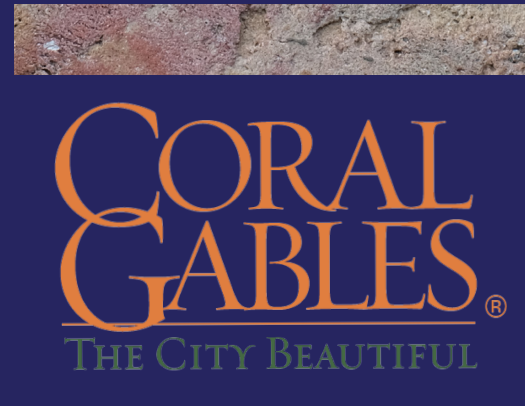


# Architectural Consulting Services

RFQ No. 2025-005



**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



**-- 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.**

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RFQ: 2025-005

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Villa Vizcaya West Gate House Restoration  
Miami, FL



# SECTION I

RFQ: 2025-005



Historic Freedom Tower, Miami, Florida  
Complete Interior & Exterior Restoration; Museum Design





**Proposed Project:**

RFQ No. 2025-005  
**City of Coral Gables,  
Architectural Consulting Services**

**Submittal Deadline Date:**

May 6, 2025

**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



# 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

<b>RFQ No.: 2025-005</b>	<b>Electronic submittals must be received prior to 2:00 p.m., Tuesday, May 6, 2025, via INFOR; and will remain valid for 120 calendar days. Submittals received after the specified date and time will not be accepted.</b>
<b>RFQ Title: Architectural Consulting Services</b>	
A cone of silence is in effect with respect to this RFQ. The Cone of Silence prohibits certain communication between potential vendors and the City. For further information, please refer to the City Code Section 2-1027 of the City of Coral Gables Procurement Code.	Contact: Eduardo Hernandez Title: Procurement Specialist Telephone: 305-460-5108 Email: <a href="mailto:ehernandez2@coralgables.com">ehernandez2@coralgables.com</a> / <a href="mailto:contracts@coralgables.com">contracts@coralgables.com</a>

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 x. 22</i>
Indicate type of organization below: Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> Other: <input type="checkbox"/>	Cellular No.: <i>305 898 8883</i>
Bid Bond / Security Bond (if applicable) <u>N/A</u> %	Fax No.: <i>305 446 9275</i>
	Email: <i>CConill@rjha.net</i>

**ATTENTION: THIS FORM ALONG WITH ALL REQUIRED RFQ FORMS MUST BE COMPLETED, SIGNED (PREFERABLY 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 / CConill* *Marketing Director* *4/29/2025*  
Authorized Name and Signature Title Date



# **SOLICITATION SUBMISSION CHECKLIST**

**Request for Qualifications (RFQ) No. 2025-005**

COMPANY NAME: (Please Print): RJ Heisenbottle Architects, PA  
Phone: 305 446 7799 ext. 22 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 # 3
- 3) Fill out, sign, and submit the Proposer's Acknowledgement Form. PAGE # 6
- 4) Fill out and submit the Solicitation Submission Check List. PAGE # 7
- 5) Fill out, sign, notarize (as applicable), and submit the Proposer's Affidavits and Schedules A through H. PAGE # 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 # in INFOR
- 7) Minimum Qualification Requirements: submit detailed verifiable information affirmatively documenting compliance with the Minimum Qualifications Requirements shown in Section 3. PAGE # IN INFOR
- 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 # 22
- 9) Fill out Employer E-Verify Affidavit. PAGE # 10
- 10) Fill out Lobbyist Registration & Oral Registration Forms PAGE# 18

## **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 # 25
- 2) Provide a statement detailing Proposer's familiarity with permitting agencies and permitting procedures, especially in Miami-Dade County. PAGE # 27
- 3) Describe the Proposer's expertise and experience in working with other disciplines, including coordination with other design professionals and sub-consultants. PAGE # 27
- 4) Provide Secure Financial Strength Rating from AM Best, with a minimum of "A"-, XIV. PAGE # INFOR



(ii) **FOR KEY PERSONNEL**

- 1) Utilizing Attachment E 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 # 29

**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 # 80
- 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 # 81

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 # 81
- 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 # 82
- 5) Describe Proposer's ability to successfully deliver similar projects that have significant community and business involvement. PAGE # 85
- 6) Describe the Proposer's ability to work with other consultants designated by the City. PAGE # 85

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

- 1) Using the required Attachment D - Reference Form, provide a minimum of three (3) references (but no more than five (5) for which Proposer has performed same (or similar) scope of services in the last five (5) years. **DO NOT include work/services performed for the City of Coral Gables or City employees as reference (City related experience will be outlined in the request below).** PAGE # 87
- 2) Utilizing Attachment E Standard Form SF330, Part I – Section F, provide detailed information on three (3) of the Proposer's most recent and relevant projects similar in scope and nature to the services described in the solicitation. Under sub-section 23 – "Project Owner's Information" of Standard Form SF330, include an e-mail address for the "Point of Contact". **Note: Do not include work/services**



performed for the City of Coral Gables or City employees as references. PAGE # INFOR

- 3) List all contracts which the Proposer has performed (past and present) for the City of Coral Gables. The City will review all contracts the Proposer has performed for the City in accordance with Section 4.10 Evaluation of Responses (c) (4) which states the City may consider "Proposer's unsatisfactory performance record, judged from the standpoint of conduct of work, workmanship, progress or standards of performance agreed upon in the Contract as substantiated by past or current work with the City". PAGE # 87

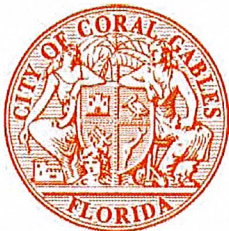
As such the Proposer must list and describe all work performed for Coral Gables and include for each project:

- a. Name of the City Department for which the services are being performed,
  - b. Scope/description of work,
  - c. Awarded value of the contract/current value
  - d. Effective dates and term of the contract
  - e. City project manager's name and phone number,
  - f. Statement of whether the Proposer was the prime contractor or subcontractor, and
  - g. Results of the project.
- 4) Provide a list with contact information of public sector clients, if any, that have discontinued use of Proposer's services within the past two (2) years and indicate the reasons for the same. The City reserves the right to contact any reference as part of the evaluation process. PAGE # 891
- 5) Please identify each incident within the last five (5) years where (a) a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer's rights, remedies, or duties under a contract for the same or similar type services to be provided under this RFQ (See Schedule D of Attachment A). PAGE # 91

#### **SUBMITTAL – SECTION V: AGREEMENT COMMENTS/ EXCEPTIONS**

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





**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  
5/5/2025  
Date of Authorization

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

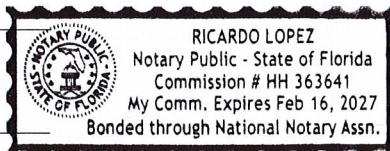
Executed on May 5, 2025 in Coral Gables (city), FL (state).

Charlene Conill  
Signature of Authorized Officer or Agent

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

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE 5 DAY OF May, 2025.

Ricardo Lopez  
NOTARY PUBLIC  
My Commission Expires:





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

Neither I, nor the firm, hereby represented has:

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

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

1. He/she is the Charlene Conill (Marketing Director)  
(Owner, Partner, Officer, Representative or Agent)

of the Proposer that has submitted the attached response.

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

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

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



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

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

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

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



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

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

**GENERAL COMPANY INFORMATION:**

Company Name: RJ Heisenbottle Architects, PA

Address: 2199 Ponce de Leon Blvd. #400 Coral Gables, FL  
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? 38 Years

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

Under what former names has your company operated? : RJ Heisenbottle and 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 civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer's rights, remedies or duties under a contract for the same or similar type services to be provided under this RFQ (***A response is required. If applicable please indicate "none" or list specific information related to this question. Please be mindful that responses provided for this question will be independently verified***):

n/a

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

Yes ☐ No ☒ If Yes, explain \_\_\_\_\_



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

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

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

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

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

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

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

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

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

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

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

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



3. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

4. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Proposals or applies to Proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[Must indicate which statement below applies.]**

☒ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

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

**[Attach a copy of the final order]**

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



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

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

Addendum No. 1 Date 4/24/2025 Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

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

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

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



# *State of Florida*

## *Department of State*

I certify from the records of this office that R.J. HEISENBOTTLE ARCHITECTS, P.A. is a corporation organized under the laws of the State of Florida, filed on March 20, 1987.


The document number of this corporation is M48770.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 26, 2025, and that its status is active.

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

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Twenty-sixth day of March,  
2025*



  
*Secretary of State*

Tracking Number: 5235158274CC

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

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



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

SOLICITATION NAME/NUMBER: Architectural Consulting Services RFQ No. 2025-005

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)

coc 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: \_\_\_\_\_  
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 Conill

Printed Name: Charlene Conill

Date: May 5, 2025

Title: Marketing Director

Bidder/Proposer Name: RJ Heisenbottle Architects, PA



CITY OF CORAL GABLES  
FINANCE DEPARTMENT/PROCUREMENT DIVISION

LOBBYIST AFFIDAVIT

Solicitation Name/Number: Architectural Consulting Services

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

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

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

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

List of employees & technical experts:

NAME	TITLE	ROLE	COMPANY/FIRM
	N/A	N/A	

CITY OF CORAL GABLES  
FINANCE DEPARTMENT/PROCUREMENT DIVISION

LOBBYIST AFFIDAVIT

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

Authorized Signature: \_\_\_\_\_

Printed Name: Charlene Conill Title: Marketing Director

Date: May 5, 2025

Bidder/Proposer's Name: RJ Heisenbottle Architects

NOTARY PUBLIC

STATE OF Florida

COUNTY OF Miami Dade

On this 5 day of May, 2025, before me the undersigned Notary Public of the State of FL, personally appeared Charlene Conill (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.

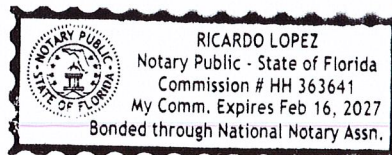
Ricardo Lopez  
NOTARY PUBLIC, STATE OF FL

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

SEAL OF OFFICE:

Personally know to me, or Produced  
Identification:

(Type of Identification Produced)







Office of Small Business Development  
111 NW 1 Street, 19<sup>th</sup> Floor  
Miami, Florida 33128  
T 305-375-3111 F 305-375-3160  
[miamidade.gov](http://miamidade.gov)

November 12, 2024

Richard Heisenbottle  
R. J. Heisenbottle Architects, PA  
2199 Ponce de Leon Blvd., Suite 400  
Miami, FL 33134

**Approval Date: May 31, 2024 Small Business Enterprise - Architectural & Engineering (SBE-A&E)**  
**Expiration Date: May 31, 2027**

Dear Richard Heisenbottle,

Miami-Dade County Office of Small Business Development (SBD), has completed the review of your application and attachments submitted for certification. Your firm is officially certified as a Miami-Dade County Small Business Enterprise. The Small Business Enterprise (SBE) programs are governed by Sections 2-8.1.1.1.1; 2-8.1.1.1.2; 2-10.4.01; 10-33.02 of Miami-Dade County's Codes. This Small Business Enterprise - Architectural & Engineering (SBE-A&E) certification is valid for three (3) years. However, to validate continuing eligibility, SBD may conduct random audit(s) within the three (3) year certification period. **Failure to provide required documentation for a random audit will initiate the decertification process.**

At the time of expiration, your firm will submit a Re-certification Application at least one hundred and eighty (180) days, but not less than, ninety (90) days, prior to the end of the three (3) year certification term via the County's web-based system, Business Management Workforce System (BMWS). This will ensure sufficient time for process by SBD. **Failure to provide the re-certification application and required supporting documentation will initiate the decertification process.**

If at any time there is a material or business structure change in the firm including, but not limited to, ownership, officers, director, scope of work being performed, daily operations, affiliations(s) with other businesses or the physical location of the firm, you must notify this office within thirty (30) calendar days of the effective date of the change(s) via the BMWS. Notification should include supporting documentation. You will receive timely instructions from this office as to how you should proceed, if necessary. **Failure to notify SBD of any changes may result in immediate action to decertify the firm.**

This letter will be the only approval notification issued for the duration of your firm's three-year certification. If the firm attains graduation or becomes ineligible during the three-year certification period, you will be properly notified following an administrative process that your firm's certification has been removed pursuant to the code. Your firm's name and tier level will be listed in the directory for all SBE certified firms, which can be accessed through Miami-Dade County's SBD website: <https://www.miamidade.gov/global/business/smallbusiness/home.page>. The categories as listed below affords you the opportunity to bid and participate on contracts with Small Business Enterprise measures.

It is strongly recommended that you register your firm as a bidder with Miami-Dade County. To register, you may visit: <https://www.miamidade.gov/global/business/procurement/home.page>. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or via email at [sbdcert@miamidade.gov](mailto:sbdcert@miamidade.gov).

Sincerely,

Jeanise Cummings-Labossiere  
Section Chief, Small Business Development

CATEGORIES: (Your firm may bid or participate on contracts only under these categories)

MDC-TCC 14: ARCHITECTURE  
MDC-TCC 18: ARCHITECTURAL CONSTRUCTION MANAGEMENT  
MDC-TCC 21: LAND-USE PLANNING  
MDC-TCC 22: ADA TITLE II CONSULTANT  
NAICS 541310: ARCHITECTURAL SERVICES



## SECTION II

RFQ: 2025-005



Historic Osceola County Courthouse, Kissimmee, Florida  
Full Assessment



Firm Profile and Philosophy					
<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>					
a) Office location where work is to be performed					
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) Principal's name and phone number (authorized to execute contracts for the firm)					
Richard Heisenbottle, FAIA, President Office (305) 446-7799 Ext. 14   Fax (305) 446-9275   <a href="mailto:richard@rjha.net">richard@rjha.net</a>					
Secondary Contact					
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>					
c) Date firm was established		Number of years in business in the State of Florida			
03/20/1987		37 years			
d) Business Structure	Federal Employer Id#	Firm License#	FL Corporation #	CAGE#	DUNS#
S. Corporation	59-2783815	AAC001513	M48770	34CX0	842120487
e) Size of Organization					
Small Business   10 employees   3 registered Architects  <b>Small Business Certifications:</b> <u>County/Local:</u> ▪ SBE – Small Business Enterprise (Miami-Dade County)					
f) Professional Registration   Certifications   Affiliations					
Florida Registered Architect AR0010865 (Exp. 2/28/25)		Fellow of the American Institute of Architects (AIA)		NCARB (National Council of Architectural Registration Boards)	



## Section II: Experience and Qualifications

A) 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.

B) 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 with any project, effectively and efficiently, providing you with the assurance that your permitting needs will be handled with the utmost professionalism and expertise.

C) Our 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.

D) Our firm has excellent financial strength. Please see the financial statements for the past 2 years uploaded into INFOR.

## KEY PERSONNEL OF OUR TEAM

RFQ: 2025-005



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

Ben Cross, AIA, Project Manager

Nina L. Caruso, Director of Historic Preservation Services

Ricardo Lopez, Project Manager II



### Wood, O'Donnell & Naccarato

Structural Engineers

Marcos Perez, P.E.

Navid Nemati, P.E.



### TLC Engineering Solutions

Mechanical, Electrical, Plumbing Engineers

Erick Gonzalez, PE, LEED AP, Principal in Charge

Vincent McNish PE, LEED AP, Senior Plumbing Engineer

Pelayo Calante, PE, Senior Mechanical Engineer

### KEITH Engineering

Civil Engineering, Landscape Architecture, Surveying

Stephen Williams, PE, Civil Engineer

Fernando Vazquez, PE, Civil Engineer

Donald Spicer, PLA, Landscape Architect

Kelli Schueler, PLA, Landscape Architect

Charles Schramm, PSM, Lead Surveyor



### Atlas Safety & Security Design Inc.

Security Systems

Anti-Terrorism Security Assessment and Design

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

### TGA Design

Graphics, Signage & Wayfinding

Keith Oliver, Senior Designer

Rachell Ledesma, Designer

Tom Graboski, Principal Designer



## 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
Richard J. Heisenbottle, FAIA	Lead Architect \ Preservation Architect	48	37

15. FIRM NAME AND LOCATION (City and State) R.J. Heisenbottle Architects, PA
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16. EDUCATION (Degree and Specialization)  BS, Architectural Technology, New York Institute of Technology, 1974  BA, Architecture, University of Miami, 1984	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  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 (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
David W. Dyer Federal Courthouse, Miami, Florida	2022-ongoing	2024-2025
<b>a.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) 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		
Freedom Tower, Miami, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	1987-1990 / 2021-2024	1988-1990 / 2023-2025
<b>b.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) 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		
City of Miami City Hall, Miami, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2002-2003	2003-2006
<b>c.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) 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		
Lake Park Town Hall, Lake Park, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2000-2001	2001-2004
<b>d.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) 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		
Biscayne Park Village Hall, Biscayne Park, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2013-2014	2014-2016
<b>e.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) 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.  
526 LORETTO AVENUE  
CORAL GABLES FL 33146

**LICENSE NUMBER: AR0010865**

**EXPIRATION DATE: FEBRUARY 28, 2027**

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

ISSUED: 01/23/2025

Do not alter this document in any form.

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



## 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 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">a. TOTAL 18</td> <td style="width: 50%; text-align: center;">b. WITH CURRENT FIRM 3</td> </tr> </table>		a. TOTAL 18	b. WITH CURRENT FIRM 3
a. TOTAL 18	b. WITH CURRENT FIRM 3				
15. FIRM NAME AND LOCATION (City and State) <b>R. J. Heisenbottle Architects, P.A.   Coral Gables, FL</b>					
16. EDUCATION (Degree and Specialization)  Associate of Applied Science, Computer-Aided Drafting and Design Technology, Johnson County Community College, 2006  Master of Architecture, University of Kansas, 2011		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  Registered Architect, FL AR101583 Registered Architect, TX 29395			
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 (City and State) <b>Delray Beach Seaboard Airline Railway Station Restoration Delray Beach, FL</b>	(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES 2020</td> <td style="width: 50%; text-align: center;">CONSTRUCTION (If applicable) 2024</td> </tr> </table>		PROFESSIONAL SERVICES 2020	CONSTRUCTION (If applicable) 2024
PROFESSIONAL SERVICES 2020	CONSTRUCTION (If applicable) 2024			
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> 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				
(1) TITLE AND LOCATION (City and State) <b>Citizen's Bank Restoration</b>	(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES 2018-2021</td> <td style="width: 50%; text-align: center;">CONSTRUCTION (If applicable) 2021-2023</td> </tr> </table>		PROFESSIONAL SERVICES 2018-2021	CONSTRUCTION (If applicable) 2021-2023
PROFESSIONAL SERVICES 2018-2021	CONSTRUCTION (If applicable) 2021-2023			
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> 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				
(1) TITLE AND LOCATION (City and State) <b>Private Suites Luxury Terminal / Restoration of Pan Am HQ Building Miami, FL</b>	(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES 2021-2024</td> <td style="width: 50%; text-align: center;">CONSTRUCTION (If applicable) 2024-2026 expected</td> </tr> </table>		PROFESSIONAL SERVICES 2021-2024	CONSTRUCTION (If applicable) 2024-2026 expected
PROFESSIONAL SERVICES 2021-2024	CONSTRUCTION (If applicable) 2024-2026 expected			
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> 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				
(1) TITLE AND LOCATION (City and State) <b>Miami Marine Stadium Restoration Miami, FL</b>	(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES 2016-2020</td> <td style="width: 50%; text-align: center;">CONSTRUCTION (If applicable) TBD</td> </tr> </table>		PROFESSIONAL SERVICES 2016-2020	CONSTRUCTION (If applicable) TBD
PROFESSIONAL SERVICES 2016-2020	CONSTRUCTION (If applicable) TBD			
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span> 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				
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES</td> <td style="width: 50%; text-align: center;">CONSTRUCTION (If applicable)</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)			
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span>				





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, 2027**

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## 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
Ricardo Lopez	Senior Project Manager	25	2

15. FIRM NAME AND LOCATION (City and State)

R. J. Heisenbottle Architects, P.A. | Coral Gables, FL

16. EDUCATION (Degree and Specialization)

Bachelor of Architecture, University of Miami, 1999  
Master of Architecture, Suburb & Town Design, University of Miami, 2001

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)

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 (City and State)	(2) YEAR COMPLETED	
<b>Shoreland Arcade Building, Facade Restoration, Miami, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2023-2024	2024-2025
<p><b>a.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span></p> <p><b>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></p>		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
<b>Historic Langford Hotel Restoration, Miami, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2023-2024	TBD
<p><b>b.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm</span></p> <p>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</p>		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
<b>Historic Christ Fellowship Church Restoration, Miami, Florida</b>	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	2019-2021	2021-2022
<p><b>c.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span></p> <p>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</p>		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
<p><b>d.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span></p> <p></p>		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
<p><b>e.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input type="checkbox"/> Check if project performed with current firm</span></p> <p></p>		



## 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
<b>Nina Lynn Caruso</b>	Director of Historic Preservation Services	11	3

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

16. EDUCATION (Degree and Specialization)  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 (State and Discipline)  American Institute of Architects, Associate AIA National Council of Architectural Registration Boards (NCARB)
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Association for Preservation Technology International, Member, 2018-2022  
Mimi Findlay Award for Young Preservationists, 2021

### 19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) TBD
<b>City of Key West, Mallory Square Historical Buildings Assessment, Key West, FL</b>		
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <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>	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) <b>Historic Osceola County Courthouse, Kissimmee, Florida</b>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable) TBD
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <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>	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) Deerfield Beach Historical Society, Historic Butler House, Deerfield Beach, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023-2024	CONSTRUCTION (If applicable) 2024-2026
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <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>	<input checked="" type="checkbox"/> Check if project performed with current firm <sup>The expected</sup>	
(1) TITLE AND LOCATION (City and State) Historic Stabile Building Coral Gables, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable) TBD
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <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>	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) La Palma Hotel Coral Gables, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022-2023	CONSTRUCTION (If applicable) n/a
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <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>	<input checked="" type="checkbox"/> Check if project performed with current firm	

## Marcos Perez, PE

### Senior Associate



#### PROJECT ROLE

Mr. Pérez has 20 years of experience providing structural engineering in South Florida. Mr. Perez maintains client contact, coordinates with both internal and external team members, assists with internal scheduling and project staffing, performs, and oversees overall completion of project deliverables and quality requirements, manages the financial aspects of projects. Mr. Pérez has worked on numerous complex projects, including the FIU-RCCL Production Facility, and the award-winning Soundscape and Exostage Park in Miami Beach.

#### EDUCATION

**University of Florida**, Gainesville, FL  
Masters of Science in Civil Engineering

**University of Miami**, Miami, FL  
Bachelor of Science in Civil Engineering  
with Honors, Honors Transfer Program  
Scholarship

#### REGISTRATIONS

**Professional Engineer:** Florida

#### PROJECT EXPERIENCE

##### **University of Miami Theater Arts Building** | *Coral Gables, FL*

2-story, 15,000 SF Theatre Arts Building is situated next to the historic Pentland Building on UM's Coral Gables campus, features a performance space, concessions areas, classrooms, dressing rooms, a student lounge, an IT center and a small black box theatre.

##### **Soundscape Park & ExoStage** | *Miami, FL*

Three-acre urban park adjacent to the Frank Gehry-designed New World Center (symphony hall). This park supports a multitude of day and night uses, including a state-of-the-art sound and projection system which projects live concerts and other artistic programming on to the 7,000 SF wall of the symphony hall. The projection system is housed in the park's signature piece. The sound system and lighting are housed in "Ballet Bars" which also define the amphitheater space, in speaker "hydrants" and in the stem of the projection tower.

##### **Miami Marine Stadium Restoration** | *Miami, FL*

Structural engineering services for the new components of the restoration of the Miami Marine Stadium. The 6,566-seat stadium, constructed in 1963, is the first stadium purpose-built for powerboat racing.

##### **Miami-Dade County Auditorium** | *Miami, FL*

Structural engineering services for the complete renovation of the 2,372 seat theater, originally constructed in 1951. The project also includes expansion of the facility with new black box theater, rehearsal hall, cafe and administration offices.

##### **City of Coral Gables Miracle Theater Restoration** | *Coral Gables, FL*

Structural restoration of the existing performing arts theater. The building includes the main auditorium, a secondary auditorium (second floor), lobbies, grand stair, black box/rehearsal space, stages, dressing rooms, costume shop, offices, and support spaces. There is also a restaurant tenant space on the ground floor.



## Navid Nemanti, PH.D., PE

Senior Associate / Director of Miami Office



### PROJECT ROLE

Dr. Nemati has more than 21 years of experience as a structural engineer. Dr. Nemati's has worked on numerous complex projects and has a reputation for thorough analysis, detailed design, and client-responsive service. As a researcher at the University of Miami's structural engineering technology and innovation program, Dr. Nemati authored, co-authored, or contributed to ten peer reviewed publications.

### EDUCATION

**University of Miami**, Miami, FL  
Ph. D. in Structural Engineering

**University of Tehran**, Tehran, Iran  
Master of Science in Structural Engineering

**University of Guilan**, Rasht, Iran  
Bachelor of Science in Civil Engineering

### REGISTRATIONS

**Professional Engineer:** Florida, California

### PROFESSIONAL AFFILIATIONS

**Florida Structural Engineers Association**

### PROJECT EXPERIENCE

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

Provided full structural engineering services for this National Historic Landmark for a number of restoration projects. Projects have included virtually every part of this large complex of buildings, gardens, fountains and sculptures. Projects have included repairs, restorations, enhancements, renovations and new construction.

#### **Miami Marine Stadium Restoration** | Miami, FL

Structural engineering services for the new components of the restoration of the Miami Marine Stadium. The 6,566-seat stadium, constructed in 1963, is the first stadium purpose-built for powerboat racing.

#### **Miami-Dade County Auditorium** | Miami, FL

Structural engineering services for the complete renovation of the 2,372 seat theater, originally constructed in 1951. The project also includes expansion of the facility with new black box theater, rehearsal hall, cafe and administration offices.

#### **Security Building Historic Restoration, Renovation & Rehabilitation** | Miami, FL

Structural engineering services included investigation, evaluation, analysis, design, preparation of construction documents, cost estimating, assistance with bidding and permitting, construction administration and Special Inspection services for the restoration, renovation and rehabilitation of this historic, 17-story building.

#### **Biltmore Hotel Recertification & Repairs** | Coral Gables, FL

Structural recertification, renovation, and restoration services for select portions of a historic 16-story, 275-room hotel originally constructed in 1926. The project included structural support for a 100,000+ SF expansion to create the "Conference Center of the Americas," featuring conference rooms, support facilities, and 60- and 90-seat amphitheaters. Additional renovations and repairs were performed in the hotel's main building and adjacent country club. All work, including a new 25,000 SF addition, was completed without interruption to ongoing hotel operations.

**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 *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

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

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

a. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ 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. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ 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>

c. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ 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>

d. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ 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>

e. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**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, 2027**

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**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	
Navid Nemati, PH.D, PE	Structural Engineer	a. TOTAL 21	b. WITH CURRENT FIRM 11
15. FIRM NAME AND LOCATION <i>(City and State)</i> O'Donnell & Naccarato, Miami, FL			
16. EDUCATION <i>(Degree and Specialization)</i>  Ph. D. in Structural Engineering / University of Miami, Master of Science in Structural Engineering / University of Tehran, Bachelor of Science in Civil Engineering / University of Guilan		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  Professional Engineer: Florida, California Special Inspector: Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>  Florida Structural Engineers Association,			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Vizcaya Museum & Gardens, Miami, FL	PROFESSIONAL SERVICES In-Progress	CONSTRUCTION <i>(If applicable)</i> In-Progress
<b>a.</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 services encompassing nearly every aspect of this vast estate, including its historic buildings, gardens, fountains, and sculptures. Over the years, we have contributed to a wide range of projects, including structural repairs, restorations, enhancements, renovations, and new construction. COST: \$30M   ROLE: Structural Engineer		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Jackson Health System Renovations & Recertification, Miami, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i> 2024
<b>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 Multi-phased assessment, recertification and repair program for Jackson Health System. The program includes five existing parking garages and ten existing buildings with a total floor area in excess of 3.5 million square feet. Services include conditions assessments, identification of immediate needs, near-term remediation and long-term durability, and maintenance construction administration. COST: \$18M   ROLE: Structural Engineer		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Dade County Federal Credit Union (Renovation & Addition), Doral, FL	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i> 2022
<b>c.</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 Multi-phase project consisting of a three-story, 40,000 SF building addition; a 60,000 SF, three-level parking garage; and several site and facade enhancements. Scope highlights include the relocation of the main entrance, a new enclosed glass courtyard, dumpster enclosure, perimeter fence pillars, and new metal panel cladding on both the addition and existing structures. COST: Confidential   ROLE: Structural Engineer		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Miami Marine Stadium Restoration, Miami, FL	PROFESSIONAL SERVICES In-Progress	CONSTRUCTION <i>(If applicable)</i> In-Progress
<b>d.</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 services for the new components and QC of repairs of the restoration of the Miami Marine Stadium. The 6,566-seat stadium, constructed in 1963, is the first stadium purpose-built for powerboat racing. COST: \$60M   ROLE: Structural Engineer		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
MIA PANAM Headquarters Private Suites	PROFESSIONAL SERVICES In-Progress	CONSTRUCTION <i>(If applicable)</i> In-Progress
<b>e.</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 Adaptive reuse of the historic former Pan American Airways Regional Headquarters into PS's first private terminal at MIA. The facility will offer luxury amenities including private TSA screening, direct tarmac boarding, and exclusive lounges and suites. COST: Undetermined at this time   ROLE: Structural Engineer		





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

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

**SPECIAL INSPECTOR NUMBER: 82571**

**NEMATI, NAVID**

1418 SW 157TH AVE  
PEMBROKE PINES FL 33027

**LICENSE NUMBER: PE82571**

**EXPIRATION DATE: FEBRUARY 28, 2027**

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# *State of Florida*

## *Department of State*

I certify from the records of this office that O'DONNELL & NACCARATO, INC. is a Pennsylvania corporation authorized to transact business in the State of Florida, qualified on April 9, 2007.


The document number of this corporation is F07000001912.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 15, 2025, 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 Fifteenth day of January, 2025*



  
*Secretary of State*

Tracking Number: 6764189786CC

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# 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>30</b>	b. WITH CURRENT FIRM <b>14</b>
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15. FIRM NAME AND LOCATION (City and State)  <b>TLC Engineering Solutions, Inc. – Miami, FL</b>
---

16. EDUCATION (Degree and Specialization)  <b>M.S., Engineering-Construction Management B.S., Mechanical Engineering</b>	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  <b>PE FL 53848</b>
--	--

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.

19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED		
<b>City of Miami Beach Continuing Services, Miami Beach, Florida</b>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) Ongoing	a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm MEP Engineering contract for miscellaneous services including the following projects: Bass Museum Fire Pump Replacement, Miami Beach Convention Center 40 Y Recertification, Fire Station No.3 Generator Replacement, Property Management Building Generator, North Shore Youth Center Generator. Role: Principal-in-Charge
<b>City of Boca Raton Continuing Services, Boca Raton, Florida</b>	PROFESSIONAL SERVICES 2021	CONSTRUCTION (If Applicable) 2021	b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm MEP/FP engineering services since 2015 for multiple projects at the City of Boca Raton. Some of the projects include: City Hall first floor renovation; new generators for the Downtown Library, Spanish River Library, and Building Administration Code Enforcement facility; Police Department Pistol Range rooftop unit; Fire Station #7 AC design services. Role: Principal-in-Charge
<b>City of Riviera Beach Marina District South Redevelopment, Riviera Beach, Florida</b>	PROFESSIONAL SERVICES 2016	CONSTRUCTION (If Applicable) 2016	c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Two-story events center, a separate restroom / golf cart garage building and a concession building housing various mechanical functions. Provided engineering services for the master plan and security design for OnSSI Occularis CCTV. \$38 million / 36,488 sf / LEED NC v2009 Silver Certified / Role: Mechanical Engineer of Record / Project Manager
<b>City of Weston Fire Station #55, Weston, Florida</b>	PROFESSIONAL SERVICES 2017	CONSTRUCTION (If Applicable) 2017	d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Renovation to reconfigure the living quarters located adjacent to the vehicle bays and retrofitting the site lighting to LED. Plumbing design of domestic water and sanitary system to accommodate architectural modifications. Role: Principal-in-Charge
<b>City of Miami Beach Police HQ Renovation, Miami Beach, Florida</b>	PROFESSIONAL SERVICES 2020	CONSTRUCTION (If Applicable) 2020	e. (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. \$10 million / 88,000 sf / Role: Principal-in-Charge



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**GONZALEZ, HECTOR E.**

2808 SW 143 PLACE  
MIAMI FL 33175

**LICENSE NUMBER: PE53848**

**EXPIRATION DATE: FEBRUARY 28, 2027**

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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>40</b>	b. WITH CURRENT FIRM <b>6</b>
---	--	---	----------------------------------

15. FIRM NAME AND LOCATION (City and State)  <b>TLC Engineering Solutions, Inc. – Miami, FL</b>
---

16. EDUCATION (Degree and Specialization)  <b>M.S., Nuclear Engineering</b> <b>B.S., Nuclear Engineering</b>	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  <b>PE FL 53829</b>
---	--

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		
<b>Olympia Theater HVAC Retrofit, Miami, Florida</b>	PROFESSIONAL SERVICES 2022	CONSTRUCTION (If Applicable) 2022	a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm MEP engineering design for conduct like-in-kind replacement of the HVAC system components serving the historic Olympia Theater building. Correction of emergency and egress lighting deficiencies and fire alarm deficiencies listed in the 40-year recertification report. Role: Project Manager
<b>City of Miami Police HQ Assessment, Miami, Florida</b>	PROFESSIONAL SERVICES 2020	CONSTRUCTION (If Applicable) 2020	b. (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>City of Miami Beach Police HQ Renovation, Miami Beach, Florida</b>	PROFESSIONAL SERVICES 2020	CONSTRUCTION (If Applicable) 2020	c. (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. \$10 million / 88,000 sf / Role: Senior Mechanical Engineer
<b>Bishop House Renovations, Key West, Florida</b>	PROFESSIONAL SERVICES 2021	CONSTRUCTION (If Applicable) 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 Dade College Dyer Building Renovation, Miami, Florida</b>	PROFESSIONAL SERVICES 2022	CONSTRUCTION (If Applicable) 2022	e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm 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



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**CALANTE, PELAYO J.**

1522 SW 118 COURT  
MIAMI FL 33184

**LICENSE NUMBER: PE53829**

**EXPIRATION DATE: FEBRUARY 28, 2027**

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# 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
Jose Machado, EI	Electrical Engineer	22	10

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

16. EDUCATION (Degree and Specialization) B.S., Electrical Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) EI FL
---	---

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)  
Jose has deep technical expertise paired with a keen eye for ensuring project success. He has proven his ability to lead teams, streamline processes, and implement solutions. Jose 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.	Monroe County Facility Assessment and Wind Retrofit, Key West, Florida	2022	2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Assessment and design to protect ten public facilities in Monroe County. Includes providing wind protection on any roof mounted HVAC and electrical equipment including vents, louvers, and fans. Role: Electrical Engineer		
b.	Bishop House Renovations, Key West, Florida	2021	2021
	(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: Electrical Engineer		
c.	Olympia Theater HVAC Retrofit, Miami, Florida	2022	2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm MEP engineering design for conduct like-in-kind replacement of the HVAC system components serving the historic Olympia Theater building. Correction of emergency and egress lighting deficiencies and fire alarm deficiencies listed in the 40-year recertification report. Role: Project Manager		
d.	City of Miami Beach Police HQ Renovation, Miami Beach, Florida	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: Electrical Engineer		
e.	AD Barnes Park Lighting Improvements, Miami, Florida	2024	2024
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Exterior parking lot lighting illumination design in compliance with parking lot illumination standards in Chapter 8C-3 of the code of Miami-Dade County. Pool and pool deck illumination design in compliance with the Florida Department of Health requirements for night time swimming. Role: Project Manager		

# **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
Vincent McNish, PE, CxA, LEED AP, CPD	Senior Plumbing/Fire Protection Engineer	34	26

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

16. EDUCATION (Degree and Specialization)	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
M.S., Engineering-Construction Management B.S., Mechanical Engineering	PE FL 53287

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

Vincent is a mechanical engineer with experience on a variety of project types. He has mastered the intricacies of leading teams, streamlining processes, and delivering solutions. He 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.	City of Miami Beach Continuing Services, Miami Beach, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm MEP Engineering contract for miscellaneous services including the following projects: Bass Museum Fire Pump Replacement, Miami Beach Convention Center 40 Y Recertification, Fire Station No.3 Generator Replacement, Property Management Building Generator, North Shore Youth Center Generator. Role: Plumbing/Fire Protection Engineer		
b.	City of Boca Raton Continuing Services, Boca Raton, Florida	2021	2021
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm MEP/FP engineering services since 2015 for multiple projects at the City of Boca Raton. Some of the projects include: City Hall first floor renovation; new generators for the Downtown Library, Spanish River Library, and Building Administration Code Enforcement facility; Police Department Pistol Range rooftop unit; Fire Station #7 AC design services. Role: Project Manager		
c.	City of Miami Beach Police HQ Renovation, Miami Beach, Florida	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. \$10 million / 88,000 sf / Role: Project Manager		
d.	City of Miramar Police Headquarters Building, Miramar, Florida	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 three-story headquarters integrated to an existing parking garage and retail space at the ground floor. 80,000 sf / Role: Project Manager		
e.	City of Tamarac Fire Station #36, Tamarac, Florida	2019	2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New fire station with living quarters for staff of 10, offices, storage/locker rooms, kitchen/dining areas and laundry room. Also includes parking lot, roadways, fuel station, emergency generator and connection to all public utilities. \$4.5 million / 11,500 sf / Role: Plumbing/Fire Protection Engineer		





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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**MCNISH, VINCENT LEON**

1941 SW 102 TERR.  
MIRAMAR FL 33025

**LICENSE NUMBER: PE53287**

**EXPIRATION DATE: FEBRUARY 28, 2027**

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# *State of Florida*

## *Department of State*

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


The document number of this corporation is 339497.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 13, 2025, 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 Thirteenth day of January,  
2025*



  
*Secretary of State*

Tracking Number: 1869677232CC

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

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



## 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 OF EXPERIENCE	
<b>Stephen D. Williams, Sr., PE</b>	Civil Engineer	a. TOTAL 48 years	b. WITH CURRENT FIRM 10 years

15. FIRM NAME AND LOCATION (City and State)  
**KEITH, Miami, Florida**

16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. Civil Engineering, University of Florida, 1977	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) 32090, Professional Engineer, Florida
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)  
American Society of Civil Engineers (ASCE) Member; Florida Engineering Society (FES) Member; National Society of Professional Engineers (NSPE) Member

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>John Tweedle Park and Civic Center D/B (Golden Beach, Florida)</b>	PROFESSIONAL SERVICES 2022	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Principal-in-Charge. KEITH, as subconsultant, assisted the Client in developing a KEITH Campus project that included the development of a 25,412-SF Civic Center, improvements to the adjacent park, and Town owned open areas. KEITH provided full services to the Client including civil engineering, survey/SUE, arborist study, traffic impact study, and construction program management for this Design-Build project. The new center houses municipal offices, police department, Council Chambers, common areas, and an emergency operations center. The rehabilitated facilities will be used for recreational purposes as part of John Tweedle Park. Additionally, the project included enhanced outdoor recreational facilities, parking areas, and vehicular and pedestrian pathways. The KEITH Team assessed the stormwater conditions and proposed specific drainage improvements consisting of new drainage well(s) allowing the existing stormwater pump station to remain operational. The culmination of these efforts has created a world-class civic hub for the Town of Golden Beach.		
b.	<b>Surfside GEC (Surfside, Florida)</b>	PROFESSIONAL SERVICES Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Principal-in-Charge. As part of our General Engineering Contract (GEC) with the Town of Surfside, KEITH provides the Town with civil services to support the development of various projects related to the Town's infrastructure.		
c.	<b>Jackson West Medical Center (Doral, Florida)</b>	PROFESSIONAL SERVICES 2022	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Principal-in-Charge. KEITH assisted the Client in the development of this KEITH Campus project including a new multi-phased 27-acre world-class regional medical campus encompassing a preserved and enhanced 8+ acre lake with wetlands. KEITH provided full services to the Client including survey, civil engineering, landscape architecture, and construction completion. The KEITH Team assisted the Client from the initial development phase including a 100-bed hospital totaling 215,000-GSF, a 500-car garage, and a 60,000-SF medical office building with an ambulatory clinic. The project was constructed to meet LEED Silver requirements.		
d.	<b>Fire Station No. 52 D/B (Pompano Beach, Florida)</b>	PROFESSIONAL SERVICES Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Principal-in-Charge. KEITH, under our continuing services agreement with the City for GO Bond Improvement Projects, is assisting the Client, as a subconsultant, in developing a KEITH Facility project that includes a two-story multi-bay facility. KEITH provides full services to the Client including civil engineering, planning, survey/SUE, landscape architecture, tree inventory and appraisal by in-house Certified Arborist, and construction program management.		
e.	<b>Annex Building Addition (Plantation, Florida)</b>	PROFESSIONAL SERVICES 2024	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Civil Engineer. Under KEITH's continuing services contract with the City of Plantation, KEITH is providing professional services for a new stand-alone annex building with one story consisting of approximately 4,200-GSF. Services included survey and mapping, SUE, planning, and traffic engineering for preconstruction and construction phases of the project.		
f.	<b>Centennial Park (Pompano Beach, Florida)</b>	PROFESSIONAL SERVICES 2022	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Civil Engineer. KEITH assisted the Client in developing a KEITH Play project that included an outdoor open-air event pavilion incorporating sensitive architecture honoring the historic Sample-McDougald House currently located on the property as part of our continuing services agreement with the City for GO Bond Improvement Projects. KEITH provided full services to the Client including survey/SUE, civil engineering, landscape architecture, planning, and construction management.		





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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**WILLIAMS, STEPHEN DONALD**

2365 NE 7TH PLACE  
FT. LAUDERDALE FL 333043545

**LICENSE NUMBER: PE32090**

**EXPIRATION DATE: FEBRUARY 28, 2027**

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## 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 OF EXPERIENCE	
<b>Paul Weinberg, PLA</b>				Landscape Architect		a. TOTAL 25 years	b. WITH CURRENT FIRM 7 years
15. FIRM NAME AND LOCATION (City and State) <b>KEITH, Miami, Florida</b>							
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. Landscape Architecture, Michigan State University, 2000				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) LA6666804, Professional Landscape Architect (PLA), Florida			
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Urban Land Institute (ULI) Member; American Society of Landscape Architects (ASLA) Member; American Resort Development Association (ARDA) Member; Riverwalk Trust Board Member							
19. RELEVANT PROJECTS							
a.	(1) TITLE AND LOCATION (City and State) <b>DC Alexander Park (Fort Lauderdale, Florida)</b>				(2) YEAR COMPLETED PROFESSIONAL SERVICES 2024		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE				<input checked="" type="checkbox"/> Check if project performed with current firm		
	Principal-in-Charge. KEITH assisted the Client in developing a KEITH Life/KEITH Play/KEITH Campus project that includes the visioning and redevelopment of an oceanfront park nestled in a unique 1+ acre spot on Fort Lauderdale's beachfront near the Fort Lauderdale Aquatic Center and International Swimming Hall of Fame. KEITH provided services to the Client including survey/SUE, planning, civil and traffic engineering, landscape architecture, and construction observation. The KEITH Team assisted the Client with public engagement, turtle-compliant lighting, carefully planned stormwater infrastructure, shoreline habitat analysis, and practical and creative applications of stormwater mitigation practices resulting in a design that reflects and embraces the social and economic needs of the community. This award-winning project through its context – historic and present, its users, and the needs of the community – balances 'design for people' and 'design with nature' and is a testament to the value of comprehensive research, exploration, and analysis phases.						
b.	(1) TITLE AND LOCATION (City and State) <b>Centennial Park (Pompano Beach, Florida)</b>				(2) YEAR COMPLETED PROFESSIONAL SERVICES 2022		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE				<input checked="" type="checkbox"/> Check if project performed with current firm		
	Principal-in-Charge. KEITH assisted the Client in developing a KEITH Play project that includes an outdoor open-air event pavilion incorporating sensitive architecture honoring the historic Sample-McDougald House currently located on the property. Part of the City's GO Bond initiative. KEITH provided services to the Client including survey/SUE, civil engineering, landscape architecture, planning, and construction management. The KEITH Team assisted the Client in the redevelopment of walkways and garden areas adjacent to the new pavilion while working closely with stakeholders to ensure the new spaces and pavilion suited the needs of guests and staff.						
c.	(1) TITLE AND LOCATION (City and State) <b>Coconut Creek Fire Station No. 113 (Coconut Creek, Florida)</b>				(2) YEAR COMPLETED PROFESSIONAL SERVICES 2019		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE				<input checked="" type="checkbox"/> Check if project performed with current firm		
	Principal-in-Charge. Under our continuing services contract for the City, KEITH was retained to provide due diligence and professional services for three potential and temporary fire station sites in the vicinity of Wiles Road and Cullum Road. The KEITH Team was responsible for review and analysis of land use, planning and design criteria, existing conditions analysis, utility providers and service availability, land development costs, zoning considerations, and access/signalization issues. KEITH services included traffic engineering, planning, and civil engineering, providing due diligence findings reports, exhibit plans, and concept opinion of costs.						
d.	(1) TITLE AND LOCATION (City and State) <b>Hollywood Arts and Cultural Center (Hollywood, Florida)</b>				(2) YEAR COMPLETED PROFESSIONAL SERVICES 2023		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE				<input checked="" type="checkbox"/> Check if project performed with current firm		
	Principal-in-Charge. KEITH assisted the Client with the redevelopment of a KEITH Life/KEITH Campus project that includes a 5,400-SF education space for dance, music, visual arts, and new media, galleries, administrative offices, and an outdoor courtyard. KEITH provided full services to the Client including survey and mapping, civil engineering including paving, grading and drainage, water distribution and sanitary sewer plans, stormwater prevention, hardscape and paving, landscape and irrigation design, and construction observation. The KEITH Team assisted with the site plan and site development of all onsite improvements. This was the first project in the City's plan to modernize and increase capacity for arts programming at the 1.2-acre site. Future expansion will include construction of a new performing arts studio and renovation of gallery spaces.						
e.	(1) TITLE AND LOCATION (City and State) <b>Annie Adderly Gillis Park (Pompano Beach, Florida)</b>				(2) YEAR COMPLETED PROFESSIONAL SERVICES 2022		
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE				<input checked="" type="checkbox"/> Check if project performed with current firm		
	Principal-in-Charge. KEITH, under its continuing services contract with the city, assisted the Client in developing a KEITH Play project that included the development of a small park serving the community, integrating historically important elements and providing flexibility to create larger gathering spaces for events ensuring that, when not being used for events, the day-to-day visitor feels comfortable in the space. KEITH provided full services to the Client including civil engineering, survey, planning, and landscape architecture. The KEITH Team assisted the Client with integrated drainage plans allowing a resilient approach to infrastructure						





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

**WEINBERG, PAUL HARVEY**

KEITH AND ASSOCIATES, INC.  
1201 SW 17TH STREET  
FORT LAUDERDALE FL 33315

**LICENSE NUMBER: LA6666804**

**EXPIRATION DATE: NOVEMBER 30, 2025**

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ISSUED: 12/11/2023

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

(Complete one Section E for each key person.)

<b>12. NAME</b> <b>Fernando Vazquez, PE</b>	<b>13. ROLE IN THIS CONTRACT</b> Civil Engineer	<b>14. YEARS OF EXPERIENCE</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">a. TOTAL 36 years</td> <td style="width: 50%; border: none;">b. WITH CURRENT FIRM 11 years</td> </tr> </table>		a. TOTAL 36 years	b. WITH CURRENT FIRM 11 years
a. TOTAL 36 years	b. WITH CURRENT FIRM 11 years				
<b>15. FIRM NAME AND LOCATION (City and State)</b> KEITH, Miami, Florida					
<b>16. EDUCATION (DEGREE AND SPECIALIZATION)</b> B.A.Sc. Ocean Engineering, Florida Institute of Technology, 1989		<b>17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)</b> 60517, Professional Engineer, Florida			
<b>18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)</b>					

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>Brickell Sewer Tunneling Design/Build (Miami, Florida)</b>	PROFESSIONAL SERVICES 2022	
	<b>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm Project Design Principal. This design/built project, built by Ricman Construction, was part of Miami-Dade Water and Sewer's broader efforts to enhance its wastewater and sewer system improvements, particularly in a high-density urban area like Brickell. Fernando's role included key aspects of engineering oversight of tunneling efforts and shaft design and construction. The project entailed significant utility relocations and extensive coordination with Miami-Dade County and the Florida Department of Transportation (FDOT).		
b.	<b>Indian Creek (SR A1A) Stormwater Improvements and Roadway Resurfacing, FDOT D6 (Miami, Florida)</b>	PROFESSIONAL SERVICES 2010	
	<b>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. Indian Creek is a significant flood-prone corridor in Miami Beach. As the City's Project Manager, Fernando was responsible for overseeing the successful design and construction of the stormwater and resurfacing improvements. He also was responsible for developing the Interlocal Agreement with FDOT District 6 for the project's successful financing and execution. This project included construction of drainage catchment systems, as well as the construction of a new 16' water main.		
c.	<b>FLL Lower-Level Terminal Drive (Fort Lauderdale, Florida)</b>	PROFESSIONAL SERVICES 2024	
	<b>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm Civil Engineer. KEITH provided comprehensive survey services for the FLL Automated People Mover (APM) project, which included additional lower and upper-level terminal drives. This extensive project involved establishing geodetic and vertical network control, conducting engineering design surveys, drainage as-builts, subsurface utility engineering (SUE), and aerial photography survey support. The goal was to enhance airport access and reduce congestion on terminal area roadways. KEITH's services ensured accurate and up-to-date data for the design and construction phases, contributing to the successful implementation of the APM system and terminal drive improvements.		
d.	<b>City of Miami Beach (Miami Beach, Florida)</b>	PROFESSIONAL SERVICES 2011	
	<b>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm City Engineer/Director of Construction. While serving as Engineer for the City of Miami Beach, Fernando led significant work on stormwater resiliency and adaptation for sea level rise projections. Under Fernando's leadership, the City developed the first Stormwater Master Plan to explicitly incorporate sea level rise projections, which was a pioneering effort at that time. Fernando's central role in the development of the comprehensive stormwater master plan ensured the City adapted to future sea level and climate threats. The plan focused on pumping, raising roads, and improving drainage along many critical neighborhoods and corridors to mitigate flooding. Fernando was instrumental in modernizing the City's drainage and outfall systems. He also led the technical representation of the City of Miami Beach for the Project Development and Environment (PD&E) for Alton Road in Miami Beach, which included significant roadway improvements including adding pump stations and other stormwater infrastructure. As Director of Construction, Fernando oversaw implementation of multimillion dollar neighborhood improvement programs, including substantial drainage improvements to address climate change impacts.		
e.	<b>City of Miami Beach (Miami Beach, Florida)</b>	PROFESSIONAL SERVICES 2013	
	<b>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm Director of Capital Improvement Projects. Fernando managed a \$2.6 Billion Capital Improvement Program (CIP), encompassing transportation, utilities, and stormwater systems. In this role he also fostered stakeholder consensus to align initiatives with the City's long-term goals.		



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**FBPE**  
FLORIDA BOARD OF  
PROFESSIONAL ENGINEERS

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

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

**VAZQUEZ, FERNANDO A.**

177 OCEAN LANE DRIVE  
310  
KEY BISCAVNE FL 33149

**LICENSE NUMBER: PE60517**

**EXPIRATION DATE: FEBRUARY 28, 2027**

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

(Complete one Section E for each key person.)

<b>12. NAME</b> <b>Don Spicer, PSM</b>	<b>13. ROLE IN THIS CONTRACT</b> Surveyor	<b>14. YEARS OF EXPERIENCE</b> <table style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">a. TOTAL 49 years</td> <td style="width: 50%; text-align: center;">b. WITH CURRENT FIRM 6 years</td> </tr> </table>		a. TOTAL 49 years	b. WITH CURRENT FIRM 6 years
a. TOTAL 49 years	b. WITH CURRENT FIRM 6 years				
<b>15. FIRM NAME AND LOCATION (City and State)</b> KEITH, Miami, Florida					
<b>16. EDUCATION (DEGREE AND SPECIALIZATION)</b>		<b>17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)</b> LS4677, Professional Surveyor and Mapper, Florida			
<b>18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)</b>					

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>72<sup>nd</sup> and Park Construction Survey (Miami Beach, Florida)</b>	PROFESSIONAL SERVICES Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Surveyor. KEITH is assisting the Client with construction surveying for the residential project named "72nd and Park". The project is primarily residential and includes one ground level and two roof decks.		
b.	<b>Fire Station No. 52 D/B (Pompano Beach, Florida)</b>	PROFESSIONAL SERVICES Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Surveyor. KEITH, under our continuing services agreement with the City for GO Bond Improvement Projects, is assisting the Client, as a subconsultant, in developing a KEITH Facility project that includes a two-story multi-bay facility. KEITH provides full services to the Client including civil engineering, planning, survey/SUE, landscape architecture, tree inventory and appraisal by in-house Certified Arborist, and construction program management.		
c.	<b>Government Center Breezeway (Coconut Creek, Florida)</b>	PROFESSIONAL SERVICES 2022	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Surveyor. KEITH assisted the Client, under its continuing services contract with the City, in developing a KEITH Campus/KEITH Facility project that included conceptual master planning for the Government Center breezeway, courtyard, and parking area, as well as schematic level designs for the breezeway. KEITH provided services to the Client including geospatial, civil engineering, landscape architecture, and environmental public art and design. In coordination with Michael Singer Studio, KEITH provided two conceptual master plans involving hard and softscape design, cost estimates, and a phasing plan for this venue as it takes center stage in the heart of the community.		
d.	<b>General Civil Engineering and Inspection Services (Parkland, Florida)</b>	PROFESSIONAL SERVICES Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Civil Engineer. KEITH, under our continuing services contract with the City of Parkland, is assisting the Client in developing KEITH Campus projects that include general engineering and inspection services. KEITH provides civil engineering services to the Client. The KEITH Team assists the Client with engineering plans, engineering calculations, sketch and description reviews and plat reviews, building permit application plan reviews, and inspection services support as needed.		
e.	<b>Holland Park (Hollywood, Florida)</b>	PROFESSIONAL SERVICES 2023	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. Under the City of Hollywood's continuing services contract, KEITH, as subconsultant, assisted the Client with this KEITH Play project providing boundary and topographic surveying, subsurface utility engineering, landscape architectural design, and permitting for the Holland Park Project. Holland Park is a delightful park along the Intracoastal with boat ramps, two pavilions, bicycle path, nature trails restrooms and a waterfront observation tower.		
f.	<b>36-Acre Park Platting (Parkland, Florida)</b>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Surveyor. KEITH, under its continuing services agreement with the City of Parkland, is assisting the Client in producing a plat for Beasley Park approximately 35.4 acres. KEITH is providing services to the Client including survey and planning. The KEITH Team assists the Client in boundary survey, plat application, post-plat recordation, and plat processing. The completed project will help build the foundation for future improvements to this community park.		

**DONALD A SPICER**

1215 SW 81 TERRACE, POMPANO BEACH, FL 33068-3536

License Type	License#	Issued	Expires	Status
Surveyor and Mapper	LS4677	01/20/89	02/28/27	Active



## 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 OF EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
<b>Kelli Schueler, PLA, LEED AP</b>	Landscape Architect	20 years	7 years

15. FIRM NAME AND LOCATION (City and State)

**KEITH, Miami, Florida**

16. EDUCATION (DEGREE AND SPECIALIZATION)

**B.S. Landscape Architecture, Oklahoma State University, 2003**

17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

**LA6667565, Professional Landscape Architect (PLA), Florida**

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

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	
a.	<b>Bella Vista Park (Sunny Isles Beach, Florida)</b>	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Landscape Architect. The City of Sunny Isles Beach selected KEITH, as part of our continuing services agreement, to develop a new park at the Bella Vista Park site. The overall property is approximately 0.9-acres. KEITH is providing civil, survey, subsurface utility engineering, planning, and landscape architecture services. KEITH coordinated subconsultants for the provision of structural and environmental engineering, electrical engineering, and geotechnical engineering services completing the multi-disciplinary team.		
b.	<b>Charlotte J. Burrie Civic Center (Pompano Beach, Florida)</b>	PROFESSIONAL SERVICES 2021	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Landscape Architect. KEITH, under its continuing services contract with the city, assisted the Client in developing a KEITH Campus project that includes 8,712-SF of multi-purpose spaces for civic, social, and recreational activities, lobby/pre-function area, reception, administrative offices, conference rooms, assembly hall accommodating 250, a fixed platform stage, kitchen, and storage, as well as easy pedestrian ADA-compliant access, a porte-cochère entrance, 48 vehicular and 20 bicycle parking spaces. KEITH provided full services to the Client including civil engineering, permitting, landscape architecture, and construction administration and coordination for the new LEED v4 certified building. Landscape architecture services included tree inventory and appraisal, a tree disposition plan, landscape and irrigation plans, and landscape construction observation.		
c.	<b>Laguna Garden (Miami Gardens, Florida)</b>	PROFESSIONAL SERVICES Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Landscape Architect. KEITH is assisting the Client in developing a KEITH Life affordable multi-family residential project on an approximately 9-acre site. KEITH provides services to the Client including landscape architecture, survey, and construction program management. The KEITH Team is assisting the Client in establishing horizontal and vertical control, site geometric plan, verification of building control lines, provide pre- and post-construction existing conditions reports, final as-built survey, certified FEMA elevation certifications, detailed preliminary landscape design, schematic design, grading plan, irrigation design, tree disposition plans and details, lighting plan and details, pool/water feature sections, elevations, and details, site furniture, landscape construction observation, shop drawing reviews, site visits, and final inspection. The KEITH Team worked collaboratively with the development team to understand the context and influences on the project to create a residential site best-suited for the community.		
d.	<b>Town of Golden Beach John Tweedle Park and Civic Center DB (Golden Beach, Florida)</b>	PROFESSIONAL SERVICES 2022	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Landscape Architect. KEITH, as subconsultant, assisted the Client in developing a KEITH Campus project that included the development of a 25,412-SF Civic Center, improvements to the adjacent park, and Town owned open areas. KEITH provided full services to the Client including civil engineering, survey/SUE, arborist study, traffic impact study, and construction program management for this Design-Build project. The new center houses municipal offices, police department, Council Chambers, common areas, and an emergency operations center. The rehabilitated facilities will be used for recreational purposes as part of John Tweedle Park. Additionally, the project included enhanced outdoor recreational facilities, parking areas, and vehicular and pedestrian pathways.		
e.	<b>Town Center Park Upgrades (Sunny Isles Beach, Florida)</b>	PROFESSIONAL SERVICES 2024	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Landscape Architect. Town Center Park is an existing 3.5-acre space in downtown Sunny Isles Beach. KEITH was selected to provide civil and landscape architecture upgrades to the western portion of the park. The park upgrades include landscape and hardscape design, tree inventory, and preliminary engineering design development plans, including utility information, water, sanitary sewer, and drainage. KEITH coordinated meetings with the City of Sunny Isles and its Planning and Development Services Department. Civil and landscape construction documents were developed in coordination with the City and required regulatory agencies' approval. Survey services for this project were provided by KEITH under a previous contract.		





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

**SCHUELER, KELLI BETH**

3100 NW 51ST TER  
MARGATE FL 33063

**LICENSE NUMBER: LA6667565**

**EXPIRATION DATE: NOVEMBER 30, 2025**

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## 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 OF EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
<b>Charles Schramm, PSM</b>	Surveyor	36 years	1 years

15. FIRM NAME AND LOCATION (City and State)

**KEITH, Miami, Florida**

16. EDUCATION (DEGREE AND SPECIALIZATION)

B.S. Survey and Mapping, University of Florida, 1988

Courses Completed, Florida Institute of Technology, 1984

17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

LS5366, Professional Surveyor and Mapper, Florida

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

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	
a.	<b>Surfside GEC (Surfside, Florida)</b>	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Surveyor. As part of our General Engineering Contract (GEC) with the Town of Surfside, KEITH provides the Town with civil services to support the development of various projects related to the Town's infrastructure.		
b.	<b>Huizenga Park Capital Project CEI (Fort Lauderdale, Florida)</b>	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Surveyor. KEITH is assisting the Client with a KEITH Play project including owner's representation and construction engineering inspection services to deliver the design of the Huizenga Park project. The park is envisioned to include a series of uniquely designed spaces intended to transform downtown Fort Lauderdale into an outdoor living room, dining room, and backyard all in one. The KEITH Team is assisting the Client in a drawings and project audit involving the full trans-disciplinary team including value design/engineering, constructability, programing, operations/maintenance and potential errors/omissions/risks. Disciplines and services studied during Master Plan phase include site planning and permitting analysis, civil engineering analysis, landscape architecture including in-house arborist analysis, and traffic/transportation analysis.		
c.	<b>Calvary Chapel Fort Lauderdale Master Stormwater Permitting Plan (Fort Lauderdale, Florida)</b>	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Surveyor. KEITH is assisting in the development of an overall master stormwater permit for the entire east campus of Calvary Christian Academy. The project site consists of 4 parcels. Two of the parcels of the main/east campus total +/- 75acres and the remaining two parcels of the west campus total +/- 10 acres. KEITH is responsible for the surveying and mapping (including topography, boundary, and tree surveying), planning, and civil engineering services.		
d.	<b>FLL Stormwater Improvements - Ravenswood Interconnection (Fort Lauderdale, Florida)</b>	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Surveyor. KEITH is assisting the Client with a KEITH Access project under this continuing services contract for airport utilities and pavement projects. The project encompasses a comprehensive scope of tasks aimed at enhancing the existing drainage infrastructure by connecting the Northern and Ravenswood Drainage Basins at FLL Airport to alleviate flooding happening on the north side of the airport. KEITH provides civil engineering, SUE, and survey services to the Client. The KEITH Team is assisting the Client with all necessary engineering design services and utility coordination to facilitate the required stormwater improvements at the Ravenswood Interconnection.		
e.	<b>Port Everglades Bulkhead Replacement (Fort Lauderdale, Florida)</b>	2024	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Surveyor. As a subconsultant, the KEITH Team provided professional land surveying services, subsurface utility engineering, utility coordination, and landscape architectural services pursuant to the Port Everglades Master Plan. The goal of the project is to construct new seawall and bulkhead walls to replace existing, old walls. The projects included in Group One include the North Seawall of the Ports Entrance Channel, the bulkheads along Northport Berths 1, 2, and 3, Berths 7, 8, and 8A, and the bulkheads along Midport Berths 16, 17, 18, 21, and 29.		
f.	<b>72nd and Park Construction Surveying (Miami Beach, Florida)</b>	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	Surveyor. KEITH is assisting the Client with construction surveying for the residential project named "72nd and Park". The project is primarily residential and includes one ground level and two roof decks.		

**CHARLES RICHARD SCHRAMM JR**

2260 NE 37TH CT, LIGHTHOUSE POINT, FL 33064

**License Type**

Surveyor and Mapper

**License#**

LS5366

**Issued**

07/06/94

**Expires**

02/28/27

**Status**

Active<sup>63</sup>



# *State of Florida*

## *Department of State*

I certify from the records of this office that KEITH AND ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on January 20, 1998, effective January 16, 1998.


The document number of this corporation is P98000006011.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 31, 2025, 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 Thirty-first day of January,  
2025*



  
*Secretary of State*

Tracking Number: 8022148786CC

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

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



**ATLAS SAFETY & SECURITY DESIGN INC.**  
**RANDY I. ATLAS Ph.D., FAIA, CPP, CPTED – VITA**  
**PRESIDENT** Revised 4/15/25

**SERVICES  
PROVIDED:**

Crime Prevention Through Environmental Design (CPTED)/Security Design and Analysis  
Americans with Disability Act Accessibility Audits, Compliance  
FL HB 837 Multi-family Residential Housing - Security and CPTED Assessments  
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 (FCP) Florida Crime Prevention Institute, Feb. 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.

INSTRUCTOR **Crime Reduction Institute**, CPTED Practitioner Classes, Austin, TX. 2025>

## PROJECT EXPERIENCE:

- CPTED CONSULTANT to the One City Center, security and CPTED assessment. Durham, NC. March 2025
- CPTED CONSULTANT to the Champions Gate Master HOA for Security and HB 837 CPTED Assessments of Champions Gate Development, Orlando FL. December, 2024
- CPTED CONSULTANT to the Castle Group for Security and HB 837 CPTED Assessments of Parque Towers Condominium, Sunny Isles, FL. November, 2024
- CPTED CONSULTANT to The Related Companies Inc. for Security and HB 837 CPTED Assessments of Lincoln Gardens, Miami, FL. November, 2024



## EXPERT WITNESS AND CONSULTING SERVICES

updated 10/6/22

Thank you for your interest in the consulting services in our firm. Enclosed you will find a copy of my vitae and our current fee schedule.

### GROUND RULES:

Please do not ask for free opinions or advice. Initial conversations may cover a description of services, expertise, availability, fees, and references.

Please retain me before listing me as your expert.

An initial non-refundable retainer of \$2,400 retainer (representing 8 hours of work) is to be paid before any work will be initiated. Upon receipt of the retainer, a case file will be opened in our office. We do not consider ourselves retained, and no work on the case will be done until the retainer check is received. This non-refundable retainer is charged for the Expert's skill and experience, her availability to the client to consult, and for the Expert's possible need to decline other cases or work in order to be available to the client, and is therefore earned upon receipt.

Experience has shown that a typical case takes approximately twenty hours, excluding travel and testimony time. If out of town travel is required, airfare will be business class and prepaid. Lodging expenses must be directly chargeable to you. Travel time and incidental expenses will be invoiced.

It is our policy that the attorney, not the client, nor the insurance company retains us; thus, the retaining attorney is responsible for payment. Invoices are due upon receipt. Balances not paid within 30 days will accrue interest at the rate of charge of 1.5% per month, or 18% per annum.

Payments for all services rendered, unless otherwise agreed, must be received in the offices of Atlas Safety & Security Design Inc. before any verbal or written reports; opinions, affidavits, or any work product of any nature is provided to the client, or prior to giving testimony for deposition or trial. Failure to pay for services as agreed in this document will permit ASSD, after notice to you, to terminate its services.

### FEES:

Research, investigation, travel and consulting time is billed at \$300.00 per hour, and billed in half hour increments. Deposition time is billed at \$600.00 per hour, with a 2-hour minimum.

**PAYMENT IS DUE AT TIME OF, OR BEFORE DEPOSITION. NO EXCEPTIONS, NO EXCUSES!**

Trial Court Time is billed at \$600.00 per hour, with 4-hour minimum.

**PAYMENT IS DUE IN FULL, PRIOR TO THE DATE OF TESTIMONY, OR TRAVEL.**





# 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

# State of Florida



## Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of ATLAS SAFETY AND SECURITY DESIGN, INC., a corporation organized under the Laws of the State of Florida, filed on August 25, 1988, as shown by the records of this office.

The document number of this corporation is M95940.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
25th day of August, 1988.



*Jim Smith*

Jim Smith  
Secretary of State



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

12. NAME  Tom Graboski	13. ROLE IN THIS CONTRACT  Principal-in-Charge	14. YEARS EXPERIENCE	
		a. TOTAL 45	b. WITH CURRENT FIRM 43

15. FIRM NAME AND LOCATION (City and State)  Tom Graboski Associates, Inc. d/b/a TGA Design
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16. EDUCATION (Degree and Specialization)  Master of Science, 1977 Urban Design Bachelor of Fine Arts, 1971 Interior Design/Graphic Design	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  N/A
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)  Professional Member: Society for Experiential Graphic Design Most Recent Publication: Cruise & Ferry Interiors, 2024 'Design Legend'
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**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State) City of Coral Gables, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2009	CONSTRUCTION (If applicable) N/A
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE We strategized, designed and oversaw the implementation of a complete identity and wayfinding signage system for the Off-street Parking Program. The project encompassed 25 parking lots and 5 parking garages within a 4-block radius. The design harmonized with the historic Mediterranean and Spanish Revival style of architecture in the city, while utilizing modern fabrication techniques and adhering to current DOT requirements. We also designed an identity and graphics for trolley transit system.	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) City of Coral Springs Coral Springs, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Work with the City of Coral Springs on numerous projects including ongoing signage tenant reviews, review of existing sign ordinance with regards 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.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) City of South Miami South Miami, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION (If applicable) N/A
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Our firm designed and implemented a city-wide vehicular wayfinding signage system and park identification system.	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) Downtown Doral Signage PUD Master Plan and Doral Park Identity	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023 - Present	CONSTRUCTION (If applicable) N/A
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Preparation of an overall sign masterplan for the entire PUD site that is Downtown Doral. The plan included all sign types to be Utilized throughout the site. TGA Design located each sign on a site plan and identified each sign type by function and design. Both Vehicular and pedestrian wayfinding and major project identity signage was included.	<input checked="" type="checkbox"/> Check if project performed with current firm	

## Tom Graboski

Principal



Master of Science, 1977 Urban Design  
University of Miami  
Bachelor of Fine Arts, 1971 Interior Design/-  
Graphic Design  
Art Center College of Design

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

#### City of Coral Springs

Work with the City of Coral Springs on numerous projects including, review of existing sign ordinance with regard to window signs and other issues affecting retail/commercial signage, provided a complete comprehensive environmental and graphic design program for the Coral Springs Center for the Arts, Museum of Art and Theater, as well as provide additional signage and banners for the facility. Other projects include entry feature signs, street index signs and neighborhood identification signs.

#### Downtown Doral & Doral Park, City of Doral

Preparation an overall sign masterplan for the entire PUD site that is Downtown Doral. The plan included all sign types to be utilized throughout the site. TGA Design located each sign on a site plan and identified each sign type by function and design. Both vehicular and pedestrian wayfinding and major project identity signage was included.

#### 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.

#### Gateway Park, Sunny Isles Beach, FL

Development of a brand identity and signage and graphic design elements in the new park and parking structure for the City of Sunny Isles Beach. A unique 4 level parking structure with a city park, an amphitheater, public amenities, and retail shops on Level 1. Using materials appropriate to the sea side location, TGA designed identity directional, informational, and regulatory signage for the entire park and created a retail tenant sign criteria for the city to set and maintain the standards for all retail and restaurant tenants who lease space in the park/building.

#### 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 recently took the drawing package to 100% completion after the downturn of the pandemic.



**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
Keith Oliver	Project Manager / Senior Designer	31	27

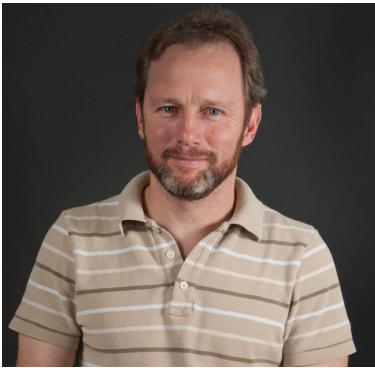
15. FIRM NAME AND LOCATION (City and State)
Tom Graboski Associates, Inc. d/b/a TGA Design

16. EDUCATION (Degree and Specialization)	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
Bachelor of Fine Arts, Atlantic Christian College 1983	N/A

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

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	City of Key West Historic Seaport Signage	2021	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 Design of signage for the historic Seaport, comprising of identity, vehicular and pedestrian wayfinding, regulatory and informational, and interpretive graphics.		
	North Bay Village Entry Feature Signage North Bay Village, Florida	Ongoing	N/A
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Design of entry feature for the east and west entries of the coastal city. We also designed bus shelters and street signs.		
	Miami Dade County Auditorium Miami, Florida	2024 - Present	N/A
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Design of a comprehensive sign program for the renovation and addition to the historic Miami Dade County Auditorium in the City of Miami.		
	City of Miami New Administration Building City of Miami, Florida	2025	N/A
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Fresh on the drawing board is the design of interior and exterior signage for the new City of Miami Administration Building design at the new Freedom Park in Miami.		
e.	NBCUniversal Orlando, Dark Universe Entertainment Park Orlando, Florida	2020 & 2022	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm In an ongoing relationship with NBCUniversal Studios, our firm recently completed the design and specifications package for a new land in their new entertainment theme park in Orlando, Florida.		



## Keith Oliver

Senior Designer

### Recent Projects:

City of Key West Historic Seaport Signage  
City of Key West, FL

City of Coral Springs  
Coral Springs, FL

Baptist Health South Florida  
(various campuses in Dade & Broward Counties)

Uhealth /University of Miami  
Doral Ambulatory Care Center, Doral, FL

Miami-Dade County Country Club of Miami  
and Golf Course  
Miami, FL

Royal Caribbean International  
Icon of the Seas Newbuilding Public Venue Graphics  
Miami, FL

Virgin Voyages Planning Newbuilding,  
The Scarlett Lady, Miami, FL

Virgin Voyages Port Terminal,  
Port of Miami, FL

Royal Caribbean/Celebrity Cruises  
Oasis of the Seas Modernization  
Freedom of the Seas Modernization

Universal Studios Recreation Theme Park  
Beijing, China (AECOM)

Hurricane Hole Superyacht Marine at Paradise Landing  
Nassau, Bahamas

Kimpton Grand Roatan Resort  
Honduras

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

#### City of Coral Springs

We are currently working with the City of Coral Springs on their new city-wide entry feature signage program.

#### 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.

#### North Bay Village Entry Feature, North Bay Village

Design of an entry feature for the east and west entries of the coastal city. We also designed the street signs and bus shelters.

#### 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 100% design and specifications package for one of their entertainment parks at the new theme park in Orlando.

#### Miami-Dade County Auditorium, Miami, Florida

Design of a comprehensive sign program for the renovation and addition to the historic auditorium in the City of Miami.

#### City of Miami New Administration Building, Miami, Florida

Fresh on the drawing board is the design of interior and exterior signage for the new City of Miami Administration Building at the new Freedom Park in Miami.

#### Baptist Health South Florida's Systemwide Signage

TGA Design has worked with BHSF for over thirty years with their identity and wayfinding signage needs. Keith completed the sign design for the Homestead Hospital project, the flagship facility for the interior and exterior signage design standards for future BHSF hospitals, as well as the Wes Kendall campus and other and Medical Plazas throughout South Florida.



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

12. NAME  Rachel Ledesma	13. ROLE IN THIS CONTRACT  Designer	14. YEARS EXPERIENCE	
		a. TOTAL 5	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State) Tom Graboski Associates, Inc. d/b/a TGA Design			
16. EDUCATION (Degree and Specialization)  Bachelor of Fine Arts, 2020 Graphic Design New World School		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)  N/A	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)  N/A			

**19. RELEVANT PROJECTS**

a.	(1) TITLE AND LOCATION (City and State) Miami Dade Public Library Doral Branch Doral, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
Design of a comprehensive sign program for Miami Dade County's branch library in the City of Doral.			
b.	(1) TITLE AND LOCATION (City and State) Royal Caribbean International/Celebrity Cruises Miami, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2022	CONSTRUCTION (If applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
For the past 40 years, our firm has completed newbuilding and renovation projects for RCI/Celebrity Cruises. Our firm just completed the design of public area wayfinding graphics for their new superliner, Icon of the Seas.			
c.	(1) TITLE AND LOCATION (City and State) Miami Dade Public Library Key Biscayne Branch Key Biscayne, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
Design of a comprehensive sign program for Miami Dade County's branch library in the Village of Key Biscayne.			
d.	(1) TITLE AND LOCATION (City and State) Joule House Miami, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
Our firm worked with the developer the on the design of a comprehensive sign program for this new mixed-use building in Miami's art district, Wynwood. The sign system is comprised of interior and exterior wayfinding, identity, directional, and regulatory and informational signage.			
e.	(1) TITLE AND LOCATION (City and State) NBC Universal Orlando, Dark Universe Entertainment Park Orlando, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2020 & 2022	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
In an ongoing relationship with NBCUniversal Studios, our firm recently completed the design and specifications package for a new land in their new theme park in Orlando, Florida.			



## Rachel Ledesma

Graphic Designer

### Recent Projects:

Miami Soccer Stadium  
Miami, FL

Royal Caribbean International  
Icon of the Seas Newbuilding Public Venue Graphics  
Miami, FL

NBCUniversal Orlando Dark Universe  
Orlando, Florida

Universal Studios Recreation Theme Park  
Beijing, China (AECOM)

MSC Port of Miami Terminal  
Miami, Florida

City of Coral Springs Monument & Park Signs  
Coral Springs, FL

Miami-Dade Public Library  
Doral Branch Library  
Doral, FL

Hotel AKA  
West Palm Beach, Florida

Rachel joined the TGA Design staff as a Graphic Design Intern in 2018, 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, Universal Studios' Dark Universe theme park signage design, and Royal Caribbean's newbuilding, Icon of the Seas, venue graphics.

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

### Related Project Experience

#### City of Coral Springs, Coral Springs, FL

In an ongoing relationship with the city, we designed new monument signs for the Police/Fire stations as well as new park signs for the City of Coral Springs.

#### Miami-Dade Public Library Doral Branch, Doral, FL

Currently underway is design of signage and graphic design services for the new Miami Dade Public Library in Doral, FL.

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

For the past 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. Last year she worked on their newbuilding vessel, Icon of the Seas, public venue graphics.

#### 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. Since then we completed 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.



ARCHITECT-ENGINEER QUALIFICATIONS	1. SOLICITATION NUMBER (If any) City of Coral Gables, RFQ #2025-005
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## PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (or Branch Office) NAME Tom Graboski Associates, Inc. d/b/a TGA Design			3. YEAR ESTABLISHED 1980	4. UNIQUE ENTITY IDENTIFIER 59-2019310
2b. STREET 4649 Ponce de Leon Boulevard, Suite 401			5. OWNERSHIP	
2c. CITY Coral Gables			2d. STATE FL	2e. ZIP CODE 33146
6a. POINT OF CONTACT NAME AND TITLE Tom Graboski, President			a. TYPE Corporation S	
6b. TELEPHONE NUMBER 305.669.2550			b. SMALL BUSINESS STATUS SBE	
6c. EMAIL ADDRESS tom@tgadesign.com			7. NAME OF FIRM (If Block 2a is a Branch Office)	

8a. FORMER FIRM NAME(S) (If any) N/A	8b. YEAR ESTABLISHED N/A	8c. UNIQUE ENTITY IDENTIFIER N/A
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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	Signage & Wayfinding Design	5		G06	Royal Caribbean International Icon of the Seas Public Area Wayfinding	2
				G06	NBCUniversal Studios, Dark Universe Orlando, Florida	2
				G06	East & West Entry Monuments, Bus Shelters & Street Signs, NBV, Florida	1
				G06	City of Miami Administration Bldg. Miami, Florida	1
				G06	City of Coral Springs Ongoing Signage Consultation (various projects)	1
				G06	Baptist Health South Florida Miami Lakes Freestanding Urgent Care Miami Lakes, Florida	1
				G06	Baptist Health South Florida OCED, Palmetto Bay, Florida	1
				G06	Baptist Health South Florida OCED, Pembroke Pines, Florida	1
				G06	Baptist Health South Florida West Mission ER, Boca Raton, Florida	1
				G06	IMFC Miami Soccer Stadium, City of Miami, Florida	2
				G06	Doral Atrium, Doral, Florida	1
				G06	Block 55, Miami, Florida	2
				G06	MSC Port of Miami Terminal Miami, Florida	2
				G06	AKA Hotels, Brickell Avenue Miami, Florida	1
				G06	Miami-Dade County Auditorium Miam, Florida	1


				G06	Hurricane Hole Super Yacht Machine Paradise Island, Nassau, Bahamas	1
				G06	MIA Employee Parking Garage @ Park 6 Lot, Miami International Airport, Miami, Florida	1
				G06	Historic Seaport, Key West, Florida	1
				G06	Baptist Health South Florida, Royal Palm Beach OCED, Palm Beach, Florida	1
				G06	Miami Dade Public Library Doral Branch City of Doral, Florida	1
	Other Employees	0		G06	Miami Dade Public Library Key Biscayne Village of Key Biscayne, Florida	1
Total		5				

<b>11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS</b> (Insert revenue index number shown at right)		<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>	
a. Federal Work	0	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	4	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	4	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

4/28/25

c. NAME AND TITLE

Tom Graboski, President

STANDARD FORM 330 (REV. 7/2021)



# *State of Florida*

## *Department of State*

I certify from the records of this office that TOM GRABOSKI ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on July 24, 1980.

The document number of this corporation is 679594.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 6, 2025, 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 Sixth day of February, 2025*



  
*Secretary of State*

Tracking Number: 0223140148CC

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

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

## SECTION III

RFQ: 2025-005



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



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

A)The **City of Coral Gables** is known for its collection of historic, beautiful, classically-designed buildings. The restoration or renovation of any of the city's architectural gems 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 any of the city's needs. 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. **The team at Wood, O'Donnell, and Naccarato**, has worked on hundreds of historic structures and many that are on the National Register of Historic Places. They are the structural engineer on nearly all of the historic structures that we have restored in the past 20 years. Most importantly, they are the Structural Engineer that is most familiar with **many of the city's notable buildings** and has completed the most recent Structural Reports on the City Hall building. They have the expertise to recommend and repair these historic buildings so that they are safe and ready for many more years of use.

Our firm will be able to go above and beyond what is needed in order to provide any architectural consulting services that the city may need. 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 – a 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.

B) 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.

Client	Dates	Name of Project	Scope
Temple Israel	March 2025-TBD	Assessment and Repairs of Historic Temple Israel	Prepare an assessment and recommendations for repair report
Private Suites	October 2021-TBD	Private Suites MIA	Restoration and construction of luxury air terminal at MIA airport
City of Gainesville	April 2025-TBD	Historic Hippodrome Restoration	Assessment and restoration of the Hippodrome Building
City of Coral Gables	November 2024-TBD	Coral Gables City Hall	Assessment and Restoration of City Hall
Eurostars Hotels	August 2023- TBD	Langford Hotel	Restoration of Langford Hotel
Miami Dade County	February 2024-TBD	Comfort Station No 4	Design and Construction of Comfort Station on Rickenbacker Causeway
City of Miami Beach	September 2022-TBD	Art Deco Museum Expansion	Expansion of the Art Deco Museum in Miami Beach
City of Deerfield Beach	May 2022-TBD	Restoration of the Butler House and Pioneer House	Restoration of two historic houses for the City of Deerfield Beach
Miami Dade College	November 2021- November 2025	Restoration of the Freedom Tower	Interior and exterior restoration of the landmark, Freedom Tower

C) 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.

D)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.

E) 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.

F)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.



## SECTION IV

RFQ: 2025-005



**Bok Tower & Gardens, Lake Wales, Florida**  
**Full Assessment and Recommendations for Repair Report**





## CITY OF CORAL GABLES REFERENCE FORM

### RFQ 2025-005 Architectural Consulting Services

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

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

1. Project Name/Location Historic Citizens Bank Building

Owner Name Omni CRA

Contact Person Isiaa Jones, Exec Director

Contact Telephone No. 305-679-6869

Email Address: isjones@miamigov.com

Yearly Budget/Cost \$5,000,000

Dates of Contract 3/2018

Project Description Complete restoration of the Historic Citizens Bank building

**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 Eberson, 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

Company Name:

Representative: Charlene Conill

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Email Address: \_\_\_\_\_

**BIDDER INFORMATION:**

**R.J. Heisenbottle Architects, PA**

**Representative: Charlene Conill**

**2199 Ponce de Leon Blvd Suite 400  
Coral Gables, FL 33134**

**305-446-7799 ext 22  
Fax: 305-446-9275**

**cconill@rjha.net**



**Section IV: Past Performance and References**

- A) Attachment D, Reference Form has been uploaded into INFOR
- B) See SF 330-Part I, Section F after this page.
- C) Past and present projects for the City of Coral Gables:

24-3565.00 City of Coral Gables City Hall, Assessment and Restoration

- a. City of Coral Gables Public Works, Capital Improvements
- b. Scope: Historic Restoration of the Coral Gables City Hall building including a complete assessment and recommendations for repair report.
- c. Total architectural / engineering fee \$408,516.00
- d. Contract is to be for completion of the project (March 2025-TBD)
- e. Project Manager / Point of Contact: Jose Oliveros; Public Works Assist. Director. 305-569-1859

- g. Results: Our firm is in negotiations with the City currently.

16-3438.00 Coral Gables Biltmore – Gondola Building

- h. City of Coral Gables Public Works, Capital Improvements
- i. 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.
- j. Total architectural / engineering fee was to be \$109,245.00
- k. Contract was to be for completion of the project
- l. Project Manager / Point of Contact: Jose Oliveros; Public Works Assist. Director. 305-460-5000
- m. RJ Heisenbottle Architects was to serve as the Prime Consultant
- n. 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.

D)There have been no incidents, at any point, where any public sector clients have discontinued the use of our firm's services.

E)There have been no incidents within the past 5 years where a civil, criminal, administrative, or other proceeding was filed against our firm.



# SECTION V

RFQ: 2025-005



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 2025-005 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.





**Thank you for your time,  
we look forward to getting to work for the City of Coral Gables!**

**-RJ Heisenbottle Architects**