	996.00	65.00	64.00	65.00	64.00	62.00	61.00	62.00
23-3536.00	Langford Building	1,602.00	346.00	1,256.00	76.00	215.00	214.00	215.00	56.00	56.00	56.00
23-3539.00	Pinecrest Gardens	1,152.00	933.00	219.00	73.00	73.00	73.00	0.00	0.00	0.00	0.00
24-3551.00	Stetson University - Hulley Tower	903.00	736.00	167.00	23.00	23.00	22.00	9.00	9.00	9.00	9.00
24-3553.00	Delray Beach Golf Club - HPCS	264.00	232.00	32.00	24.00	8.00	0.00	0.00	0.00	0.00	0.00
Heritage Park		6,156.00	2,676.00	3,480.00	492.00	492.00	0.00	492.00	492.00	78.00	78.00



3)Our firm can positively and innovatively move a project from the conceptual stage to a clearly defined project while minimizing the impact on the community and its government leaders. We do this through engaging in extensive stakeholder workshops to understand project goals, community needs, and potential concerns. In addition, we conduct thorough site analysis and research to inform design decisions. Utilizing visualization tools like BIM helps client and the community to envision the project early on, which eases anxieties as the construction is occurring. Our team will employ rigorous quality control measures to ensure design intent is realized during construction and also conduct regular site visits (very easy since our office is less than a mile from City Hall). As previously mentioned, we will maintain constant communication to quickly address any issues that arise and to keep the stakeholders informed of any and all updates along the way.

4)Our firm is able to provide schedule, cost and quality control on every project.

#### *Schedule Control*

##### Project Planning and Milestones

- We develop a detailed project timeline with clear milestones and deadlines
- Use project management software to track progress and identify potential delays

##### Regular Monitoring and Updates

- We conduct frequent team meetings to assess progress against the schedule
- Proactively address any delays or issues that may impact timelines
- Adjust resources or workflows as needed to keep the project on track

#### *Cost Control*

##### Budgeting and Estimation

- We create comprehensive cost estimates and budgets at project initiation
- Utilize cost estimation software and historical data for accuracy

##### Ongoing Financial Tracking

- We implement a system to monitor actual costs against the budget in real-time
- Regularly review expenses and identify any potential overruns early
- Manage change orders carefully to control scope creep and additional costs

##### Value Engineering

- Our team and subconsultants look for cost-saving opportunities without compromising quality
- Evaluate material and design choices to optimize the budget

#### *Quality Control*

##### Quality Management System

- We establish clear quality standards and expectations for the project
- Implement a formal quality assurance process with regular reviews and checks

##### Design Reviews and Coordination

- We conduct thorough internal design reviews at key project stages
- Coordinate closely with consultants to ensure cohesive, high-quality documentation

##### Construction Administration

- We provide diligent observation during construction to ensure adherence to design intent
- Address any quality issues promptly through site visits and inspections

##### Technology Integration

- We utilize Building Information Modeling (BIM) to enhance coordination and reduce errors

## Experiences Related to Similar Projects

1. **Miami Woman's Club 2008-2023**
2. **David W. Dyer Federal Courthouse 2022 – ongoing**
3. **Miami Dade Military Museum 2006-2015**
4. **Delray Beach Historic Train Depot 2021-2024**
5. **Carl Fisher Clubhouse 2023**
6. **Miami News Tower (Freedom Tower) 1989 & 2021-ongoing**

For the **Miami Woman's Club Restoration**, our firm worked over 15 years (and through multiple phases) as a labor of love to properly and expertly preserve and restore the building to its original glory. Being a 1926 structure, all restoration work done to the Miami Woman's Club was completed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The project began back in 2008 with the urgent need to complete structural and electrical repairs to the meet the requirements of the 40-year Recertification of the building. The extensive structural repairs accomplished during the work required the removal of interior historic plaster finishes and select ornamentation. Upon completion of the necessary structural repairs, restoration was elected to recreate lost original ornamentation which had been stripped from the façades during earlier repair campaigns. The exterior restoration work also included new windows, doors, stucco, and barrel tile roofing. Additional work at the exterior of the building included a front entry door for the restaurant, entry gates, and structural enhancements to meet code-required wind resistance.

Interior restoration work included new passenger elevators extended to the 5th floor and roof deck to implement ADA accessibility, new toilet rooms at each level, and all new mechanical, electrical, plumbing and fire protection from existing points of connection. The ground floor lobby, the third floor Woman's Club offices, and auditorium space were refurbished to their original August Geiger design. Through meticulous research and by carefully following historic photographic documentation, the building was readorned to its original grandeur. The remaining floors and a new rooftop bar are the subject of tenant leasehold improvements currently underway through a long-term master lease to the Heafey Group.

This comprehensive Adaptive Use historic restoration resulted in the Woman's Club being able to maintain the ownership and use of their historic space, while converting the first, second, fourth, and fifth floors for use as high-end restaurants. These restaurant leases provide the financial viability necessary to complete the extensive restoration and assure long term sustainability of this wonderful historic structure.

For the **David W. Dyer Federal Courthouse** in Miami, our firm is working on many aspects of this historic building's preservation and restoration. While the building is under a long-term lease with Miami-Dade College, the building is a Federal Courthouse so the construction and preservation

projects fall under the US General Services Administration. Since the project is under the direct guidance from the GSA, the Secretary of the Interior's Standards for the Treatment of Historic Properties is of utmost importance. To determine the long-term housing of court functions, repair and alterations and modernization our team prepared a Historic Preservation Plan as part of a feasibility study. The Plan consists of the building's Historical Overview, Existing Conditions Assessment and Analysis and Recommendations for Restoration and Reuse. Recommendations for Preservation and Restoration of Significant Architectural Features for the Dyer Federal Building and Courthouse were based on a comprehensive visual inspection of the building in its present condition and on historical and photographic documentation of its original appearance.

Our team also prepared an Adaptive Reuse Due Diligence report consisting of the Building Evaluation & Recommendations for Structural, Mechanical, Electrical, Plumbing, Fire Protection, Hazardous Materials Assessment, and Budget Cost Estimate for the College's potential long term lease of the 179,000 Sq. Ft. David W. Dyer U.S. Courthouse and its conversion to educational uses for the College. In addition to coordinating the work of the consulting team and assembling their final work product into a comprehensive report, we also provided an historical overview, prepared existing conditions architectural CAD plans and concept design drawings.

In addition, following a long-term lease agreement between Miami Dade College and GSA for the use of the Dyer Federal Courthouse Building for higher educational and related purposes, the scope of work includes multi-phased services for Asbestos, Lead Base Paint and Mold Remediation and Partial Security Separation, Building Separation (Security & Utilities) & General Demolition, and Remodeling & Renovations of the Dyer Building. Our firm is responsible for building exterior restoration work including walls, windows and doors; all of the building's historically contributing interior areas; phases of the architectural work and engineering coordination, including programing, schematic design, design development, construction documents, bidding/permitting and construction administration; coordinating with both the State Historic Preservation Office and the City of Miami's Historic Preservation Officer and obtaining approval of the project from the State of Florida Division of Historic Resources and/or National Park Service.

The restoration of the **Miami Dade Military Museum** was a multi-phased project. Constructed in 1942, **Building 25 NAS** served as headquarters for Richmond Naval Air Station's 25 blimps that provided air patrol for the southeastern coast of the United States against German attacks during World War II. In the early 1960s, in an attempt to overthrow the Cuban revolution and after the failed Bay of Pigs invasion, the U.S. Government established a secret covert CIA operation headquartered in Building 25, conducting intelligence gathering activities during the Cuban Missile Crisis. In 1968 the operation was deactivated.

Building 25 NAS Richmond now has a new mission, as it has been relocated to a site within the Gold Coast Railroad Museum grounds, to serve as the Military Museum of South Florida. Our team completed plans for the building's relocation which was the largest building to have ever been moved in Miami Dade County. The structure was moved in one piece and secured to new foundations. Our team then completed a thorough restoration of the interior and exterior of this building and designed the museum spaces. The Miami Dade Military Museum celebrates all of the county's contributions to the US Military and was open to the public in 2020 with curated collections. Due to the Global COVID-19 pandemic the museum was not officially dedicated by the county until 2023.

For the restoration of the **Delray Beach Train Depot**, we had to basically reconstruct history. This Seaboard Train Station played an important role in the growth of South Florida, bringing industry and a population to the area at the turn of the 20<sup>th</sup> century. After Amtrak discontinued using the station in the 1990s, the station sat empty and abandoned for some time - as in the case with the Reynolds School which has sat unused since 2017. The train depot had unfortunately fallen victim to arson and thus most of its structure integrity was gone. As is the case with all of our projects we were on site to start the project with our engineers. We first did a thorough analysis of the building's structure and remaining systems and then got to work shoring it up and repairing its structure. After a full assessment, our firm designed the station to be a Human Resources office for the City of Delray Beach and a Health Clinic for City employees.

For the restoration and renovation of the **Carl Fisher Clubhouse** we had a relatively short time frame in which to complete the work. The Miami Beach Capital Improvement Projects office wanted the ability to use the Carl Fisher Clubhouse as quickly as possible due to its proximity to the Miami Beach Convention Center. The building was built in 1916 and is the oldest public building in Miami Beach. Our team completed a thorough analysis of the building and completed a complete restoration of the exterior and interior of the main historic clubhouse and the 1933 annex building, also on the site. The renovated and restored Clubhouse serves as an auxiliary, upscale event venue for the Convention Center and the city wanted the ability to rent it out for Art Basel related events as soon as possible. Once our construction documents were completed and approved we got to work and were on-site at every step of the way. We were able to fast track the project and get documents and administration done in a fast manner and thus begin the physical work.

**The Freedom Tower** was built in 1925 as offices and a printing facility for the MIAMI DAILY NEWS and METROPOLIS. Designed in Mediterranean Revival Style, the tower is fashioned after the Giralda Bell Tower in Sevilla, Spain. From 1962 to 1974 the building was used as the Cuban Refugee Center and renamed the Freedom Tower. The building was restored in 1989 by our firm at a cost of \$7,400,000, to include a 550 seat banquet facility, a two story private club, and twelve floors of adaptive space. Special attention was given to the renewal and restoration of interior finishes, window repair and restoration interior and exterior detailing. The previous preservation effort earned the firm awards from the Florida Trust for Historic Preservation, the American Institute of Architects-Florida, and the American Institute of Architects- Miami. The building is currently undergoing a comprehensive exterior restoration and an interior restoration and museum conversion. The rehabilitation scope includes maintaining and repairing damaged and spalled concrete surfaces; addressing corroded steel like the lintels; masonry repointing, repair and replacement; stucco maintenance and repairs; and repairs to the copper roofing and repainting.

5) Our firm almost exclusively focuses on projects that have a significant community and / or business involvement. Our regular clients include the City of Miami; Miami Dade College; Miami Dade County; City of Delray Beach; City of West Palm Beach, Village of Biscayne Park; and Village of Pinecrest. Every since project for the above mentioned clients was a public building of some kind including museum spaces in the case of the Freedom Tower or the Dyer Courthouse for Miami Dade College, or Miami Dade County in the case of the Deering Estate and Vizcaya. We always engage the community in the way of a charette or a public discussion so that their voice is heard

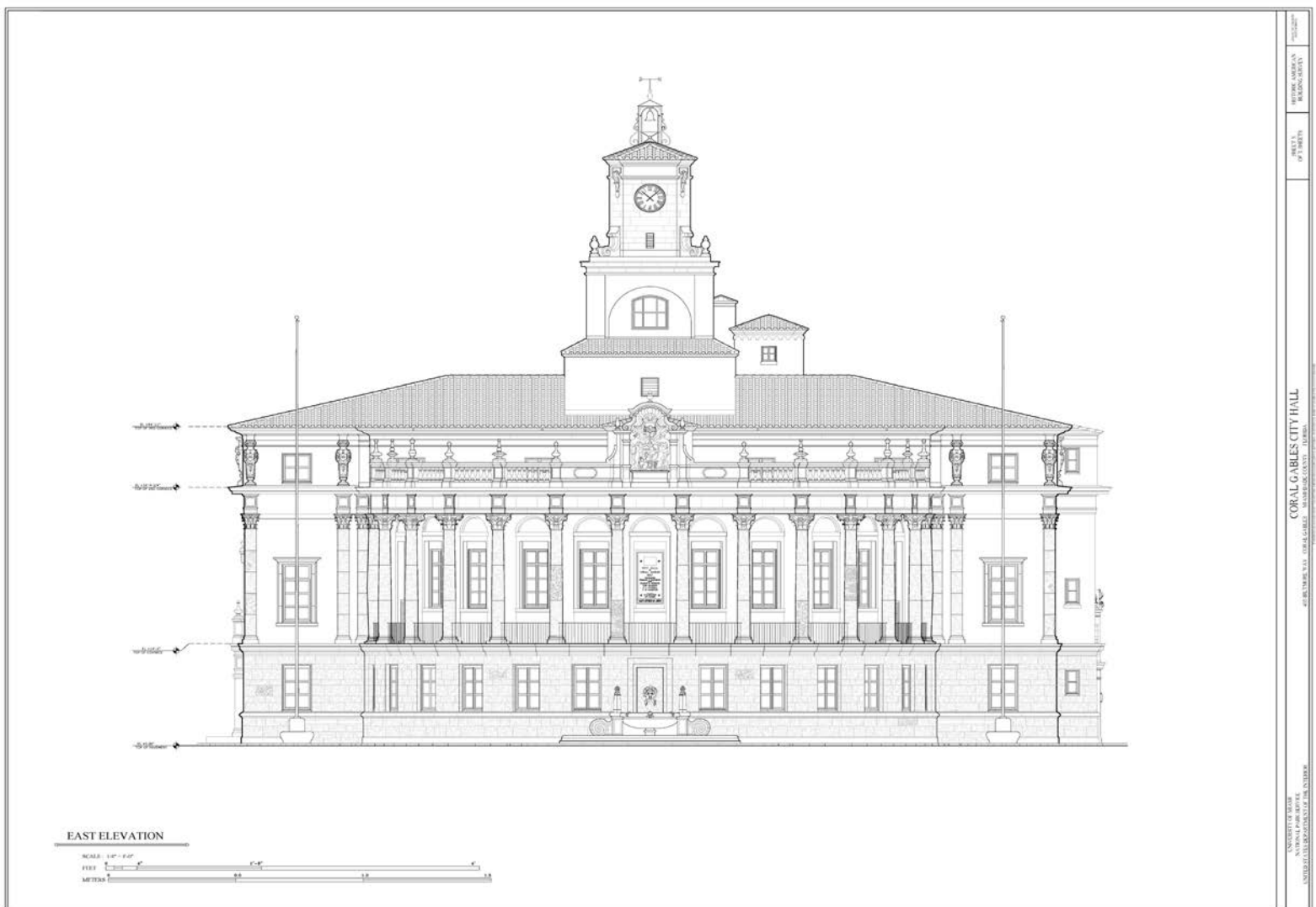


and that the building is indeed being planned and designed for the greater good of the community and not just of that of the elected officials.

6)Our firm fosters a culture of collaboration by encouraging open communication and the sharing of ideas among team members and external consultants. This collaborative environment promotes innovation and efficiency thus leading to successful projects for our clients. We use advanced project management software and digital collaboration tools. These tools facilitate real-time communication and document sharing, ensuring that all parties, including the city's appointed consultants, are aligned and informed throughout the life of the project.

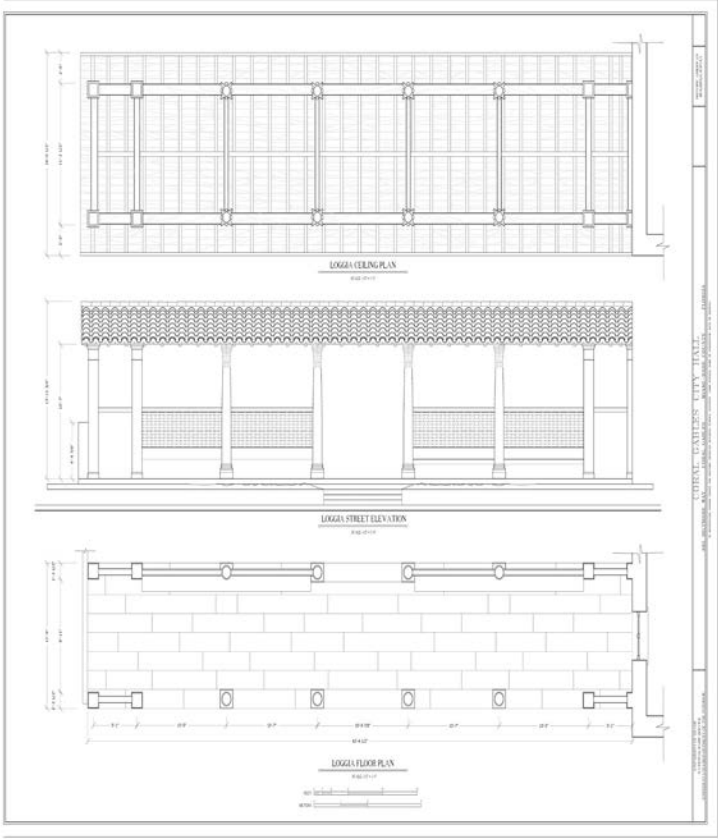
# Understanding Your Project:

City of Coral Gables City Hall was drawn and documented by a University of Miami Historic American Buildings Survey class. Our firm's Principal, Ricardo Lopez, who is on the team for this project led that class and had his students make incredible drawings of City Hall. We have measured and become very familiar with this incredible building.





**NORTH ELEVATION**



# Understanding Your Project: CITY HALL

Coral Gables City Hall is one of the most recognizable and memorable buildings in the city. While it is the manifestation of the local government makes it naturally prominent in the community, it is situated in a highly visible location, at the intersection of the commercial “Main Street,” Miracle Mile, and Le Jeune Road, the state road which runs north-south through the entire county. It stands at the threshold between the city’s commercial district and the densely canopied residential zone. Furthermore its position on the intersection made even more dynamic by the building footprint being rotated away from the orthogonal street network, and symbolically facing diagonally towards the city gate known as Douglas Entrance, or La Puerta del Sol, at the north east corner of Coral Gables, which would have been the primary point of entry if arriving from the city of Miami.

This urban gesture, establishes the site of the both the site and the building as the symbolic and geometric center, if not literally the physical center, of Coral Gables. The composition of the building embraces its urban prominence with a distinct and timeless architectural form, the circular temple, a tholos, engaged into a rectangular palazzo. Two ancient building types, one sacred and one domestic, merged into one dynamic and enduring expression of local governance and democracy in coral stone.

At the heart of this local democracy is the council chamber, situated inside the very center of this round building in a singular semi-circular room. Elevated on a stone pedestal and screened by row of double-height Corinthian columns, this chamber has served as the stage upon which the city has been governed since it was built a century ago. At the center of the room there was an elevated dais with room for the citizens to circulate around the round room and engage direct with their elected officials.

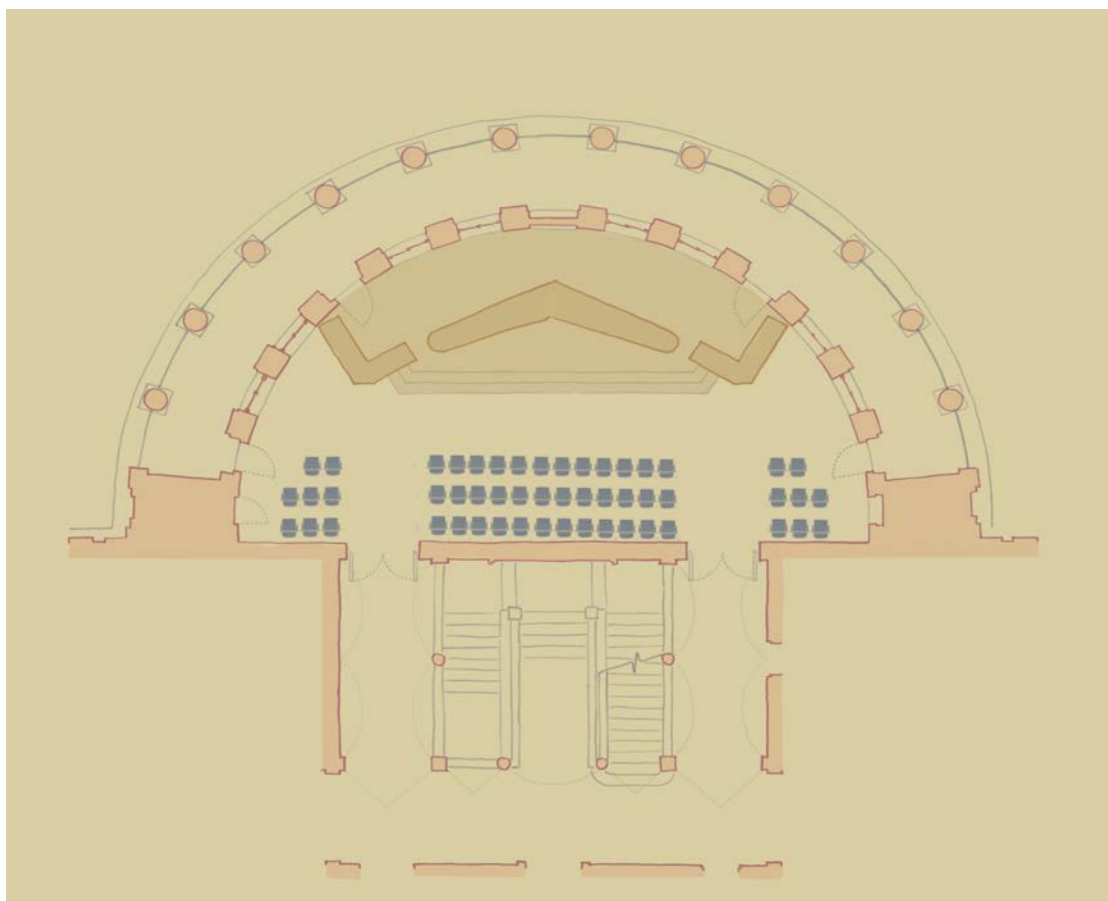




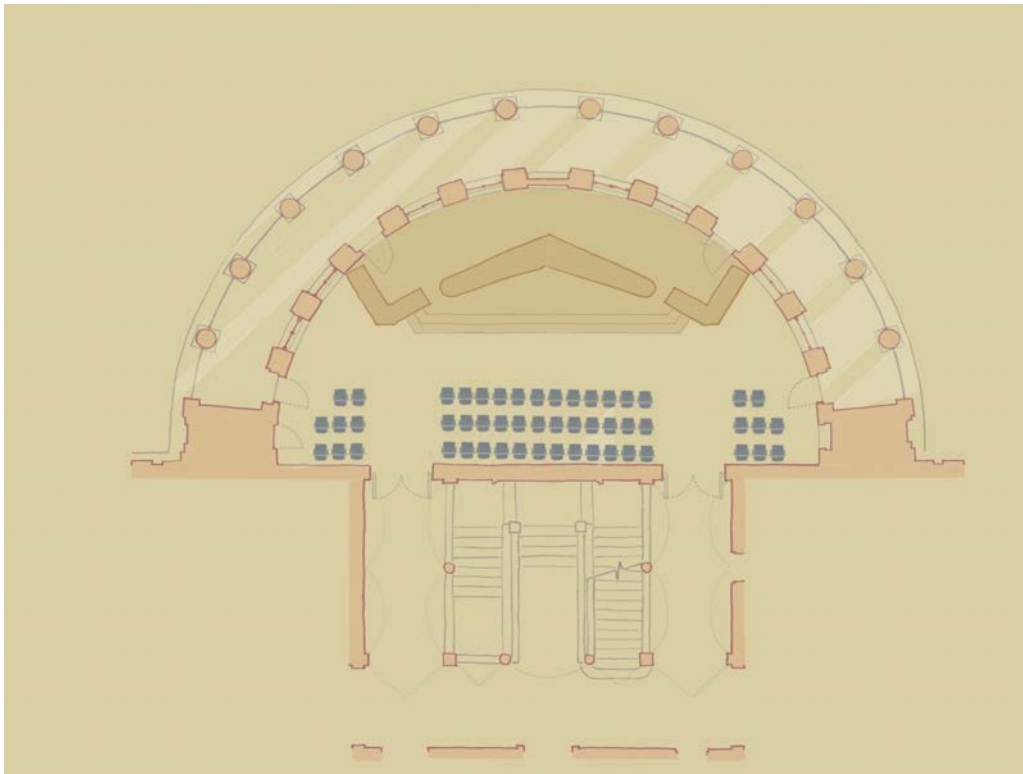
However, at some point during the last century, the purity of form and purpose was overshadowed by other priorities. The original dais at the center of the room was removed and a new longer and more modern one was installed on the opposite side of the room, along the curved wall of the rotunda. This change did accommodate more government officials, which likely came out of necessity for a growing city, but it also had unintended consequences. The geometry of the new layout conflicted with the origins of the building's composition, resulting in a dais that occupies half of the room, diminishing the space allotted for the public in attendance.

The challenges of changing the orientation of the room also resulted in physical compromises which impact the council chamber to this day. The raised dais pressed up against the exterior wall blocks two doors out to the loggia, another singular space in the building's composition, and perhaps its most recognizable exterior feature. This arrangement also places the government officials with their backs to the windows, likely creating an unpleasant glare upon the public, and likely resulting in the drawing the curtains to block out the light - indefinitely.

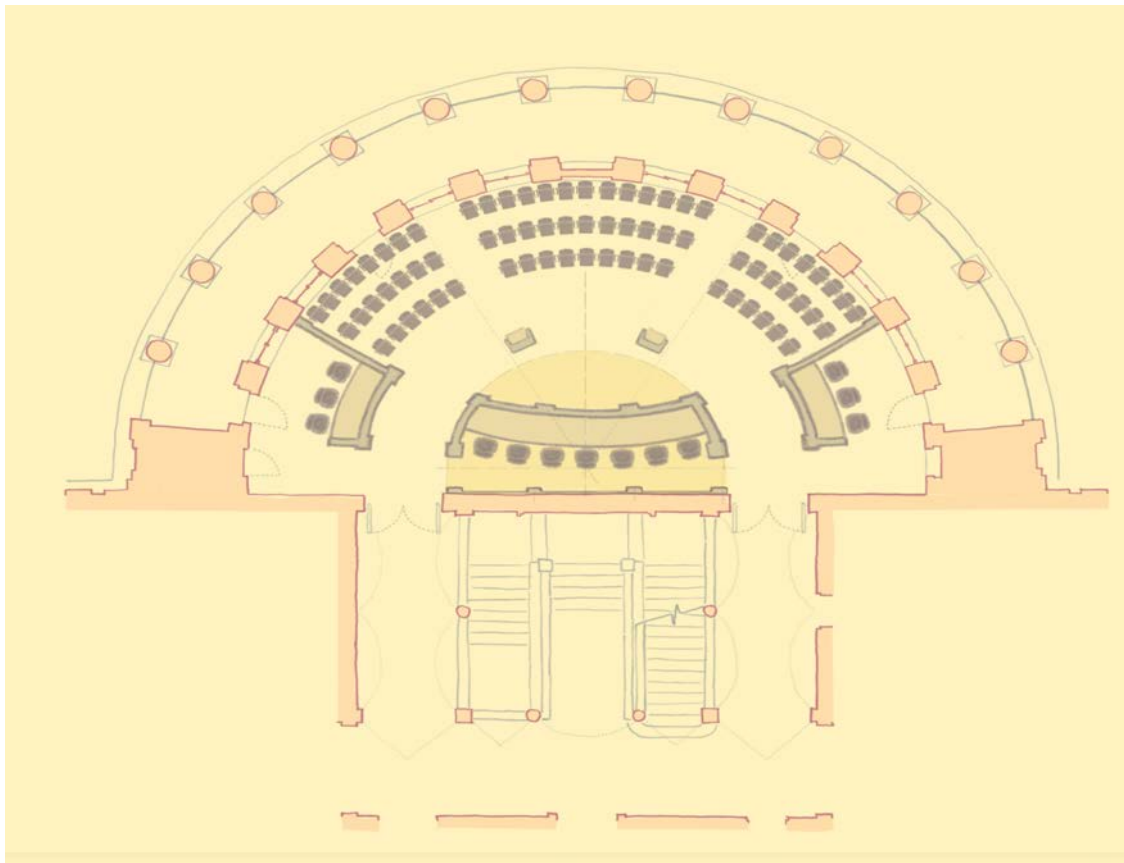
RJHA proposes to return the orientation of the room to its original intent, with a new dais situated between the two entry doors allowing the public to spread in exedra around their elected officials, with the public free to extend out onto the loggia, and for the natural daylight to once again illuminate the interior of the council chamber.



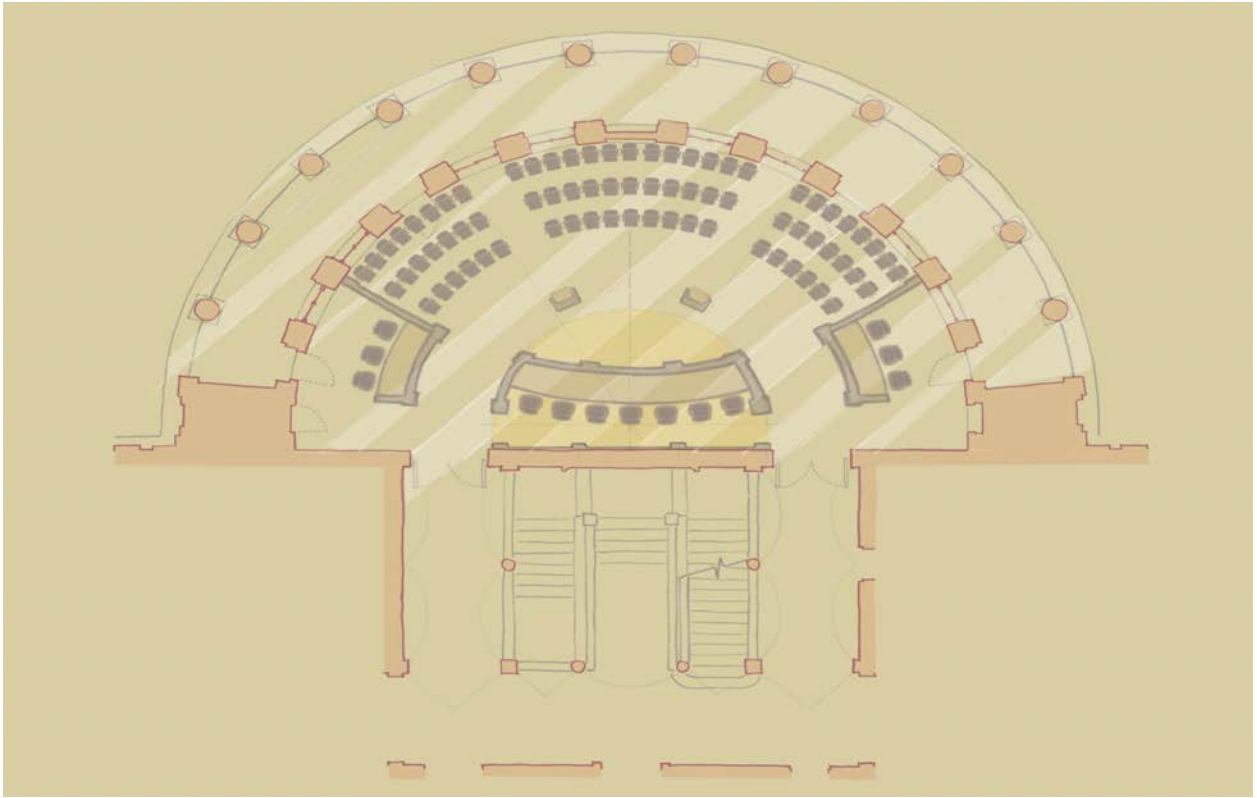
Current layout, with dais along the exterior wall.



With the curtains always closed in the chamber, it is always in shade.  
A dark City Commission Chamber.



A new dais, located where the original one was, at the center of the room, with space to accommodate the public more naturally at the permiten.



Recovering this layout will allow for daylight to return to the council chamber. As a bonus, by opening the window curtains, visitors to the chamber will once again be able to see up close the beautiful and timeless coral patterns in the stone columns, which now are only visible at a distance outside the building.



<b>Firm Profile and Philosophy</b>					
<p>Founded in 1987, R.J. Heisenbottle Architects, PA (RJHA) is an architecture, planning, historic preservation and interior design firm located in Coral Gables, Florida. RJHA has over Three (3) decades of experience providing architectural and engineering design services for new construction, renovation, restoration, additions and historic preservation projects. In general, as needed, the services provided have included project management, consultation on and analyses of project delivery methods, cost analysis and schedule planning, design services for furniture, fixtures and equipment (FF&amp;E), construction contract administration, site analysis, consultation and planning, as well as, developing program goals for sustainable site and building design, including LEED goals. Today, the firm is a leader in quality, high profile projects with an emphasis on corporate, governmental and institutional clients. Projects range from large scale historic preservation to educational facilities, office buildings, theaters, and commercial interiors. RJHA has designed, rehabilitated and renovated theatres, auditoriums, municipal buildings, churches, commercial buildings, hospitality spaces, elementary, middle and high schools, college/university buildings, public meeting venues, administration buildings, theaters, schools, parks, outdoor spaces and public facilities. <b>Our firm has over 35 years of experience working with the Secretary of the Interior's Standards for Rehabilitation and Preservation, for the restoration, rehabilitation, and / or reconstruction of historically significant structures in Florida.</b></p> <p>At RJHA we strongly believe in seeking a timeless architecture that results in well-crafted buildings which maintain sensitivity to their context. Our unique approach has garnered the firm with numerous awards for Excellence in Architecture and Historic Preservation from the Florida Association of the American Institute of Architects, the Miami Chapter of the American Institute of Architects, Dade Heritage Trust, Traditional Building Magazine, the National Trust for Historic Preservation and the Florida Trust for Historic Preservation.</p>					
<b>a) Office location where work is to be performed</b>					
R.J. Heisenbottle Architects, PA 2199 Ponce de Leon Boulevard, Suite 400, Coral Gables, Florida 33134 Office (305) 446-7799   Fax (305) 446-9275   <a href="http://www.rjha.net">www.rjha.net</a>					
<b>b) Principal's name and phone number (authorized to execute contracts for the firm)</b>					
Richard Heisenbottle, FAIA, President Office (305) 446-7799 Ext. 14   Fax (305) 446-9275   <a href="mailto:richard@rjha.net">richard@rjha.net</a>					
<b>Secondary Contact</b>					
Charlene Conill, Director of Business Development Office (305) 446-7799 Ext. 22   Fax (305) 446-9275   <a href="mailto:cconill@rjha.net">cconill@rjha.net</a>					
<b>c) Date firm was established</b>		<b>Number of years in business in the State of Florida</b>			
03/20/1987		37 years			
<b>d) Business Structure</b>	<b>Federal Employer Id#</b>	<b>Firm License#</b>	<b>FL Corporation #</b>	<b>CAGE#</b>	<b>DUNS#</b>
S. Corporation	59-2783815	AAC001513	M48770	34CX0	842120487
<b>e) Size of Organization</b>					
Small Business   10 employees   3 registered Architects  <b>Small Business Certifications:</b> <u>County/Local:</u> <ul style="list-style-type: none"> <li>▪ SBE – Small Business Enterprise (Miami-Dade County)</li> </ul>					
<b>f) Professional Registration   Certifications   Affiliations</b>					
Florida Registered Architect AR0010865 (Exp. 2/28/25)		Fellow of the American Institute of Architects (AIA)		NCARB (National Council of Architectural Registration Boards)	



**Request for Taxpayer  
Identification Number and Certification**

**Give Form to the  
requester. Do not  
send to the IRS.**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

**1** Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**R.J. Heisenbottle Architects, P.A.**

**2** Business name/disregarded entity name, if different from above

**3** Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ \_\_\_\_\_

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ \_\_\_\_\_

**4** Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

**5** Address (number, street, and apt. or suite no.) See instructions.  
**2199 Ponce De Leon Blvd Ste 400**

**6** City, state, and ZIP code  
**Coral Gables, FL 33134**

**7** List account number(s) here (optional)

Requester's name and address (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Social security number**

			-				
--	--	--	---	--	--	--	--

**or**

**Employer identification number**

6	1	5	-	2	7	8	3	8	1	5
---	---	---	---	---	---	---	---	---	---	---

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here** Signature of **Richard J Heisenbottle**  
U.S. person ▶

Digitally signed by Richard J Heisenbottle  
DN: cn=US, o=RJ HEISENBOTTLE ARCHITECTS PA,  
dnQualifier=A01A10C0000017E8ECAC5A000054BEF, cn=Richard J Heisenbottle  
Date: 2024.01.26 09:05:00

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

# SECTION IV

RFQ: 2024-008



**Historic David W. Dyer Federal Courthouse, Miami, Florida  
Full Assessment & Restoration**

#### Section IV: Past Performance and References

1) See SF330, Part 1, Section F, attached for seven Historic Preservation projects. See Reference Forms attached (attachment D)

2) Past and present projects for the City of Coral Gables:

16-3438.00 Coral Gables Biltmore – Gondola Building

- a. City of Coral Gables Public Works, Capital Improvements
- b. Scope: Historic Restoration of the Biltmore Hotel – Gondola Building located on the golf course at 1210 Anastasia Avenue. Work was to include design, construction documents, and specifications for the restoration work.
- c. Total architectural / engineering fee was to be \$109,245.00
- d. Contract was to be for completion of the project
- e. Project Manager / Point of Contact: Jose Oliveros; Public Works Assist. Director. 305-460-5000
- f. RJ Heisenbottle Architects was to serve as the Prime Consultant
- g. Results: Our firm produced an in depth full evaluation and assessment report of the Gondola Building. Unfortunately construction did not start in time for the building to be saved and the building collapsed some time after the report was produced.

16-3441.00 Biltmore Hotel Golf Course E & W Bridges (City of Coral Gables c/o Biltmore Hotel Golf Management, LLC)

- a. City of Coral Gables c/o Biltmore Hotel Golf Management, LLC
- b. Scope: Historic Preservation, Architecture, and Engineering Consulting services for the repair and restorations of the East and West bridges on the grounds of the Coral Gables Biltmore Hotel and Golf Club.
- c. Total architectural / engineering fee was to be \$147,249.00
- d. Contract was to be for completion of the project
- e. Point of Contact: Gene Prescott with Biltmore Hotel. 305-445-1926
- f. RJ Heisenbottle Architects was to serve as the Prime Consultant
- g. Results: Our firm successfully preserved and restored the East and West bridges on the grounds of the Biltmore Golf Club so now all can use and enjoy them.

3) There have been no public nor private sector clients that have discontinued use of our services in the past two years.



**CITY OF CORAL GABLES REFERENCE FORM**  
**RFQ 2024-008 Assessment and Design Services (City Hall Restoration and Renovation)**

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 Freedom Tower / Miami, FL + David W. Dyer Federal Courthouse  
Owner Name Miami Dade College  
Contact Person Lisa Ulbrich  
Contact Telephone No. 617-719-3466  
Email Address: lulbrich@mdc.edu  
Yearly Budget/Cost +\$750,000  
Dates of Contract From: 3/2021 To: TBD  
Project Description Restoration of exterior and interior of National Historic Landmark, The Freedom Tower. Work includes assessing all issues both inside and out and repairing in addition to creating museum space on the inside.

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

2. Project Name/Location Miami Woman's Club  
Owner Name Miami Woman's Club  
Contact Person Noreen Timoney  
Contact Telephone No. 305-401-0101  
Email Address: timoneyrms@aol.com  
Yearly Budget/Cost \$7,000,000  
Dates of Contract From: 12/2007 To: 12/2023  
Project Description Restoration of the exterior and interior of the National Historic Landmark, the Miami Woman's Club. Work included making the building structurally sound, putting in new windows, all new mechanical systems, restoring the facade and replacing the missing ornamentation.





3. Project Name/Location Olympia Theatre & Office Building  
Owner Name City of Miami  
Contact Person Hector Badia  
Contact Telephone No. 305-416-1236  
Email Address: HBadia@miamigov.com  
Yearly Budget/Cost +/- \$3,500,000.00  
Dates of Contract From: 1/2022 To: TBD  
Project Description Restoration and building improvements to the National Historic Landmark, the Olympia Theatre.  
This atmospheric theatre designed by acclaimed theatre architect, John Ebersson, is getting new window,  
repair to the exterior brick facade and terracota ornamentation and also much restoration and conservation work to the interior.
4. Project Name/Location Glenn H. Curtiss Mansion  
Owner Name City of Miami Springs  
Contact Person Joellen Morgan-Phillips  
Contact Telephone No. 305-807-7878  
Email Address: Joellen@adkins1.com  
Yearly Budget/Cost \$2,000,000.00  
Dates of Contract From: 2010 To: 2013  
Project Description Complete restoration and preservation of the National Historic Landmark, the Glenn H Curtiss Mansion.  
Built in 1925, the restoration of the 14,733 square feet, two-story Pueblo-Mission Revival architecture style mansion was a labor of love after years of neglect.  
The entire interior and exterior were restored and a new catering kitchen was added to help transform the mansion into a gorgeous and useful event space.
5. Project Name/Location Deering Estate / Stone House  
Owner Name Miami Dade Parks and Recreation  
Contact Person Roberto Rodriguez  
Contact Telephone No. 305-961-2791  
Email Address: Roberto.Rodriguez3@miamidade.gov



Yearly Budget/Cost \$2,500,000

Dates of Contract From: 2022 To: TBD

Project Description The complete restoration of the exterior and interior of the Deering Estate's Stone House.  
Built to be fireproof and to protect Mr. Deering's tapestries and artwork, this incredible house was designed in 1922 by Phineas Paist.  
Work will include restoration of many parts of the coral rock exterior, upper deck, and all doors and windows. New mechanical, electrical and plumbing systems will be included as well.

6. Project Name/Location Trinity Cathedral

Owner Name Trinity Episcopal Cathedral

Contact Person Roberto Sota

Contact Telephone No. 305-456-8851

Email Address: office@trinitymiami.org

Yearly Budget/Cost \$4,500,000.00

Dates of Contract From: 2009 To: 2013

Project Description The restoration of Trinity Episcopal Cathedral, the oldest church in the original city limits of Miami (1896), completed in 2013,  
Included structural reinforcing, stained glass restoration, new electrical, new lighting, remodeling of staff offices, adding hurricane protection and other vital improvements in order to bring the building into

**BIDDER INFORMATION:**

Company Name: R.J. Heisenbottle Architects, PA

Representative: Charlene Conill

Address: 2199 Ponce de Leon #400 Coral Gables, FL 33134

Telephone No.: 305-446-7799

Fax No.: 305-446-9275

Email Address: Cconill@rjha.net

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <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 <b>1</b>
21. TITLE AND LOCATION <i>(City and State)</i>  <b>David W. Dyer Federal Courthouse   Miami, Florida</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017-2024	CONSTRUCTION <i>(If applicable)</i> 2025 (TBD)

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER <b>Miami Dade College / Gen. Serv. Adm</b>	b. POINT OF CONTACT NAME <b>Lisa Ulbrich</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>617-719-3466</b>
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Our firm is responsible for 3 separate scopes of work for this building: Feasibility Study on its long-term use for court functions; Adaptive Reuse Due Diligence Report; and Renovation and Restoration of the building.

Serving as the Associate Architect for Historic Preservation, R.J. Heisenbottle Architects (RJHA) prepared a Historic Preservation Plan as part of a Feasibility Study for the Long-Term Housing of Court Functions, Repair and Alterations/ Modernization. The Plan consisting of the building's Historical Overview, Existing Conditions Assessment and Analysis and Recommendations for Restoration and Reuse. Recommendations for Preservation and Restoration of Significant Architectural Features for the Dyer Federal Building and Courthouse were based on a comprehensive visual inspection of the building in its present condition and on historical and photographic documentation of its original appearance.

R.J. Heisenbottle Architects (RJHA) prepared a 232-page Adaptive Reuse Due Diligence Report consisting of the Building Evaluation & Recommendations for Structural, Mechanical, Electrical, Plumbing, Fire Protection, Hazardous Materials Assessment, and Budget Cost Estimate for the College's potential long term lease of the 179,000 Sq. Ft. David W. Dyer U.S. Courthouse and its conversion to educational uses for the College. In addition to coordinating the work of the consulting team and assembling their final work product into a comprehensive report, RJHA also provided an historical overview, prepared existing conditions architectural CAD plans and concept design drawings.

Serving as Associate Architect for Historic Preservation, RJHA is responsible for all restoration and preservation efforts of this important building including all phases of architectural work and engineering coordination and design and construction drawings



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

<b>a.</b>	(1) FIRM NAME <b>Wood/O'Donnell &amp; Naccarato</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Miami, Florida</b>	(3) ROLE <b>Structural Engineers</b>
<b>b.</b>	(1) FIRM NAME <b>TLC Engineering</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Miami, Florida</b>	(3) ROLE <b>Mechanical, Electrical, Plumbing Engineers</b>
<b>c.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>d.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>e.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>f.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <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> City of Miami City Hall & Commission Chambers	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2002-2003	CONSTRUCTION <i>(If applicable)</i> 2003-2005

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER City of Miami	b. POINT OF CONTACT NAME Genady Beylin	c. POINT OF CONTACT TELEPHONE NUMBER 305-416-1200
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT** *(Include scope, size, and cost)*

The Miami City Hall was originally built in 1933 to serve as the Pan American World Airways Seaplane Base and Terminal Building. The Art Deco style structure has been designated as a local historic site and is listed on the National Register of Historic Places. RJHA provided full architectural, engineering and interior design services for the adaptive use of the Pan American Terminal to accommodate functional needs of the Miami City Commission already occupying the building since 1954.

The entrance lobby was restored and the main interior space restoration included new seating, lighting, sound and CCTV systems. A new security office and staff/press conference room were provided. Among the most significant elements of the interior that were restored to their original appearance are the ceiling panels depicting the signs of the Zodiac, the beams decorated with stylized wings and bands in the Pan Am colors, and the murals near the ceiling depicting the history of flight through themes ranging from Leonardo da Vinci's aeronautical designs to the modern Clipper planes used during the early days of flight by Pan Am. [U.S.National Register of Historic Places](#) February 20, 1975. 9000 SF | \$1,700,000



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME Wood/O'Donnell & Naccarrato	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Structural Engineer
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



<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <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> Village of Biscayne Park Village Hall, Biscayne Park, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2013	CONSTRUCTION <i>(If applicable)</i> 2016

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Village of Biscayne Park	b. POINT OF CONTACT NAME Linda Dillon (ldillon@biscayneparkfl.gov)	c. POINT OF CONTACT TELEPHONE NUMBER 305-899-8000
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT** *(Include scope, size, and cost)*

Withstanding the test of time, this humble log cabin built in 1933 has served the Biscayne Park community for over 80 years. First, as the Village Hall, then as the village's Police Station, and now as the village's administrative offices. This rare building and important landmark with its unique architectural design and its rich history was designated historic by the Metro-Dade Historic Preservation Board in 1983. The historic Biscayne Park Village Hall is a 1<sup>1/2</sup> story log cabin with a wrap-around porch built from a log cabin kit using both round and hand-hewn pine logs.

RJHA was commissioned to restore the Depression-Era Log Cabin Village Hall Building to its historical appearance and configuration, enhance its roof, insulation and mechanical systems for greater safety and efficiency for re-use as both a community room and Village Commission meeting chamber. Only non-historic features and additions were removed. Finishes, construction techniques, distinctive features and examples of craftsmanship that characterize the property were preserved.

3000 SF | \$700,000



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

<b>a.</b>	(1) FIRM NAME Wood/O'Donnell & Naccarato	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Structural Engineer
<b>b.</b>	(1) FIRM NAME Laura Llerena & Associates	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Landscape Architect
<b>c.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>d.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>e.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>f.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <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 <b>4</b>
21. TITLE AND LOCATION <i>(City and State)</i> <b>Freedom Tower   Miami, Florida</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 1989 & 2021	CONSTRUCTION <i>(If applicable)</i> 1990 & 2024

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER <b>Miami Dade College</b>	b. POINT OF CONTACT NAME <b>David Griffith</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>215-260-1601</b>
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Built in 1925 as offices and a printing facility for the MIAMI DAILY NEWS and METROPOLIS. Designed in Mediterranean Revival Style, the tower is fashioned after the Giralda Bell Tower in Sevilla, Spain. From 1962 to 1974 the building was used as the Cuban Refugee Center and renamed the Freedom Tower. The building was restored in 1989 by our firm, at a cost of \$7,400,000, to include a 550 seat banquet facility, a two story private club, and twelve floors of adaptive space. Special attention was given to the renewal and restoration of interior finishes, window repair and restoration interior and exterior detailing. The previous preservation effort earned the firm awards from the Florida Trust for Historic Preservation, the American Institute of Architects-Florida, and the American Institute of Architects- Miami.

The building is currently undergoing a comprehensive exterior restoration and planning is underway for an interior restoration. The rehabilitation scope includes maintaining and repairing damaged and spalled concrete surfaces; addressing corroded steel like the lintels; masonry repointing, repair and replacement; stucco maintenance and repairs; and repairs to the copper roofing and repainting.

***National Register of Historic Places***

***See attached sheet for images.***

**82,000 SF \$550,000.00**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

<b>a.</b>	(1) FIRM NAME Wood/O'Donnell & Naccarato	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE Structural Engineers
<b>b.</b>	(1) FIRM NAME TLC	(2) FIRM LOCATION <i>(City and State)</i> Miami, FL	(3) ROLE MEP + Fire Suppression Engineers
<b>c.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>d.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>e.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>f.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

# FREEDOM TOWER RESTORATION

Location:	Miami, FL
Role:	Preservation Architect
Project Value:	1989: \$7.4M 2023: \$454,980.00
Start Date:	1987, 2021
Completion Date:	1989, 2024
Size:	82,000 SF
Project Owner:	Miami Dade College
Point of Contact:	David Griffith,
Title:	Director, Facilities Project Management Consultant
Address:	11011 SW 104th Street, Miami, FL 33176
Telephone:	(215) 260-1601
E-mail:	dgriffith@mdc.edu



## PROJECT DESCRIPTION / SCOPE OF SERVICE PROVIDED:

Built in 1925 as offices and a printing facility for the MIAMI DAILY NEWS and METROPOLIS. Designed in Mediterranean Revival Style, the tower is fashioned after the Giralda Bell Tower in Sevilla, Spain. From 1962 to 1974 the building was used as the Cuban Refugee Center and renamed the Freedom Tower. The building was restored in 1989 at a cost of \$7,400,000, to include a 550 seat banquet facility, a two story private club, and twelve floors of adaptive space. Special attention was given to the renewal and restoration of interior finishes, window repair and restoration interior and exterior detailing. The previous preservation effort earned the firm awards from the Florida Trust for Historic Preservation, the American Institute of Architects-Florida, and the American Institute of Architects- Miami.

The building is currently undergoing a comprehensive exterior restoration and planning is underway for an interior restoration. The rehabilitation scope includes maintaining and repairing damaged and spalled concrete surfaces; addressing corroded steel like the lintels; masonry repointing, repair and replacement; stucco maintenance and repairs; and repairs to the copper roofing and repainting.

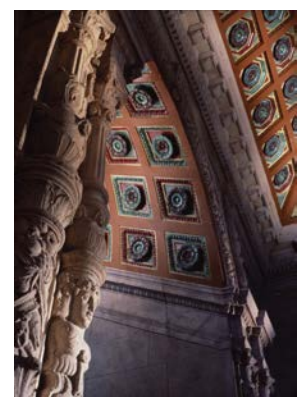
## *National Register of Historic Places*

### PROJECT TEAM

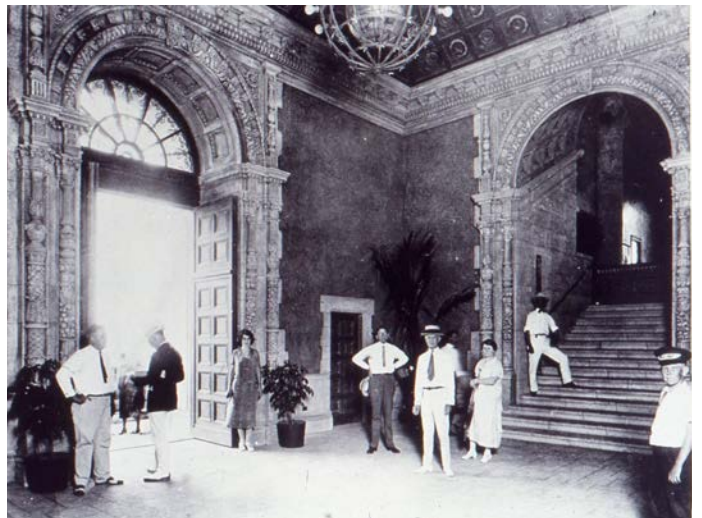
Architect of Record:	MC Harry Associates
Civil Engineer:	SRS Engineering, Inc.
Structural Engineer:	Wood/O'Donnell & Naccarato
MEP Engineer:	Fraga Engineers, LLC

### AWARDS

- 1992 AIA-Miami Chapter, Award of Merit for Design
- 1990 AIA Florida, Award for Excellence in Architecture (Built Category)
- 1990 Commercial Renovator Magazine, Commercial Renovator of the Year
- 1989 Florida Trust for Historic Preservation, Outstanding Preservation Project
- 1989 AIA-Miami Chapter, Award of Merit for Design









<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <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 <b>5</b>
21. TITLE AND LOCATION <i>(City and State)</i>  Lake Park Town Hall Restoration   Lake Park, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2000	CONSTRUCTION <i>(If applicable)</i> 2005

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Town of Lake Park	b. POINT OF CONTACT NAME Hoa N. Hoang	c. POINT OF CONTACT TELEPHONE NUMBER 561-881-3303
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The town of Lake Park was designed by the Olmsted Brothers, sons of renowned landscape architect Frederick Law Olmsted. Lake Park Town Hall was built in 1927 in the Mediterranean Revival style. In addition to being the seat of municipal government, Town Hall serves as a center for community activities and events. Its Mirror Ballroom is a beautiful banquet and performance space widely used for social and cultural events. The building is listed on the National Register of Historic Places.

R.J. Heisenbottle was commissioned by the Town of Lake Park to restore its Town Hall. The building was reroofed and the original windows were restored. The interiors were fully restored, with special attention given to the Mirror Ballroom and its beautifully detailed wood ceiling.

15,000 SF  
 \$1,500,000.00  
 See attached sheet for images.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

<b>a.</b>	(1) FIRM NAME Wood/O'Donnell & Naccarato	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Structural Engineers
<b>b.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>c.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>d.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>e.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>f.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

# LAKE PARK TOWN HALL RESTORATION

Location: Lake Park, Florida

Role: A/E of Record  
Preservation Architect

Project Value: \$1,450,000

Professional Fees: \$124,000

Start Date: 1999

Completion Date: 2002

Project Owner: Town of Lake Park

Point of Contact: Hoa N. Hoang

Title: Assistant to the Town Manager

Department: Office of the Clerk

Address: 535 Park Avenue  
Lake Park, FL 33403

Telephone: 561-881-3303

Fax: 561 881-3314

E-mail: [hhoang@lakeparkflorida.gov](mailto:hhoang@lakeparkflorida.gov)



## PROJECT DESCRIPTION / SCOPE OF SERVICE PROVIDED:

The town of Lake Park was designed by the Olmsted Brothers, sons of renowned landscape architect Frederick Law Olmsted. Lake Park Town Hall was built in 1927 in the Mediterranean Revival style. In addition to being the seat of municipal government, Town Hall serves as a center for community activities and events. Its Mirror Ballroom is a beautiful banquet and performance space widely used for social and cultural events. The building is listed on the National Register of Historic Places.

R.J. Heisenbottle was commissioned by the Town of Lake Park to restore its Town Hall. The building was reroofed and the original windows were restored. The interiors were fully restored, with special attention given to the Mirror Ballroom and its beautifully detailed wood ceiling.



<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <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  <p style="text-align: center;">7</p>
21. TITLE AND LOCATION <i>(City and State)</i>  Miami Military Museum, Miami, Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2006	CONSTRUCTION <i>(If applicable)</i> 2012

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Friends of the Military Museum	b. POINT OF CONTACT NAME Anthony Atwood	c. POINT OF CONTACT TELEPHONE NUMBER 305-225-9165
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Constructed in 1942, **Building 25 NAS** served as headquarters for Richmond Naval Air Station's 25 blimps that provided air patrol for the southeastern coast of the United States against German attacks during World War II. In the early 1960s, in an attempt to overthrow the Cuban revolution and after the failed Bay of Pigs invasion, the U.S. Government established a secret covert CIA operation headquartered in Building 25, conducting intelligence gathering activities during the Cuban Missile Crisis.

In 1968 the operation was deactivated. Building 25 NAS Richmond now has a new mission as it serves as the new military museum, within the Gold Coast Railroad Museum grounds, to serve as the Military Museum of South Florida.

R.J. Heisenbottle Architects completed plans for the building's relocation and restoration. The complete restoration included all new mechanical, electrical, plumbing, fire suppression and windows. Upon restoration, the interior was completely restored with refinished walls and floors.

***Historically designated by National Register of Historic Places; Miami-Dade County***

12,000 square feet  
 \$8,600,000.00  
 See attached sheet for images

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

<b>a.</b>	(1) FIRM NAME Wood/O'Donnell & Naccarato	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Structural Engineers
<b>b.</b>	(1) FIRM NAME TLC	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE MEP + Fire Suppression Engineers
<b>c.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>d.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>e.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>f.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



## MIAMI DADE MILITARY MUSEUM

Location: 12460 SW 152 Street  
Miami, FL 33177

Role: A/E of Record  
Preservation Architect

Project Value: \$8.676M

Historic Tax Credits: \$1.24M  
Pending Approval

Historical Designation: National Register of  
Historic Places

Date Built: 1942

Historic District: NA

Start Date: 2006

Completion Date: Phase I—December 2015  
Phase II: Ongoing

Size: 12,000 SF

Project Owner: Friends of the Military  
Museum

Point of Contact: Anthony Atwood

Title: Executive Director

Address: 1825 Ponce De Leon  
Blvd.  
Coral Gables, FL 33134

Telephone: (305) 225-9165

Fax: (305) 225-9165

E-mail: [anthony.atwood@fiu.edu](mailto:anthony.atwood@fiu.edu)



### PROJECT DESCRIPTION / SCOPE OF SERVICE PROVIDED:

Constructed in 1942, **Building 25 NAS** served as headquarters for Richmond Naval Air Station's 25 blimps that provided air patrol for the southeastern coast of the United States against German attacks during World War II. In the early 1960s, in an attempt to overthrow the Cuban revolution and after the failed Bay of Pigs invasion, the U.S. Government established a secret covert CIA operation headquartered in Building 25, conducting intelligence gathering activities during the Cuban Missile Crisis. In 1968 the operation was deactivated. Building 25 NAS Richmond now has a new mission, as it has been relocated to a site within the Gold Coast Railroad Museum grounds, to serve as the Military Museum of South Florida. Our team completed plans for the building's relocation which was the largest building to have ever been moved in Miami Dade County. The structure was moved in one piece and secured to new foundations. Our team then completed a thorough restoration of the interior and exterior of this building and designed the museum spaces. The Miami Dade Military Museum celebrates all of the county's contributions to the US Military and was dedicated and open to the public in 2020.

***Historically designated by National Register of Historic Places; Miami-Dade County***

### RELEVANCY:

Non-Residential Historic Property, National Register for Historic Place, Cultural organization, Historic Preservation, Interior Renovations, Interior Design, Municipal Project.

### PROJECT TEAM

Civil Engineer: Maurice Gray &  
Associates

Structural Engineer: Douglas Wood &  
Associates

MEP Engineer: TLC Engineering



<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <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 <p style="text-align: center;">8</p>
21. TITLE AND LOCATION <i>(City and State)</i> Vizcaya Museum & Gardens, Vizcaya Village East and West Lodges	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2005	CONSTRUCTION <i>(If applicable)</i> 2010

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Miami-Dade County	b. POINT OF CONTACT NAME Dr. Joel Hoffman	c. POINT OF CONTACT TELEPHONE NUMBER 305-860-8422
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Villa Vizcaya Village complex includes a group of service outbuildings designed to resemble an Italian farm village. Service buildings originally included a Garage, Dairy Building, Mule Stable, Chicken Coop, Blacksmith Shop, East and West Gate Lodges and Staff Residence.

RJHA was commissioned for the restoration of the East and West Gate Lodge buildings after they had been abandoned for many years and further damaged by Hurricane Wilma in 2005.

All new mechanical, electrical, plumbing and life safety systems were installed. Floors, windows and shutters were replaced to match their original appearance. Balconies, decks and metal railings were restored. Exterior stucco was patched and repaired and original color schemes were reproduced based on historic paint analysis. Wooden interior stairs and balustrades were also restored. The original entrance courtyard was resurfaced and re-landscaped and the original wooden entrance gate and historic lanterns were brought back to their original appearance.

These once utilitarian structures have been brought back to functional use and up to current code; and at the same time, their original architectural beauty has been returned to harmonize with the rest of this grand National Historic Landmark and popular tourist attraction.

8,196 square feet

\$1,800,000.00

See attached project sheet for images.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

<b>a.</b>	(1) FIRM NAME Wood/O'Donnell & Naccarato	(2) FIRM LOCATION <i>(City and State)</i> Miami, Florida	(3) ROLE Structural Engineers
<b>b.</b>	(1) FIRM NAME Evergreene Architectural Conservators	(2) FIRM LOCATION <i>(City and State)</i> Brooklyn, NY	(3) ROLE Conservator
<b>c.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>d.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>e.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>f.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

# VILLA VIZCAYA: EAST & WEST GATE LODGES

Location: Vizcaya Museums and Gardens  
3251 S. Miami Ave.  
Miami, FL 33133

Role: A/E of Record  
Preservation Architect

Project Value: 1.7M / \$1.8M

Professional Fees: \$180K

Start Date: 2005

Completion Date: 2009

Size: 8,196 S.F.

Notes:

Project Owner: Miami-Dade County

Point of Contact: Dr. Joel Hoffman, PHD

Title: Executive Director

Department:

Address: 3251 S. Miami Ave.  
Miami, FL 33133

Telephone: 305-860-8422

Fax: 305 285-2004

E-mail: Joel.hoffman@vizcaya.org

**PROJECT TEAM**

Structural Engineer: Douglas Wood and Associates, Inc.  
MEP Engineer: Gartek Engineering Corp.

**AWARDS**

2014 AIA Florida, Merit Award of Excellence Historic Preservation



**PROJECT DESCRIPTION / SCOPE OF SERVICE PROVIDED:**

The complex includes a group of service outbuildings designed to resemble an Italian farm village. Service buildings originally included a Garage, Dairy Building, Mule Stable, Chicken Coop, Blacksmith Shop, East and West Gate Lodges and Staff Residence.

RJHA was commissioned for the restoration of the East and West Gate Lodge buildings after they had been abandoned for many years and further damaged by Hurricane Wilma in 2005.

All new mechanical, electrical, plumbing and life safety systems were installed. Floors, windows and shutters were replaced to match their original appearance. Balconies, decks and metal railings were restored. Exterior stucco was patched and repaired and original color schemes were reproduced based on historic paint analysis. Wooden interior stairs and balustrades were also restored. The original entrance courtyard was resurfaced and re-landscaped and the original wooden entrance gate and historic lanterns were brought back to their original appearance.

These once utilitarian structures have been brought back to functional use and up to current code; and at the same time, their original architectural beauty has been returned to harmonize with the rest of this grand National Historic Landmark and popular tourist attraction.



**RELEVANCY:**

Historic Preservation, Interior Renovations, Interior Design, Municipal Project



# SECTION V

RFQ: 2024-008



Historic Miami Woman's Club  
Full Assessment & Complete Restoration



## **Section V: Agreement Comments**

We, RJ Heisenbottle Architects, understand that by submitting a response to the RFQ 2024-008, that we agree to be bound to and execute the Agreement for this solicitation. Without diminishing the foregoing, the Proposer may request clarification and submit comments concerning the Agreement for the City's consideration. Only comments and proposed revisions included within the Response will be considered by the City. Any comments identified after the Response has been received may not be considered by the City. Furthermore, any requests to negotiate provisions of the Agreement not identified in the Response after the Response has been received, may be grounds for removal from further consideration for award. None of the foregoing shall preclude the City from seeking to negotiate changes to the Agreement during the negotiations process. Failure of the Successful Proposer to execute a contract within thirty (30) days after the notification of award may, at the City's sole discretion, constitute a default. However, the Agreement must be executed no later than one hundred twenty (120) days, based upon the requirements set forth in the RFQ through action taken by the City Commission at a duly authorized meeting. If the Proposer first awarded the Agreement fails to enter into the contract as herein provided, the award may be declared null and void, and the Agreement awarded to the next most responsible, responsive Proposer, or re-advertised, as determined by the City.





**About Us:** Established in 1987, R.J. Heisenbottle Architects (RJHA) is an architecture, historic preservation, interior design, and planning firm located in Coral Gables, Florida. The President of the firm, Richard J. Heisenbottle, FAIA, as well as key associates, have an impressive record of experience in a wide range of projects in both the public and private sectors. Today, the firm is a design leader in quality, high profile, award-winning projects, with an emphasis in historic preservation, theatre arts, performing arts centers, recreation centers, educational facilities, commercial buildings, multi-family residential and deluxe residential projects.

**Why Preserve?** Throughout the years, RJHA has become well known for successful large-scale historic preservation and adaptive reuse projects. We see historic preservation as a viable tool for community revitalization. Our work exemplifies sustainability through our commitment to the conservation of existing cultural and historical resources. We respect these renewable resources by restoring special architectural features and details that make them a unique part of our urban fabric and create a sense of place in the community. Our approach has garnered the firm numerous preservation and design awards for Excellence in Architecture from the National Trust for Historic Preservation, Florida Trust for Historic Preservation, in addition to the American Institute of Architects Florida and Miami Chapters and Dade Heritage Trust (Miami-Dade County's largest preservation organization).

**Our Methodology:** In addition to AutoCAD, the firm uses Revit Architecture for BIM (Building Information Modeling) to help generate accurate digital models of our projects so clients can clearly visualize their buildings before construction begins. Furthermore, our firm's philosophy has been enhanced by the Leadership in Energy and Environmental Design (LEED) accreditation process. However, even when we are not required to design in accordance with LEED standards, we always have our designs rooted in sustainability.

Reach out today for more information about our team or services.



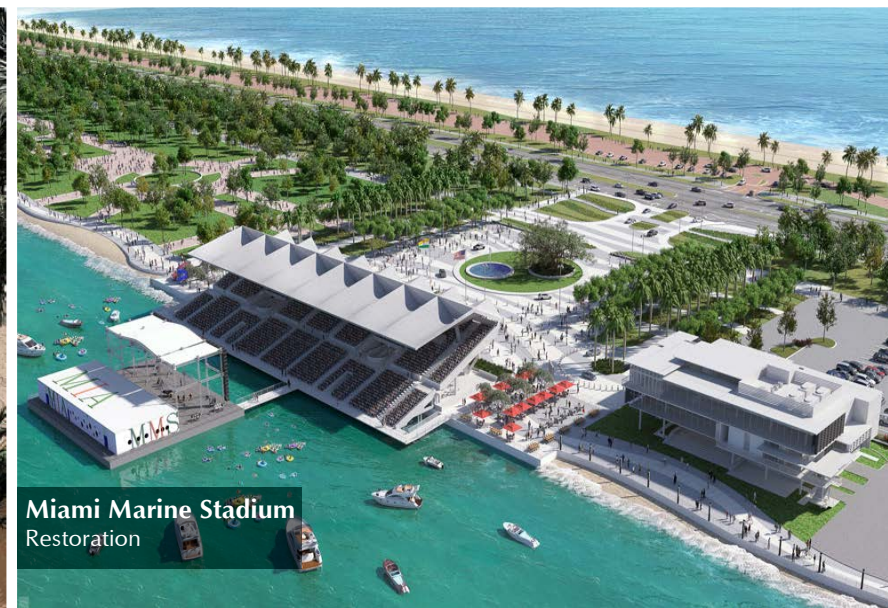
Freedom Tower Restoration



Carl Fisher Clubhouse Restoration



Miami Women's Club Restoration



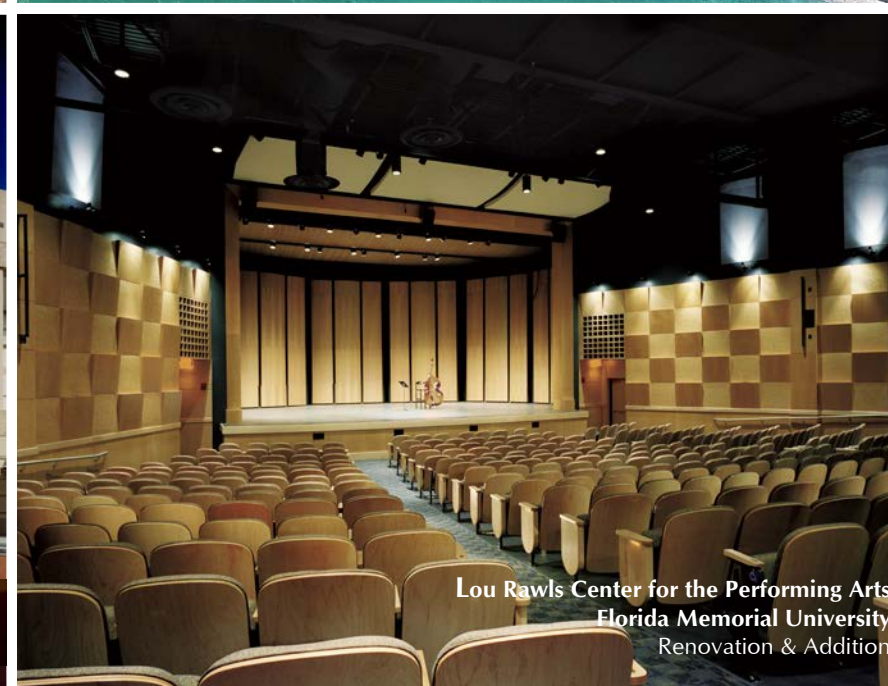
Miami Marine Stadium Restoration



Four Seasons Surf Club Restoration in conjunction with New Construction



Miami Edison Middle School Auditorium New Construction



Lou Rawls Center for the Performing Arts Florida Memorial University Renovation & Addition



Richard Heisenbottle, FAIA  
President

