

# REDEVELOPMENT OF FISHERMAN'S WHARF

**AUGUST 2020**

City of Fort Pierce  
Fort Pierce Redevelopment Agency (FPRA)  
Shyanne Helms and/or Gelencia Carter  
100 North US Hwy 1 Fort Pierce, FL 34950

RFQ #2020-023 REQUEST FOR QUALIFICATIONS  
DEVELOPMENT OF FISHERMAN'S WHARF





# REDEVELOPMENT OF FISHERMAN'S WHARF

PRESENTED BY  
OFFICE AMERICA GROUP



**Respectfully submitted to:**  
City of Fort Pierce and  
Fort Pierce Redevelopment Agency (FPRA)

Request for Qualifications  
No. 2020-023



City of Fort Pierce and  
Fort Pierce Redevelopment Agency (FPRA)

Shyanne Helms and/or Gelencia Carter  
City of Fort Pierce  
100 North US Hwy 1  
Fort Pierce, FL 34950

Reference: RFQ #2020-023  
REQUEST FOR QUALIFICATIONS  
DEVELOPMENT OF FISHERMAN'S WHARF

Dear Selection Committee:

We are extremely excited about the opportunity to participate in the referenced project. We have putted together a great and unique partnership team specifically designed to work with the City of Fort Pierce and the FPRA in order to imagine, design, finance, construct, promote, and manage the next level of mixed-use property in the area.

Our team understands the challenges of a project of this magnitude as well as the collective benefits to be achieved. We are fully committed to leveraging our collective expertise to help build a new mixed-use project that will be not only a sustainable real estate asset that contributes to the City unique sense of place, but also provide an expanded environment for residences and visitors.

Our team's creative approach applies to architectural design, financing concepts, construction process, project delivery, and management. It is our goal to maximize the development opportunity with a project that is truly befitting of the level of quality appropriate to the City. You will find that our collective organizations embody the same creativity, progressive culture, and entrepreneurial spirit that the City is looking to foster.

All team members are appropriately licensed and registered with the State of Florida in accordance with Florida Statutes Chapters 602 or 620. All the companies comprising our group are certified with vast track record in the State of Florida.

On behalf of our entire team, please accept my unwavering commitment and excitement to work with everyone involved in this project. Thank you very much in advance for your diligent review and consideration of our team and our initial project proposal.

Sincerely,

Ricardo Hernandez  
Office America Group, Manager  
(786) 223-1568



**DEVELOPMENT TEAM SUMMARY****Office America Group 01****Hensel Phelps 02****The Martin Architectural Group 03****SGM Engineering, Inc. (SGM) 04****Andres Montero Landscape Architecture 05****Master Consulting Engineers 06****Keith 07****Conceptual Design 08****Financial Capability 09****Addendums (Signed Forms) 10**



# DEVELOPMENT TEAM SUMMARY



## YEARS OF EXPERIENCE ALTOGETHER IN THE FLORIDA REAL ESTATE MARKET

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### **OFFICE AMERICA GROUP (OAG)**

OAG is a Real Estate development company specializing in the development and management of residential, office and mixed-use buildings. OAG forms unique partnerships for every deal in order to deliver outstanding projects in line with the client's needs.

### **HENSEL PHELPS**

Hensel Phelps is one of the nation's' largest construction companies in the USA with offices in nine states including two in Florida. Founded in 1937, the firm has evolved into a multi-billion dollar employee owned company with over 3,500 employees nationwide. As a general contractor, construction manager and design-builder, Hensel Phelps offers one of the strongest records for one-time delivery and cost-effective performance in the industry.



### **THE MARTIN ARCHITECTURAL GROUP**

Martin is an Urban Planning, Architecture and Interior Design firm with offices in Philadelphia, Annapolis, Baltimore and Coconut Creek in Broward County. Martin's greatest asset is its core team of Architects, Land Planners and Advisors.



## **SGM ENGINEERING, INC. (SGM)**



SGM Engineering, Inc. (SGM) specializes in MEP/FP Engineering and Commissioning with offices in Fort Lauderdale, Orlando, and Tampa, Florida. SGM's Fort Lauderdale office will be heavily involved with the ability to respond immediately to site visits, project meetings, etc. Certified with the state of Florida as a Minority Business Entity, SGM has worked on over 75 mixed-use projects making us well qualified for this pursuit. Projects in which SGM was the MEP Engineer of Record include Arts Square at Hallandale Beach, Park Place at Aventura, 500 Ocean Avenue at Boynton Beach, and many others. SGM will handle all engineering for Mechanical, Electrical, Plumbing, and Fire Protection design services.

## **ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC,**



ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC, is a Florida based Landscape Architecture firm located in Fort lauderdale. Their team of talented professionals has over twenty-three years of global experience in planning and landscape architecture at the highest levels of conceptual thinking and professional performance for residential communities, hotels, resorts, private residences, and urban design projects of various scales.

## **MASTER CONSULTING ENGINEERS, INC.**



MC Engineers Specializes in structural design, threshold inspections, and forensic engineering. The company experience includes educational, medical, commercial, residential, government, judicial and religious structures, as well as museums, airports and historical renovations.

## **KEITH - CIVIL & SURVEY**



Keith was founded on the principal of achieving success by combining the latest technology with client-oriented business practices and a staff of experienced and talented professionals. Services include: Geospatial Services, Planning and Landscape Architecture, Civil Engineering, Transportation Engineering, Program / Construction Management.

# DEVELOPMENT TEAM

## BY THE NUMBERS



Company Name



Principal Number of  
Years in the Industry



Value of Executed  
Projects



Number  
of Full Time Employees



30

\$60M

3



83

MULTI  
BILLION

3500



50

\$15B

39



29

\$7.25B

48



25

\$80M

5



20

UNDETERMINED

25



22

\$7B

165

\*Additional information of each company available upon request



## **Ricardo Hernandez**

Office America Group  
Founder & CEO

(786) 223-1568 Mobile  
[rihernanp@gmail.com](mailto:rihernanp@gmail.com)

1430 South Dixie Highway, Suite 110  
Coral Gables, Florida 33146



## **Bravo, Ruben A.**

Hensel Phels Builders/GC  
Business Development Manager

(954) 447-0000 (O) Work  
(786) 258-1718 Mobile  
[RBravo@henselphelps.com](mailto:RBravo@henselphelps.com)  
South Florida Regional Office  
888 SE 3rd Ave  
Fort Lauderdale, FL 33316



## **Dominick Raneri**

The Martin Architectural Group, P.C.  
Principal Florida Division

(518) 376-6381 Mobile  
[dranieri@martinaia.com](mailto:dranieri@martinaia.com)

6810 Lyons Technology Circle, Suite 185  
Coconut Creek, Florida 33073  
[www.martinaia.com](http://www.martinaia.com)



## **Judge Roach**

SGM Engineering-MEP  
Manager of Business Development  
(407) 767-5188 Work  
(407) 767-5188 Primary  
407-913-4922 Mobile  
[judge@sgmengineering.com](mailto:judge@sgmengineering.com)  
935 Lake Baldwin Lane  
Orlando, FL 32814  
[www.sgmengineering.com](http://www.sgmengineering.com)



## **Andres Montero**

Andres Montero Landscape Architecture  
President

(954) 533-8259 Work  
(954) 591-5606 Mobile  
[amonero@amlastudio.com](mailto:amonero@amlastudio.com)  
<http://www.amlastudio.com>



## **Toni Farber (structural eng.)**

Master Consulting Engineers, Inc.  
Vice President of Business Development  
(954) 210-7671 Work  
(954) 998-7890 Work  
(954) 998-7890 Primary  
(954) 614-1857 Home  
[Toni.Farber@mcengineers.com](mailto:Toni.Farber@mcengineers.com)  
4101 Ravenswood Road, Suite 307  
Ft. Lauderdale, FL 33312



## **Shawn Lenihan**

Keith Engineering  
Director of Business Development  
5614690992 Work  
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[slenihan@keithteam.com](mailto:slenihan@keithteam.com)  
120 North Federal Highway, Suite 208  
Lake Worth, Florida



OFFICE  
AMERICA  
GROUP

**DEVELOPER**



## ABOUT

## LEAD MANAGEMENT FOR THIS PROJECT

**Ricardo Hernandez**

(786) 223-1568

**Reinaldo Padron**

(646) 725-8501

1430 South Dixie Highway, Suite 110  
Coral Gables, Florida 33146

Office America Group specializes in the development, construction, refurbishment and management of residential, office and mixed-use buildings primarily located in the State of Florida. Recently Office America Group participated in a RFI for a Public Private Partnership to develop a mixed-use project in Central Florida with The Florida Polytechnic University. Additionally, in the year 2016 it was awarded to develop and manage a 36,000 sf office building located in Miami for the Florida Department of Health.

Office America Group is comprised of highly experienced and successful Real Estate and Finance veterans with vast knowledge in the Real Estate market. With decades of experience, the Group has successfully completed projects and partnerships worth in excess of \$60MM.

Office America Group strives towards excellence and is constantly focused on the acquisition, development & management of real estate investments opportunities. It's current pipeline is comprised of a 45-unit residential development project located in Boston, Massachusetts, a 40-unit mixed use residential/retail development in the Brownsville area of Miami, a 42-unit mixed use residential/retail development in Palmetto Bay, Florida, and a 10-unit residential development in the City of Miami. All required equity for the above-mentioned projects have been already funded.

## TEAM MEMBERS



**RICARDO HERNANDEZ**

FOUNDER & CEO

Senior Real Estate Developer with verifiable success in a fast-paced entrepreneurial environment. Expertise in evaluating potential acquisitions and developments through financial modeling and market research. Demonstrable experience in ground-up commercial, residential and mixed-use development projects. Proven ability to manage acquisition, development and construction process from inception to completion. Committed to be a disruptive innovator in the real estate work environment. Mr. Hernandez has expertise in all aspects of the development process from design as an Architect to financing as a lender and has more than 30 years of experience in the field.

Mr. Hernandez holds a Master Degree in Real Estate Development from Columbia University, a Master of Science in Project Management, a Bachelor of Science in Architecture and advanced courses at MIT.



**REINALDO PADRON**

DIRECTOR OF BUSINESS DEVELOPMENT

Civil Engineer and Real Estate Analyst with proven experience in overcoming challenges in the real estate industry. Skilled in leadership, business development and business strategic planning. Entrepreneur by nature and a blockchain advocate with a Master of Science in International Real Estate and a recently obtained Master of Science In Marketing, both from Florida International University. Mr. Padron has worked in a variety of real estate projects internationally. Recently, Mr. Padron was a Project Manager for the construction of 213,000 GSF of mixed-use projects in Orlando. Before

Mr. Padron was a Business Development Manager, he coordinated and conceptualized a land development master plan for 131 acres in Curacao. The plan call for a potential gross buildable area of 2.9 million square feet with mixed uses including residential, commercial, touristic, cultural and recreational.

## 10 STONLEY

**LOCATION:** Jamaica Plain, Massachusetts.  
Greater Boston area

**PROJECT TYPE:** Transit-Oriented Residential

**YEAR:** 2018; in progress

**STATUS:** In process to obtain Site Plan approvals

**INVESTMENT:** +/- \$15M

### PROJECT DESCRIPTION:

Land acquisition, development, construction and management of 45 residential units. The unit mix includes studios, 1bed/1bath, 2beds/1bath and Live/Work units for artist. The project consists of a four-floor building with approximately 40,000 sf gross construction.

**CONTACT PERSON:** David MacKay (617) 699-9040



## BROWNSVILLE 5050

**LOCATION:** Miami Brownsville area - Florida

**PROJECT TYPE:** Mixed Use (Residential-Retail)

**YEAR:** 2019

**STATUS:** In process to obtain Site Plan approvals

**INVESTMENT:** +/- \$7.5M

### PROJECT DESCRIPTION:

Land acquisition, development, construction and management of 40 residential units. The unit mix includes 2beds/1bath, and retail space on the ground floor. The project consists of a five-floor building with approximately 71,500 sf gross construction.

**CONTACT PERSON:** Carlo Parra (305) 790-5467



## PALMETTO GARDEN

**LOCATION:** Palmetto Bay – Miami-Dade County

**PROJECT TYPE:** Mixed Use (Residential-Retail)

**YEAR:** 2019

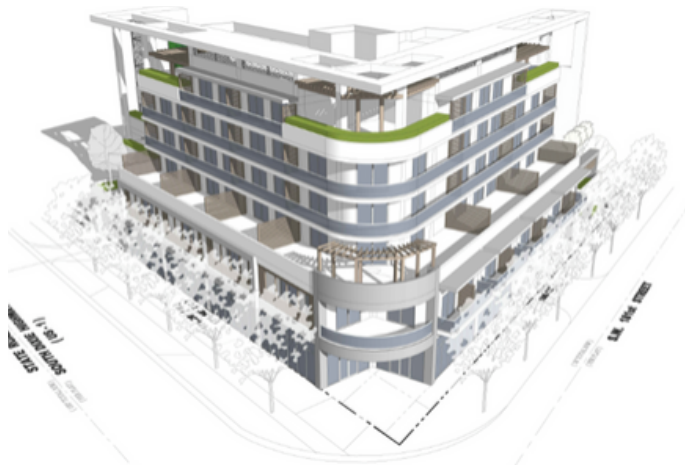
**STATUS:** In process to obtain Site Plan approvals

**INVESTMENT:** +/- \$10M

### PROJECT DESCRIPTION:

Land acquisition, development, construction and management of 42 residential units. The unit mix includes 1bed/1bath, 2beds/2baths and retail space on the ground floor. The project consists of a six-floor building with approximately 80,000 sf gross construction.

**CONTACT PERSON:** Sam Sami (786) 306-4353



## FLORIDA DEPARTMENT OF HEALTH

**LOCATION:** Tamiami Florida, Miami-Dade

**PROJECT TYPE:** Office

**YEAR:** 2014 – 2018

**STATUS:** Sold for \$10.5M

**INVESTMENT:** \$7.5M

### PROJECT DESCRIPTION:

Successful bidder in an RFP invitation for the construction and management of a 36,000 sf office building occupied entirely by administrative staff of the Florida Department of Health.

**CONTACT PERSON:** Tiffany Thompson (305) 596-3020





## DECO GREEN

**Request for Proposals: #01-1920 Development of Vacant Lot on Dixie Highway, Lake Worth Beach FL.**

Successful bidder in an RFP selected by the Lake Worth CRA, to develop a vacant lot located on a 2.3-acre lot along the west side of Dixie Highway between 17th and 18th streets. The project was designed to inspire artists and others who may want to live in a community focused on art and a Florida Bohemian flare for life.

**LOCATION:** Lake Worth, FL

**PROJECT TYPE:** Mixed- Used

**YEAR:** 2020

**STATUS:** In award process.

**INVESTMENT:** \$29.8M



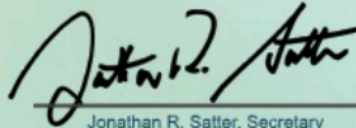
# State of Florida

## Minority Business Certification

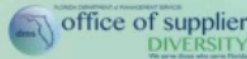
### Ricardo Hernandez LLC

Is certified under the provisions of  
287 and 295.187, Florida Statutes, for a period from:

04/30/2019 to 04/30/2021



Jonathan R. Satter, Secretary  
Florida Department of Management Services







**HENSEL PHELPS**  
Plan. Build. Manage.

# GENERAL CONTRACTOR



# THE HENSEL PHELPS WAY

## **CONFIDENCE AND PEACE OF MIND FOR OUR CLIENTS.**

Clients refer to the combination of our People, Processes, Partnerships and Technology as The Hensel Phelps Way. Partnerships with our clients succeeded because we value integrity, proven processes and open communication throughout every phase of development, construction and operations. That is why, as each project concludes, a bond has been formed with our clients. Innovative technology and decades of expertise are put to work for every client – delivered by our team of employee-owners – who share the responsibility to perform because they have a vested interest in the success of our clients.

## **PEOPLE.**

At Hensel Phelps, we can say with confidence that our people truly make the difference. We owe our continued success to our employees who bring genuine excitement to the job every day. Their enthusiasm and positive attitude carries throughout the organization, to our partners, and to our clients.

## **GENUINE RELATIONSHIPS.**

Our goal is to build ongoing relationships, so every client becomes a long-term partner.

## **EMPLOYEE OWNERSHIP.**

As employee-owners of Hensel Phelps, we strive to exceed our clients expectations in everything we do.

## **THOUGHT LEADERSHIP.**

We work continually with our clients to research new ideas and technology in building design and construction, to provide the latest in innovative solutions. Hensel Phelps' thought leadership through specialty teams produces a better project – one that is unique to the requirements of each specific market.





**84**

**YEARS OF  
COMBINED  
EXPERIENCE**

## Meet the South Florida Leadership Team.

The South Florida Office is located in Fort Lauderdale, Florida. Hensel Phelps has been working in South Florida since 2002 and the South Florida Office has been a cornerstone in supporting the Southeast District on various types of construction projects serving both the public and private sectors.

The South Florida Office has the ability to provide preconstruction and construction services that cover Conceptual Estimating, Scheduling, Project Construction Planning, System Analysis, Constructibility Analysis, and advanced Building Information Modeling - all the ingredients necessary for a successful project. Our successful projects include retail, mixed-use, entertainment, commercial, industrial, aviation, office, healthcare, higher education, hospitality, and Department of Defense projects.



### **Cory Olson | Operations Manager | 19 years**

**B.S. Construction Management, University of Nebraska at Lincoln**

Mr. Olson is responsible to Hensel Phelps clients for providing the leadership and vision crucial to the success of all projects in the South Florida Region. He assures that all client budgetary and quality goals are met through thorough financial planning and cost evaluations, aggressive schedule management, comprehensive resource planning, and employment of quality assurance monitoring systems. He is fully versed in all areas of estimating, purchasing, engineering, and project management on both new construction programs and renovation projects.



### **Chad Thompson | General Superintendent | 24 years**

**B.S. Agricultural Engineering Technology, University of Wisconsin**

Mr. Thompson has been in charge of and responsible for the daily coordination and direction of a myriad of large and complex projects. Chad's organizational skills include a comprehensive understanding of the importance of project logistics and team building at the inception of a contract. Chad has maintained an outstanding safety performance record, and has completed all projects assigned to him on schedule within budget and to the client's complete satisfaction.



### **Ruben Bravo | Business Development Manager | 22 years**

**Masters in Construction Management, Florida International University**

Mr. Bravo is responsible for identifying and responding to client inquiries, solicitations, and works with senior management to formulate the most qualified project team to deliver a successful project. With work experience in the USA and abroad, Ruben is also deeply committed to the implementation of sustainable practice for construction projects. Not only does his experience include sustainable projects throughout his career, but he also served as the Green Schools Co-Chair and the Research Committee Chair for USGBC South Florida Chapter.



### **Alex De Armas | Senior Estimator / Preconstruction Manager | 19 years**

**B.D. Architecture, University of Florida**

Mr. De Armas, who has spent his career in South Florida, is a cost management representative who assists in establishing preliminary budgets and final cost estimates. Alex is experienced in all aspects of procurement as well as preconstruction cost controls involving cost estimating, cost analysis, and value engineering. Alex has performed cost estimates for all phases of design and assists the total team in achieving the common goal of completing projects within budget and without sacrificing quality.



## OUR EXPERIENCE.

Hensel Phelps is a leader in the delivery of entertainment, retail, and mixed-use projects. Our portfolio ranges from small scale renovations to high profile facilities. We have the ability to tailor our services to the needs of the individual client.

No matter the project size or scope, Hensel Phelps provides its clients predictability in a dynamic and challenging market. Our approach is the most efficient and performance driven delivery model in the nation, providing outcomes rather than outputs unique to each client.

We have developed a unique set of systems and management controls that we implement on every project. This ensures consistency in our end product and has allowed our resume to grow with the majority of work coming from repeat clients.

Hensel Phelps incorporates the latest technologies into our processes to guarantee efficient design, construction and a building that is easy to operate and maintain long after project completion.

What sets Hensel Phelps apart is truly its people and their dedication to client satisfaction.

**FIRST AND  
FOREMOST, THE  
HENSEL PHELPS  
WAY MEANS  
BUILDING  
LASTING  
PARTNERSHIPS.**

# WALT DISNEY PARADISE PIER

Anaheim, California

## SCOPE

### SIZE

125,000 SF

### COST

\$84 Million

### DELIVERY

Design-Bid-Build

### ARCHITECT

Walt Disney  
Imagineering

### OWNER

Walt Disney  
Imagineering



## DESCRIPTION

Following in the footsteps of Elych Gardens, Hensel Phelps started construction on Paradise Pier, one of three California theme lands included in the one billion-dollar expansion of Disneyland in Anaheim.

The scope of our 60 million dollar contract includes the construction of eight amusement rides, a total of nine restaurant, retail and support facilities, and complete area development of a 20-acre site. Some key challenges included construction of the "California Screamin'"; soon to be the worlds longest roller coaster with 6000 LF of track length; a four acre Lagoon complete with wave machines, and a ten story Faris Wheel. In addition to a seafood restaurant complex, midway area, sunglasses and souvenir stores, burger, pizza, and corn dog restaurants, central parade building, outdoor vending building, and complete area development with a four-acre lagoon, the following amusement rides were also built: California Screaming Roller Coaster, Sun Wheel, Tower Thrill Ride, Orange Stinger, Jumping Jellyfish, Golden Zephyr, and Mulholland Madness.

# ELITCH GARDENS AMUSEMENT PARK

Denver, Colorado

## SCOPE

### SIZE

2,962,080 SF

### COST

\$69 Million

### DELIVERY

Design-Build

### ARCHITECT

Davis Partnership

### OWNER

Elitch Gardens  
Amusement Park



## DESCRIPTION

Elitch Gardens is a world famous amusement park which has been a Denver landmark for over 100 years. Phelps Development took on the roles of development, design coordinator, and contractor to move Elitch Gardens from an existing site to its new location.

Elitch's amusement park is located in the Central Platte Valley adjacent to downtown Denver and encompasses 65 acres, including 22 acres of parking and 36 acres of public park area. The new park includes traditional gardens, old and new amusement rides, restaurants, child day care center, cultural center, theaters, retail facilities, games, observation tower, heliport, and other features.

The development project also included the construction of roadways, an offway ramp, bridges, and re-channelization of the South Platte River. Also included was environmental abatement, contaminated soil treatment, relocation, and removal work. Financing was made available via a mix of private equity, commercial loans, and public funds made available through a voter-approved bond issue for infrastructure development. Construction permanent financing was provided by Bank One. Hensel Phelps provided a contractors guarantee to facilitate project financing.

# FORT LAUDERDALE AQUATIC COMPLEX

Fort Lauderdale, Florida

## SCOPE

### SIZE

46,000 SF

### COST

\$27 Million

### DELIVERY

Design-Build

### ARCHITECT

Cartaya & Associates

### OWNER

City of Fort Lauderdale



## DESCRIPTION

The Fort Lauderdale Aquatic Center Complex Renovations will include demolition and new construction of all the swimming pools in order to upgrade and meet international swimming and diving competition standards.

Among the most important aspects, the project considers a new world-class dive pool which holds 920,040 gallons of water. An international swimming competition pool will be designed for world-class events including state of the art training and teaching pools. In addition, a new flip training area will be built to ensure trainees a safe practice and preparation area for competition. The scope will also include a new grandstand seating area for spectators and new public restrooms.

Attached to the International Swimming Hall of Fame, the complex is located on a pier which extends out 600 FT over the Intercoastal Waterway. Design and preconstruction will begin immediately to fast-track the project for summer 2020 completion.



# UNIVERSAL STUDIO'S ROYAL PACIFIC RESORT

Orlando, Florida

## SCOPE

**SIZE**  
710,000 SF

**COST**  
\$79 Million

**DELIVERY**  
CM at Risk

**ARCHITECT**  
Fugleberg Koch  
Architects

**OWNER**  
Lowe's Hotels at  
Universal Orlando



## DESCRIPTION

The Royal Pacific Resort, located at Universal Orlando® Resort, consists of three seven-story hotel towers, reception building, function building, physical plant, miscellaneous service and support structures, hardscape, and landscape construction.

The 1,000-room hotel towers include guest rooms, specialty and luxury suite units. The structures consist of poured-in-place concrete foundations, columns, shear wall, and post tension slabs. A structural steel framed mechanical plenum level supports the roof structure. The exterior facade is EIFS and cast stone.

The three-story, 90,000 SF reception building with Porte Cochere and entry bridge, is the host building with lobby, restaurant, bar, and full kitchen facilities. The third floor includes an atrium with a reflecting pond.

The 160,000 SF function building includes meeting rooms, pre-function and ballroom facilities with a full supporting kitchen and laundry service operations for the guest towers. The structure is structural steel with facade treatments of storefront, stucco, and cast stone.

Miscellaneous structures include a pool grill, pool bar, outdoor barbecue, restrooms and pool mechanical building.

The site-scape includes boat docking facilities, a large feature pool, a variety of landscape structures and colored and stamped concrete walks. The extensive landscape package sets the stage for a tropical experience.



10825 E Geddes Ave.  
Centennial, CO 80112-4591

Phone Number (720) 200-8412  
Fax Number (720) 200-8398

July 2, 2020

City of Fort Pierce

RE: Redevelopment of Fisherman's Wharf

To Whom It May Concern:

Travelers Casualty and Surety Company (Travelers), Hartford, CT, (NAIC #19038, A.M. Best rating A++, XV) a subsidiary of The Travelers Companies, Inc., listed on the United States Department of Treasury's Listing of Approved Sureties with valid certificate of authority issued by U.S. Department of Treasury and licensed and authorized to issue bonds in the State of Florida. Travelers has extended surety credit to Hensel Phelps Construction Co. (Hensel Phelps) and its affiliated companies for more than 60 years in connection with contracts aggregating billions of dollars. It is our opinion that Hensel Phelps is one of the most outstanding design-build and general construction organizations in the United States. Their skill, integrity, and financial responsibility are unquestioned.

Our established work program for Hensel Phelps authorizes this organization to bid contracts with performance and payment bond obligations up to \$350 Million per project as part of a total \$9 Billion aggregate backlog of work. Hensel Phelps' current unencumbered available bonding capacity is approximately \$2 Billion with a current backlog of \$7 Billion. Should you enter into a contract with Hensel Phelps, it is our present intention to provide performance and payment bonds as may be required.

Please note this authorization is subject to our standard underwriting throughout the proposal process, including a review of acceptable bond forms, contract financing, contract terms, and other standard underwriting considerations.

If you have any questions please contact the surety company or the surety agent:

Kris Fox, Travelers Casualty and Surety Company  
10825 E Geddes Ave., Centennial, CO 80112-4591, (800) 525-8552

Royal Lovell, Flood and Peterson  
P.O. Box 578, Greeley, CO 80632, (800) 356-2295

Sincerely,

Kelly T. Urwiller, Attorney-in-Fact  
Travelers Casualty and Surety Company



**Travelers Casualty and Surety Company of America  
Travelers Casualty and Surety Company  
St. Paul Fire and Marine Insurance Company**

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Kelly T Urwiller** of **GREELEY**, **Colorado**, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

**IN WITNESS WHEREOF**, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **17th** day of **January**, 2019.



State of Connecticut

City of Hartford ss.

By:   
Robert L. Raney, Senior Vice President

On this the **17th** day of **January**, 2019, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2021



  
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

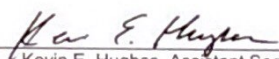
**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **2nd** day of **July**, 2020.



  
Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.  
Please refer to the above-named Attorney-in-Fact and the details of the bond to which this Power of Attorney is attached.**



AGENCY CUSTOMER ID: 00001298

LOC #: \_\_\_\_\_



# ADDITIONAL REMARKS SCHEDULE

Page \_\_\_\_ of \_\_\_\_

AGENCY Flood and Peterson		NAMED INSURED Hensel Phelps Construction	
POLICY NUMBER Various			
CARRIER Various	NAIC CODE	EFFECTIVE DATE: 01/01/2020	

## ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

2 - D) AXA XL Umbrella US00095537LI20A \$15,000,000 Each Occurrence / Aggregate  
3 - B) American Guarantee and Liability AEC422694500 \$15,000,000 Each Occurrence / Aggregate  
4 - D) AXA XL US00068961LI20A \$10,000,000 Each Occurrence / Aggregate  
TOTAL UMBRELLA POLICY LIMITS: \$50,000,000 EACH OCCURRENCE / \$50,000,000 AGGREGATE



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



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

**CONSTRUCTION INDUSTRY LICENSING BOARD**

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

**CHOUTKA, MICHAEL JOSEPH**

HENSEL PHELPS CONSTRUCTION  
6557 HAZELTINE NATIONAL DRIVE  
SUITE ONE  
ORLANDO FL 32822

**LICENSE NUMBER: CGC1509056**

**EXPIRATION DATE: AUGUST 31, 2020**

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# ARCHITECT



THE MARTIN ARCHITECTURAL GROUP, P.C.

ARCHITECTS & LAND PLANNERS

PHILADELPHIA ANNAPOLIS COCONUT CREEK

## WHO WE ARE

### FIRM OVERVIEW

Established in 1967, THE MARTIN ARCHITECTURAL GROUP's rise to success was initiated by a desire to plan, design, document and deliver the highest quality professional services to the private sector, real estate and development industry. Our commitment to client service and design excellence has remained strong and as a result, the firm has cultivated a diverse and accomplished portfolio of single and multi-family homes, senior living communities, retail and office designs, mixed-use and transit-oriented developments, and sustainable projects.

Whether working on smaller-scale residential and commercial projects or more complex master-planned, mixed-use communities, we maintain our dedication to FUNCTIONAL AND INNOVATIVE DESIGN. Our visually distinct, yet livable designs have garnered regional and national recognition because of their ability to respond to each site's unique context. By taking into consideration how people will interact with the specific space, structure, and surroundings, we are able to create places that perform as well as excite and continue to enrich the community far into the future.

The firm's greatest asset is our core team of ARCHITECTS AND LAND PLANNERS with a solid supporting cast of designers, project managers, technical personnel as well as administrative staff. Collectively, our group possesses talent and experience in all aspects of the development spectrum, from planning through design and construction documentation. We keep abreast of the latest technologies and marketplace trends by remaining active in the American Institute of Architects, American Planning Association, National Association of Home Builders, International Council of Shopping Centers, United States Green Building Council, and Urban Land Institute.

No two projects are alike. For that reason, we consider each site independently, addressing the practical concerns of schedules and budgets, while also acknowledging the importance of the BETTERMENT OF THE BUILT, NATURAL, AND SOCIAL ENVIRONMENTS. With the recent introduction of The Martin Sustainable Studio, we have taken a more invested role in harmonizing environmental protection and land development objectives by offering our clients the option to explore sustainable solutions that engage their visions and respect their limitations. We aim to cultivate a sense of place and ultimately, enhance quality of

INTEGRITY AND THE UNDERSTANDING OF OUR CLIENT'S GOALS are essential elements in our design process an honest expression of all those invested in a project including ourselves, the client, and the community. As valued collaborators, our clients are engaged throughout the entire life of the project in an effort to foster a shared trust and to completely understand the opportunities and challenges of the site, program, and market. We take pride in both establishing and maintaining relationships with our clients, many of whom have worked with us repeatedly over the years.



In response to RFQ item, the Martin Architectural group is experienced with sustainable design and UFAS standards. We have worked on many projects with LEED for Homes and Energy Star requirements. We are currently starting our first Passive House project for an apartment building and have attended a Passive House-training program. We have also used LEED design standards for commercial buildings. For UFAS (Uniform Federal Accessibility Standards) we have incorporated these guidelines for HUD funded apartment projects. The difference with UFAS compared to the FHA guidelines is that accommodations for vision and hearing-impaired tenants will be provided.





# James M. Riviello, AIA, LEED AP, CGP

*Principal/Managing Partner*

[JRiviello@MartinAIA.com](mailto:JRiviello@MartinAIA.com)

## Education

**Bachelor of Architecture**

Temple University Philadelphia, PA

## PROFESSIONAL ORGANIZATIONS

Home Builders Association of Chester & Delaware Counties

Home Builders Association of Maryland

United States Green Building Council

NFPA/ICC/NCARB

American Institute of Architects

NAHB 55+ Housing Council

## REGISTRATIONS

*Registered Professional Architect*

State of Connecticut

State of Delaware

District of Columbia

State of Florida

State of Georgia

State of Maryland

State of New Jersey

State of New York

State of North Carolina

State of Ohio

State of Pennsylvania

State of South Carolina

State of Texas

State of Virginia

## BACKGROUND

As managing partner, Jim leads the senior project management team responsible for construction documents and services. He prepares the firm's service proposals; develops project work plans, schedules, scopes of work and fees. He remains involved through contract negotiation, performance of work and project close-out. Having spent his entire career, over 31 years, with The Martin Architectural Group, he has developed long time professional relations with many of the firm's largest clients. His portfolio ranges from single-family homes within the renowned Bulle Rock Golf Course Community (Havre de Grace, MD) to LEED-registered townhomes and apartments at Whispering Hills (Barnegat, NJ) to active adult condominiums at Carroll's Creek (Gambrills, MD). He also has a large portfolio of work with HUD financed market rate apartments, Mount Laurel NJ requirements, and New

## PROJECT PROFILE - HUD or HMFA financed

*Barnegat Seniors Apartments* - Barnegat, NJ (HMFA financed)

*Whispering Hills* - Barnegat, NJ (Affordable Apts - HMFA financed)

*East of Market Apartments* - Frederick MD (Market rate HUD financed)

*Piney Orchard I and II Apts* - Odenton MD (Market rate HUD financed)

*Berkeley Family Apartments, NJ* - (Affordable Apts - HMFA financed)

*Lacey Family Apartments, NJ* - (Affordable Apts - HMFA financed)

*Delanco Family Apartments, NJ* - (Affordable Apts - HMFA financed)

*Jackson Family Apartments, NJ* - (Affordable Apts - HMFA financed)

*Barnegat Seniors Apartments* - Barnegat, NJ (HMFA financed)



# Dominick Ranieri, AIA

*Principal Florida Division*

**DRanieri@MartinAIA.com**

## BACKGROUND

Dominick Ranieri, AIA studied at the University of Miami, Coral Gables Florida where he trained under renowned architects Andres Duany and Elizabeth Plater-Zyberk, the designers of Sea Side Florida and the founders of the international movement known as "New Urbanism". At Miami Dominick received a Bachelor's of Architecture Degree and graduated as an international award winning student after achieving an award for his design submission in an international design competition, the Venice Biennale in Venice Italy.

Dominick is the principal responsible for the Florida operation of The Martin Architectural Group. He has been involved with the firm for over 30 years and has focused on the design of New Urban communities, commercial, retail, and high-density residential architecture. Dominick is also responsible for work in New York State where he represents Martin at their satellite office located in Schenectady NY.

With over 34 years in the development and architecture business, Dominick Ranieri has a broad knowledge of the complexities of the development industry and its need for quality land planning and building design solutions.

## PROJECT PROFILE

*Brandle Meadows* - Altamont, NY (55+)

*Vly Pointe Apartments* - Nickayuna, NY (55+)

*Admirals Walk* - Cohoes, NY (55+)

*Catholic Charities* - Cobleskill, NY (low income)

*The Paddocks* - Wilton, NY (market rate, 460 units)

*Hudson Preserve* - Colonie, NY (market rate, 365 units)

*Cornerstone Apartments* - Colonie, NY (market rate)

*Azul* - Stuart, FL (market rate)

*Stuart Courthouse Annex* - Stuart, FL (market rate)

*Dania Beach* - Dania Beach, FL (workforce)

*Lakeworth Apartments* - Lakeworth, FL (workforce)

*Oakland Park Apartments* - Oakland Park, FL (workforce)

## EXPERIENCE

34 Years

## EDUCATION

### Bachelor of Architecture

University of Miami School of Architecture  
Emphasis on Urban Planning & Design

## PROFESSIONAL ORGANIZATIONS

American Institute of Architects

NCARB

CNU New York (Founding Member)

Congress of New Urbanism

CORA

Founding Chapter Member of Place-makers

## REGISTRATIONS

*Registered Professional Architect,*

State of Florida

State of New Jersey

State of New York

## AWARDS & PUBLICATIONS

●Honorable Mention "Charles E. Peterson Prize"  
for work on H.A.B.S. measured drawings of  
the Bonnet House (Ft. Lauderdale, FL)

●First Prize w/ Hervin Romney, Architect  
Elementary School Design

Competition for Dade County School

District Proto Typical School Design

●Publication with Rizzoli Books for "Terra

Mostra Internazionale Di Architettura"

Project Venezia II, The Biennale

Internation Design Competition

●Honorable Mention 2009 Design Award

AIA Easter New York Chapter

Glass Works Village New Urban Comm Design



# **Annabella Garcia, Intl. Assoc. AIA**

***Senior Project Manager/Designer***

**AGarcia@MartinAIA.com**

## **Education**

### **Master of Architecture**

Universidad Jose Maria Vargas, Caracas, Venezuela

### **Associates in Art (Architecture & Interior Design)**

Broward Community College, Davie, FL

## **PROFESSIONAL ORGANIZATIONS**

United States Green Building Council

American Institute of Architects

ICSC

NCARB

ULI

## **REGISTRATIONS**

Registered Professional Architect,

International Associate, AIA

Colegio de Arquitecto e Ingeniero de Venezuela

## **BACKGROUND**

As Senior Project Manager-Designer for The Martin Architectural Group, Florida Division, Annabella directs the design, documentation and administration of all projects initiated within the division. The scope of this work includes land planning, as well as a wide range of architectural projects including residential, commercial, mixed-use and urban infill projects, both within the continental US and abroad. A special area of expertise lies in the production of development planning strategies for multi-acre sites. This enables our clients to fully understand a property's potential and thereby maximize their lands use and density.

## **PROJECT PROFILE**

*La Brisas* - City of Sunrise, FL (Fee simple TH)

*Swinton Square* - City of Delray Beach, FL (Market and Work force housing mixed)

*The Gatherings at Lake Nona* - Orlando, FL (Multi-Family 55+)

*Ocean Ridge* - City of Vero Beach, FL (Fee simple TH)

*Casa Lake* - City of Lauderdale Lakes, FL (Affordable Housing apartments)

*Dania Beach* - City of Dania, FL (Work-force Housing-Competition)

*The Marks* - City of Shelton, CT (Rental apartments)

*One Glastonbury* - Glastonbury County, CT (Rental apartments)

*Azul* - City of Stuart, FL (High in rentals)

## **EXPERIENCE**

29 Years



## AZUL APARTMENTS STUART, FL

The exciting Azul Apartments development brings 49 new residences into the middle of vibrant, historic downtown Stuart. Azul is the only new rental community downtown Stuart and will feature 1-, 2- and 3-bedroom apartments with private balconies and patios, as well as high ceilings. It is within walking distance of more than 75 shops, restaurants, and cultural/entertainment venues, the spectacular Riverwalk, Sunset Bay Marina, and several great parks.

### Program

- 49 Multifamily units
- Clubhouse: 2200 SF
- Gated on-site parking
- Easily accessible public transport



## THE CURVE AT GALLERIA FORT LAUDERDALE, FL

This seven-story rental apartment building sits at the corner of two major roads in sunny Fort Lauderdale. The large program wraps around a multi-story precast parking structure and features a clubhouse and outdoor swimming pool for its residents to enjoy.

- Retail: 8,000 SF
- Apartments: 204 units
- Clubhouse: 4,000 SF with pool
- Parking Garage: 385 spaces



# DANIA BEACH CITY CENTER

## DANIA BEACH, FL

This beautiful complex is a Redevelopment Summary for Public Private Partnership Offering for the City of Dania Beach, FL., a 6.5 A/C City site (P3) plan. This mixed-use design highlights the Residential, retail and Governmental buildings and encourage locals and tourist alike to explore and take advantage of all the "New Downtown" and what has to offer.

- Parks/Green space and recreation areas
- County Paul Demaio Library
- 523 Residential Units
- 13,165 SF of Commercial space



AERIAL RENDERING



PHASE 1 AMENITY



PEDESTRIAN PROMENADE



PEDESTRIAN PROMENADE

# DANIA BEACH CITY CENTER

## DANIA BEACH, FL

- Parks/Green space and recreation areas
- County Paul Demaio Library
- 523 Residential Units
- 13,165 SF of Commercial space



Ron DeSantis, Governor

Halsey Beshears, 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

**RIVIELLO, JAMES MICHAEL**

240 N. 22ND STREET  
PHILADELPHIA PA 19103

**LICENSE NUMBER: AR97342**

**EXPIRATION DATE: FEBRUARY 28, 2021**

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Ron DeSantis, Governor

Halsey Beshears, 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

**RANIERI, DOMINICK JOHN**

8083 RED JASPER LANE  
527  
DELRAY BEACH FL 33446

**LICENSE NUMBER: AR0016673**

**EXPIRATION DATE: FEBRUARY 28, 2021**

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# MEP

MECHANICAL, ELECTRICAL, PLUMBING.  
FIRE PROTECTION ENGINEERING.



## ABOUT

## LEAD MANAGEMENT FOR THIS PROJECT

**Judge Roach**  
(407) 913-4922  
judge@sgmengineering.com  
935 Lake Baldwin Lane  
Orlando, FL 32814

SGM Engineering, Inc. (SGM) was founded and Incorporated in the state of Florida in 1991 and is a graduated 8(a) – mentor protg SDB, and MBE Professional Consulting Firm registered to do business in over 40 states. Our headquarters is located in Orlando, Florida with an established office located in Fort Lauderdale, Florida. Our business approach is to review, evaluate, recommend the most efficient, cost effective, and safest method possible for all of our clients and the projects we undertake.

Arguably one of the top MEP firms specializing in Educational Projects (K-12 and Higher Education). SGM has an extensive experience associated with the governmental, educational, and commercial industries which includes: mechanical (HVAC, plumbing, fire protection), and electrical engineering. SGM has numerous years of experience in servicing governmental projects of a large variety of types for federal, state and municipal agencies. Our team is capable and qualified to design all aspects of MEP systems for renovations, additions, and new facilities with knowledgeable emphasis on codes and energy conservation requirements. We are dedicated to provide the highest level of response, quality of design construction documents, cost estimates, construction administration and coordination efforts with construction managers and owners representatives by ensuring that professional standards and timeliness of all projects are met.

SGM is a full service Mechanical, Electrical, and Plumbing/Fire Protection Engineering Design Firm. Additionally, we offer commissioning services. SGM has been providing professional MEP services since 1991. Our engineers are skilled in all aspects of MEP/FP design and have extensive background working out in the field. With our years of experience throughout the state of Florida and beyond and our unique understanding of what makes a project successful, SGM is the clear choice for your next project.

**[WWW.SGMENGINEERING.COM](http://WWW.SGMENGINEERING.COM)**

# **Bobby Shahnami, PE, CxA,** **LEED AP BD+C**

Sr. Mechanical Engineer

## PROFESSIONAL QUALIFICATIONS

- » 20 years of experience in Mechanical, Plumbing, and Fire Protection Engineering, Cx, and Quality Control
- » Worked on over 1,000 projects with SGM
- » Has a clear understanding of the design and construction in the Mixed Use and Multi-Family Development sector

## RELEVANT PROJECT EXPERIENCE

**Hallandale Art Square** | City of Hallandale Beach | Sr. Mechanical Engineer | \$50 Million | 168,000 SF

SGM is provided Mechanical, Electrical, Plumbing and Fire Protection Engineering for a mixed-used development consisting of 10,000SF of retail commercial space; 358 residential units (one, two and three bedroom) with height ranging from three to seven stories; and a parking structure.

**500 Oean Mixed-Use Community** | City of Boynton Beach | Project Manger/Sr. Mechanical Engineer | \$4.4 Million | 220,000 SF

SGM was part of the transformation to modernize the City with the design of a \$49M mixed-use apartment community. The multi-use complex included 341 luxury rentals, 13,300SF of retail space and 6,600SF of office space. The complex also included a parking garage, clubhouse, pool, and other resort-style amenities.

**Weston Park Longwood Station** | City of Longwood | Sr. Mechanical Engineer | \$22 Million | 100,000 SqFt

Weston Park at Longwood Station was the first transit-oriented development for the SunRail transit system in Central Florida. SGM was the MEP Engineer for the project. The resort-style architecture features modern layout in one, two, and three-bedroom floor plans in a variety of styles. The concierge services, rentable storage and outdoor lounge areas. This complex TOD project featured collaboration with the local, state and federal government, which included partial funding for the parking garage.

**Fiddler's Reef Apartments** | City of Jacksonville | Mechanical Project Engineer | \$20 Million | 456 Units

SGM was hired to provide MEP design for this apartment community. The complex includes multifamily units split between two u-shaped buildings accessed via two entrances. The complex has two ponds and 584 parking spaces, as well as amenities including party porches, dog spas, fitness center, clubroom, pond walk and more.



YEARS OF EXPERIENCE:  
20

YEARS WITH SGM:  
20

EDUCATION:  
University of Central Florida,  
BS in Mechanical Engineering,  
Master of Business  
Administration

REGISTRATIONS:  
Professional Engineer- FL  
#78419  
ACG Certified Commissioning  
Authority  
LEED Accredited Professional  
Building Design and  
Construction

SGM JOB TITLE:  
Senior Mechanical Engineer

# Manuel Hernandez, PE

Senior Electrical Engineer

## PROFESSIONAL QUALIFICATIONS

- » 12 years of experience designing municipality facilities, including police and fire stations
- » His electrical experience includes calculating service sizes, feeder sizes, branch circuit sizes, short circuit currents, voltage drop, and performing short-circuit/arc flash/coordination studies and over-current protection device selection using specialized software
- » Experienced in the layout of equipment for floor plans, riser diagrams, fire alarm systems, telecommunication systems, HVAC-Plumbing-Fire Protection coordination, and survey

## RELEVANT PROJECT EXPERIENCE

Hollywood Beach Community Center | City of Hollywood Beach | Sr. Electrical Engineer | \$180,000 | Completed 2016

SGM Engineering provided professional mechanical and electrical engineering services for the design and replacement of five water source heat pumps that serve the Hollywood Beach Community Center.

Hallandale Art Square | City of Hallandale Beach | Sr. Electrical Engineer | \$50 Million | 168,000 SF

SGM is provided Mechanical, Electrical, Plumbing and Fire Protection Engineering for a mixed-used development consisting of 10,000SF of retail commercial space; 358 residential units (one, two and three bedroom) with height ranging from three to seven stories; and a parking structure.

500 Oean Mixed-Use Community | City of Boynton Beach | Sr. Electrical Engineer | \$4.4 Million | 220,000 SF

SGM was part of the transformation to modernize the City with the design of a \$49M mixed-use apartment community. The multi-use complex included 341 luxury rentals, 13,300SF of retail space and 6,600SF of office space. The complex also included a parking garage, clubhouse, pool, and other resort-style amenities.

Echo Lake Apartments | City of Bradenton | Sr. Electrical Engineer | \$35.7 Million | 360 Units

SGM provided Mechanical, Electrical, and Plumbing Design services for this large open space market rate apartment community. The housing development includes twelve three-story buildings bedroom units, clubhouse, scenic walking & jogging path, screened-in summer kitchen with large gas grill, zero-entry saltwater pool, a private park with two dog parks, playground, grilling stations and fire pits, covered seating areas and pavilion area, and fully-equipped fitness center.



YEARS OF EXPERIENCE:  
12

YEARS WITH SGM:  
5

EDUCATION:  
University of Puerto Rico, BS  
in Electrical Engineering

REGISTRATIONS:  
FL #74989- Electrical

SGM JOB TITLE:  
Sr. Electrical Engineer



## 500 OCEAN Mixed Use Development

**Project Cost:** \$50 Million

**Square Feet:** 220,000 SF

**Client:** LeCesse Development

**Completion Date:** 2018

Boynton Beach, Florida, is primed to become Palm Beach County's hub of arts and culture. 500 Ocean Apartments, a mixed-use community, features upscale, luxury apartments sealed and 20,000SF of boutique shops and restaurants.

The 6-story complex is connected to a private parking garage for residents and includes 341 units. Amenities include heated infinity pool, club room & resident library, cybercafé, health club fitness studio, mini bowling alley, movie theater, private dining, and a zen garden.

SGM was responsible for mechanical, electrical, plumbing, and fire protection engineering as a sub consultant to the Architect. LeCesse Development Corp was the developer for this project.





## HALLANDALE ART SQUARE MIXED-USE DEVELOPMENT

**Project Cost:** \$68 million

**Square Feet:** 168,000

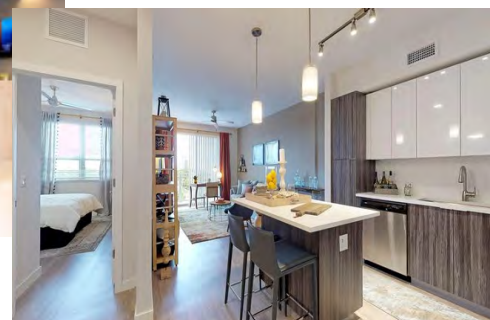
**Client:** Hallandale Beach, FL

**Completion Date:** Estimated 2018

SGM was proud to be part of an upscale mixed-use, live / work / entertainment destination project. Known as Artsquare at Hallandale Beach, this project includes:

- 358 rental residences ranging from 1 to 3 bedrooms
- Class-A project
- Over 600 parking spaces
- Mixed use of retail and commercial space
- Fitness center, yoga studio, resort-style pool and cabanas
- Theatre room, café, outdoor fire pit, entertainment lounge and an indoor and outdoor social room

As the Mechanical, Electrical, and Plumbing Engineer of Record, SGM worked closely with the Project Architect throughout the 3-year project duration. The project has six buildings and sits on a 2.7-acre parcel. Integra Investments was the developer for this project.



**SGM**  
ENGINEERING



## BAINBRIDGE YBOR CITY

**Project Cost:** \$43 Million

**Square Feet:** 240 Units

**Client:** The Bainbridge

Companies

**Completion Date:** 2018

Bainbridge Ybor City is an urban infill project in Easy Ybor City located a few blocks from Centro. Ybor City is a thriving modern lifestyle close to the fast-paced vibe of downtown Tampa blended seamlessly with a neighborhood that continues to embrace heritage. SGM was the MEP Engineer for this project working directly under the architect and The Bainbridge Companies. The apartment complex occupies a 2-city block and sits on a 3 acre site. There are a total of 240 units consisting of one and two-bedroom apartments. Amenities include South Beach style pool, 24-hour fitness center, yoga studio & personal training room, clubroom with arcade, catering kitchen, secured parking garage, and easy access to Yboy City's 7th Avenue with shopping, dining & nightlife. The community was constructed on a waterfront and includes local trails incorporated into the property. Residents can walk from any location and find a pedestrian walkway that connects to onsite amenities.



**SGM**  
ENGINEERING



## ECHO LAKE APARTMENTS

**Project Cost:** \$36 Million

**Square Feet:** SF

**Client:** Lecesse Development

**Completion Date:** 2016

SGM provided Mechanical, Electrical, and Plumbing Design services as a subconsultant to the Architect for a garden-style, multi-family apartment complex known as Echo Lake Apartments located in Bradenton, Florida.

The 360-unit development includes twelve 3-story buildings completed in the Fall of 2016. Community amenities include a 10,000SF clubhouse, fitness center, pool table, kitchen area, and TVs. The complex also includes a 2,500SF zero-entry saltwater pool with water-safe lounge chairs, and a pool deck with two fire pits.



## MAITLAND WEST APARTMENTS

**Project Cost:** \$52 Million

**Project Size:** 315 units

**Client:** Forum Architecture &

Interior Design

**Completion Date:** 2017

As a subconsultant to the Project Architect, SGM was the MEP Engineer of Record for this large-scale, luxurious apartment community located in the heart of Maitland, FL. This high-density, modern market-rate community is surrounded by three carefully curated courtyards including a pool area, Zen garden, and open green space. There are a total of 315 units with 31.5 units per acre.

The premier apartment complex is within 15 minutes to downtown Orlando with a variety of amenities, restaurants, retail, and parks located within walking distance. SGM worked closely with the Owner, Architect, and Construction Manager throughout design with multiple VE sessions to reduce costs related to HVAC, lighting, plumbing, and utilities.





## RIZE AT WINTER SPRINGS

**Project Cost:** \$20 Million

**Square Feet:** 500,000 SF

**Client:** Lecesse Development

**Completion Date:** 2016

SGM provided Mechanical, Electrical, and Plumbing engineering for Rize at Winter Springs, formerly known as Grandville at Town Center. Rize is a four-story mid-rise building consisting of approximately 244 generous one-, two-, and three- bedroom units ranging from 870-1,930 square feet, located by the Winter Springs Town Center. All of the units included a large balcony or study.

The project included a full range of amenities, including an elaborate 9,000 square foot clubhouse, an expansive pool, summer kitchen, cabana, putting green, outdoor fireplaces, relaxation sanctuary, state-of-the-art fitness center, business center and a conveniently structured parking garage, which provides parking on each residential level.





## THE HUB ON CAMPUS ORLANDO

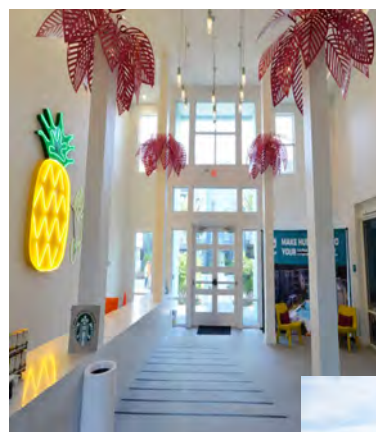
**Project Cost:** \$50 Million

**Square Feet:** 265,000

**Client:** Core Spaces

**Completion Date:** 2018

SGM was the MEP Engineer of Record for the design of a 207-unit student housing complex located directly across the street from UCF's main campus in Orlando, Florida. The luxury student apartments include amenities such as a resort-style pool & sundeck, sauna & steam room, sand volleyball court, a 10,000SF clubhouse, tanning salon, outdoor lounge, fitness studio, business center, and private study rooms & conference center. Core Campus was the developer on the project which specializes in student housing projects all over the nation.



**SGM**  
ENGINEERING



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



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

**SHAHNAMI, BOBAK**

460 NE 28TH STREET  
UNIT 2301  
MIAMI FL 33137

LICENSE NUMBER: PE78419

EXPIRATION DATE: FEBRUARY 28, 2021

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Ron DeSantis, Governor



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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**HERNANDEZ, MANUEL E.**

935 LAKE BALDWIN LANE  
ORLANDO FL 32814

LICENSE NUMBER: PE74989

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Ron DeSantis, Governor

Halsey Beshears, Secretary



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

**BOARD OF PROFESSIONAL ENGINEERS**

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PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**SGM ENGINEERING, INC.**

935 LAKE BALDWIN LANE  
BALDWIN PARK  
ORLANDO FL 32814

**LICENSE NUMBER: CA6208**

**EXPIRATION DATE: FEBRUARY 28, 2021**

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**ANDRES MONTERO**  
LANDSCAPE ARCHITECTURE

# LANDSCAPE ARCHITECTURE

**ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC,** is a Florida based Landscape Architecture firm located in Fort lauderdale.

Our team of talented professionals has over twenty-three years of global experience in planning and landscape architecture at the highest levels of conceptual thinking and professional performance for residential communities, hotels, resorts, private residences, as well as urban design projects of various scales.

We collaborate with professionals from different fields to best integrate design into the sites and their surroundings. Through our collaborative process and interdisciplinary approach, AMLA fulfills our client's vision while respecting the physical, cultural and environmental aspects of the site. Our Team is committed to building trust with our clients through long-term relationships.

AMLA offers its clients a comprehensive package of computer-based services to augment their on-going planning and design activities.

## SERVICES

- Planning, Landscape Architecture and Urban Design
- Site Analysis and Evaluation
- Project Evaluation/Renovation
- Development Feasibility and Cost/Benefit Analysis
- Detailed Site Development Design
- Construction Observation



**OUR WORK TAKES PLACE IN A VARIETY OF SETTINGS, PLACES, AND CULTURES, AND OUR SERVICES RANGE FROM GENERATING THE VISION OF THE CONCEPTUAL DESIGN TO ASSISTING OUR CLIENTS THROUGHOUT THE LIFE OF THE PROJECTS.**



**WE CREATE PLACES WHERE PEOPLE LIVE, LEARN, HEAL, WORK AND PLAY.**



## Andres E. Montero, PLA, ASLA PRESIDENT

### BACKGROUND

Since graduating from University of Oregon in 1997, Mr. Montero has worked as a Land Planner and Landscape Architect. During his career, Andres has been involved in all aspects of landscape architecture, ranging from large scale planning to detail design and has participated in numerous projects; many of which are located in the USA, China, Latin America and the Caribbean.

Mr. Montero has extensive experience with all aspects of production and execution of landscape architectural projects, including conceptual design, preparation of permit drawings, specifications, cost estimates, project schedule, municipal regulations, planning and zoning policies and site plan approval processes.

### EXPERIENCE

- **Boathouse at the Riverside Hotel (Punta Cana, Dominican Republic)** – Located in the heart of Fort Lauderdale downtown, Boathouse offers waterfront dining with a spectacular view of the New River. Our team provided site planning and landscape architecture services.
- **Casa Lake Condominium (Lauderdale Lakes, Florida)** – This 63-unit Condominium Community located in a 2.56 acres site within the City of Lauderdale Lakes. The program includes a 4-story tower with parking, indoor & outdoor recreational amenities for the community and project entry feature. Our team collaborated with Martin Architectural Group in the preparation of the site plan and landscape architecture for the project.
- **Dania Beach City Hall Complex (Dania Beach, Florida)** – AMLA collaborated with Martin Architectural Group and New Urban Communities in the preparation of the Master Plan for the Dania Beach City Center. Our team was responsible for the design of the streetscape, plazas, outdoor spaces, rooftop amenity terraces and vehicular and pedestrian circulation.
- **Deco Green Mixed-use Development (Lake Worth, Florida)** – AMLA collaborated with Martin Architectural Group and Office America Group in the preparation of the Master Plan for this 2.3-acre mixed-use complex located along Dixie Highway in Lake Worth. AMLA's team was responsible for the design of the outdoor spaces, streetscape, plazas, event open lawn and vehicular and pedestrian circulation.
- **Deerfield Beach Ocean Way (Deerfield Beach, Florida)** – The improvements at this \$3 million redesign project of the Deerfield's Ocean Way beachfront included drainage, paving, sidewalk pavers, landscape, decorative pedestrian and vehicular lights, special paving at the street intersections, beach gateways with columns and sitting walls, new outdoor showers, a bike lane and parking.
- **Golden Beach Civic Center Complex (Golden Beach, FL)** – AMLA collaborated with Martin Architectural Group, Gerrits Construction, Master Consulting Engineers, Keith, Formica & Associates in the preparation of the Master Plan for new Golden Beach Civic Center Complex. Our team was awarded the design-built project for this 3-acre site. AMLA was responsible for the design of the streetscape, plazas, outdoor spaces, sport fields, off street parking, and vehicular and pedestrian circulation.

### QUALIFICATIONS

A.M.L.A.  
2017 - current

DUMON DESIGN  
2010 - current

EDSA  
1997-2010

### EDUCATION

Bachelor of Landscape  
Architecture  
University of Oregon  
1995-1997

Bachelor of Architecture  
Universidad Jose Maria Vargas  
Caracas, Venezuela  
1988-1993

### REGISTRATION

Registered Landscape Architect:  
State of Florida

### AFFILIATIONS

American Society of Landscape  
Architects

### AWARDS

10th China International Garden  
Exposition  
Wuhan, China  
2015 Award of Excellence

- **Hillsboro Boulevard Streetscape (Deerfield Beach, Florida)** - The Streetscape Improvement Plan along Deerfield Beach's gateway to its beachfront included spacious sidewalks with special paving, landscape, decorative pedestrian and vehicular lights, bus stops, site furniture, a bike lane and on-street parking.
- **Metropica (City of Sunrise, FL)** - Landscape and Hardscape design for Metropica a first-class, transit-oriented, mixed-use project consisting of class A office buildings with structured parking, full service restaurants, upscale retail and luxury high-rise condominiums next to Sawgrass Mall. Phase I of this new urban center spans 27 acres.
- **Pionner Park (Deerfield Beach, Florida)** - The master plan for the renovation of a 16 acre active park at the City of Deerfield Beach, located at Dixie Hwy and Hillsboro Canal includes a community center, two major league baseball fields, basketball courts, playground, tennis center, concession building, outdoor plazas, boat ramps and trails along Hillsboro Canal that can be connected to a regional trail system.
- **River Club at Carlton Residential Community (Vero Beach, FL)** - The River Club is an exclusive 120-acre luxury gated community on the barrier island of the upscale town of Vero Beach, Florida. Our team prepared a master plan to include a combination of luxury condos, single-family home sites, attached villas, lakefront estates, a community clubhouse with a pool, and a yacht club on the Indian River.
- **Xi-Huang Mountain Resort Community (Zhengzhou, China)** - Xi-Huang Resort Community is located one hour southwest of Zhengzhou, within the famous Shao-Lin Mountain Range extension. The site has an extremely complex topography, with elevations ranging from 300 meters to 1,100 meters above sea level and encompasses 18.7 hectares with over 70% natural forest coverage. AMLA's master plan provides an environmentally-friendly design, integrating 210 luxury homes and amenities into the natural surroundings.
- **Aerotropolis Panama (Panama City, Panama)** - Our Team provided master planning services for this 146-hectare Ciudad Aeroportuaria Tocumen located next to Tocumen International Airport in Panama City and it is planned to support new business generated by the Tocumen International Airport future expansion. The project includes a logistic and JIT center, business and industrial park, a tax free zone center, hotel and entertainment center, outlet mall, and a moving system connecting the complex, the airport and the line 1 of the future metro system.
- **Aroa Resort Community (Punta Cana, Dominican Republic)** - A Workshop Audit for a predominately single-family lot layout, 67.4 hectares, within a larger residential community. As permits were in place much of the existing and permitted road network existed which had to be maintained, the design challenge was to create a more marketable layout for the community.
- **Cap Cana Resort Community (Punta Cana, Dominican Republic)** - Cap Cana is an exclusive private resort community located along the east coast of the Dominican Republic. The team provided master planning services for several developments within the resort community, including the marina, 110-hectare Cap Cana Village and Las Iguanas residential development, the 100-hectare Racquet Village, the 160-hectare Mountain Golf Course Community with a Jack Nicklaus signature course, the Farallon I and Farallon II 285-hectare Golf Course Communities with two Gil Hanse signature courses in partnership with the Trump Organization.
- **Century Grand Central Park (Beijing, China)** - This transit-oriented development has a land area of 6 hectares on-structure planned and designed to be the Central Sports.
- **Er-Hai Lake Waterfront District (Dali, China)** - The 5 mile liner site is situated on the south eastern shore of ER-Hai Lake, one of the largest high-land lakes in China. The ER-Hai Lake is one of the most important wetland eco-system in all of China and our Conceptual Workshop Master Plan followed sustainable design approach by fostering harmony between constructed and natural elements. ER-HAI Lake is everyone's responsibility to ensure its water quality and an enhanced environment.
- **Port Everglades Terminal 2 & 4 Parking Garage Deck (Fort lauderdale, FL)** - Ongoing



## Geiry M. Pallotta

### DESIGNER

#### QUALIFICATIONS

A.M.L.A  
2019 - current

RIEGOMATIC, C.A.  
Caracas, Venezuela  
2015- 2017

PLANTARQ, C.A.  
Caracas, Venezuela  
2014 - 2015

ASYMETRIC, C.A.  
Caracas, Venezuela  
2014

#### EDUCATION

Bachelor of Architecture, 2007  
Universidad Central de Venezuela  
School of Architecture and  
Urbanism.  
Caracas, Venezuela.

Associate degree in "Tools for  
Design in Landscape Architecture"  
2013.  
Universidad Central de Venezuela  
School of Architecture and  
Urbanism.  
Caracas, Venezuela.

#### BACKGROUND

Geiry Pallotta is an architectural designer and landscape architecture designer with 11 years of experience. She has completed several landscape design projects, programming and site analysis, data collection, research and project delivery. Mrs. Pallotta is a multi-talented professional which work aims at improving human settlements through place making, walk-ability, human scale centered design, landscape architecture and compact development. An outstanding problem solver who utilizes all resources to find the most cost-effective solution.

#### EXPERIENCE

- **Golden Beach Civic Center Complex (Golden Beach, FL)** – AMLA collaborated with Martin Architectural Group, Gerrits Construction, Master Consulting Engineers, Keith, Formica & Associates in the preparation of the Master Plan for new Golden Beach Civic Center Complex. Our team was awarded the design-built project for this 3-acre site. AMLA was responsible for the design of the streetscape, plazas, outdoor spaces, sport fields, off street parking, and vehicular and pedestrian circulation.
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- **Casa Lake Condominium (Lauderdale Lakes, Florida)** – This 63-unit Condominium Community located in a 2.56 acres site within the City of Lauderdale Lakes. The program includes a 4-story tower with parking, indoor & outdoor recreational amenities for the community and project entry feature. Our team collaborated with Martin Architectural Group in the preparation of the site plan and landscapearchitecture for the project.
- **Dania Beach City Hall Complex (Dania Beach, Florida)** – AMLA collaborated with Martin Architectural Group and New Urban Communities in the preparation of the Master Plan for the Dania Beach City Center. Our team was responsible for the design of the streetscape, plazas, outdoor spaces, rooftop amenity terraces and vehicular and pedestrian circulation.
- **Hampton Inn, Fort Lauderdale, Florida**
- **Avid Hotel, Dania Beach, Florida.**
- **Gallery One Hotel, Fort Lauderdale, Florida**
- **Gateway Terrace Apartments, Fort Lauderdale, Florida - Concept Plan.**
- **Private residence, Rockerman Road, Miami, Florida.**



Images courtesy of cumon design



## BOATHOUSE AT THE RIVERSIDE HOTEL

**LOCATION:** Fort Lauderdale, Florida

**CLIENT:** Riverside Hotel.

Our team provided site planning and landscape architecture services for this waterfront restaurant with spectacular views of the New River in Downtown Fort Lauderdale.



NW 21st STREET



## CASA LAKE CONDOMINIUM

**LOCATION:** Lauderdale Lakes, Florida  
**CLIENT:** CASA LAKE LLC.

This 63- unit Condominium Community will be located in a 2.56 acres site within the City of Lauderdale Lakes. The program includes a 4-story tower with parking, indoor & outdoor recreational amenities for the community and project entry feature. Our team collaborated with Martin Architectural Group in the preparation of the site plan and landscape architecture for the project.



Images courtesy of dunn design



## CONDADO GARDENS CONDOMINIUM

**LOCATION:** Condado del Rey, Panama

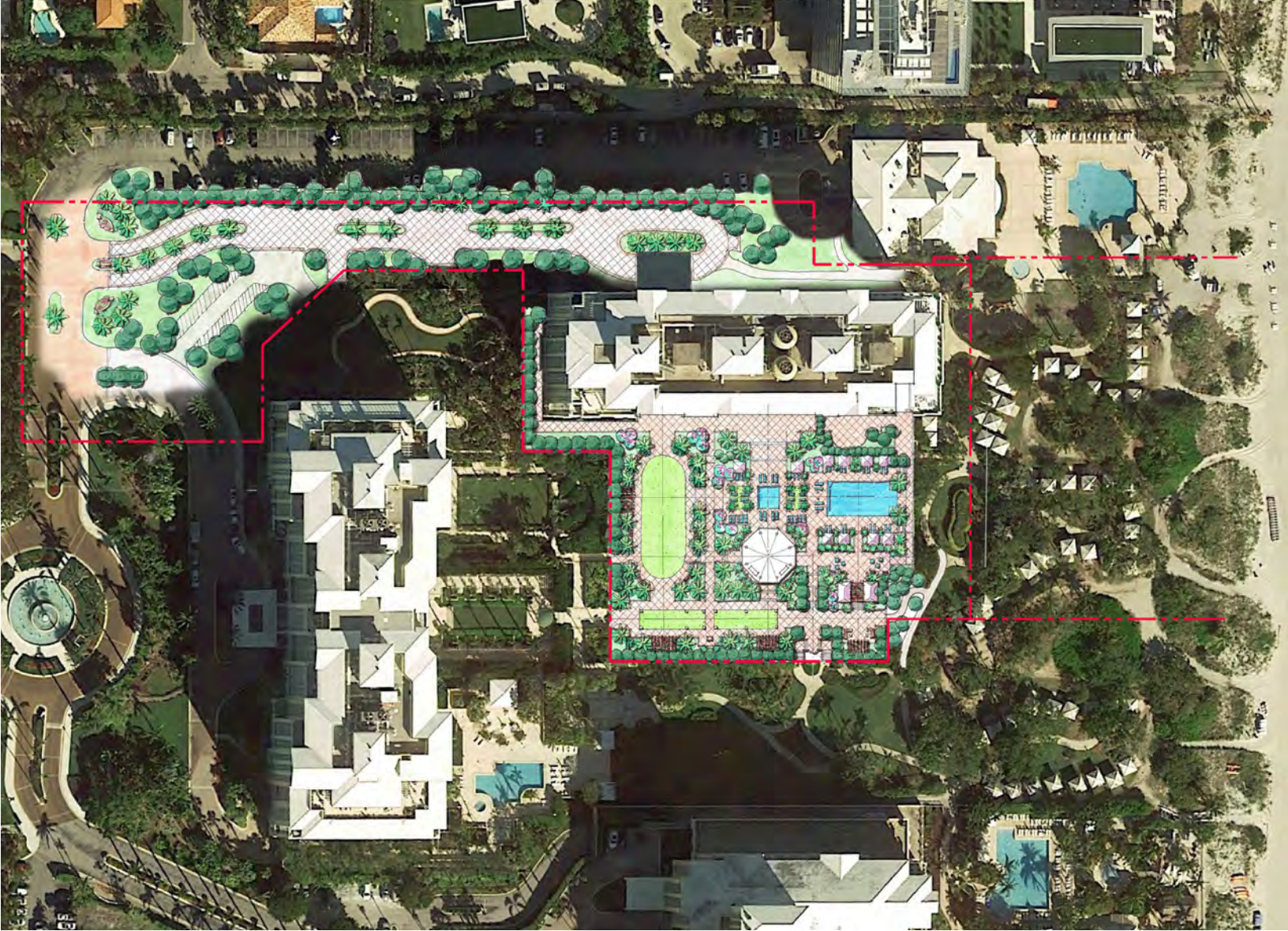
**CLIENT:** Pinzon Lozano & Asociados

Our team provided master planning services for the project. The program included six (6) residential towers up to 45 stories, parking, indoor & outdoor recreational amenities for the community and project entry feature.



## CONDADO GARDENS CONDOMINIUM





## GRAND BAY CONDOMINIUM

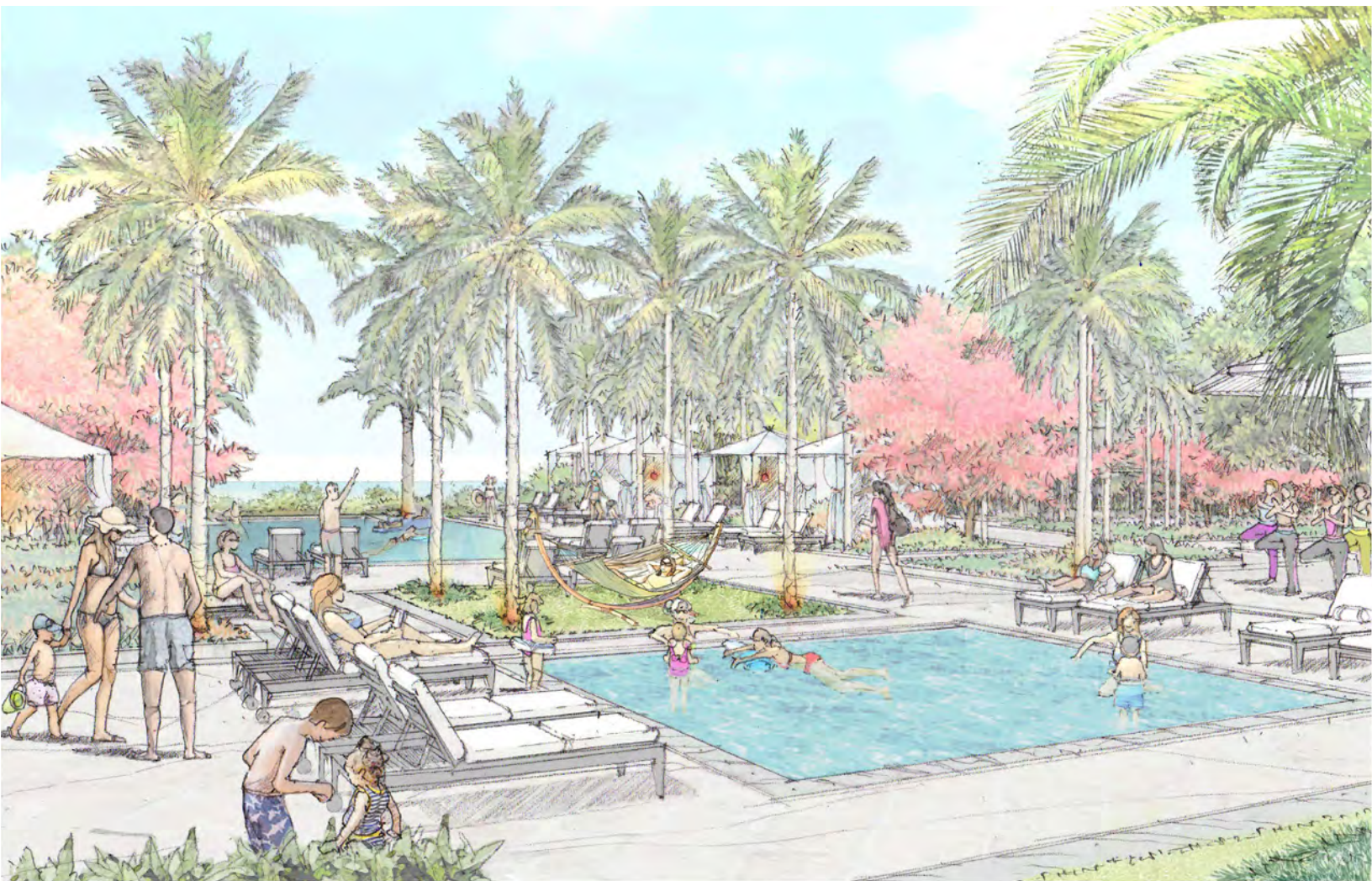
**LOCATION:** Key Biscayne, Florida

**CLIENT:** Grand Bay Condominium H.O.A

Our team provided Landscape Architecture services for the renovation of the Grand Bay Condominium 60,000 square foot first floor outdoor amenity terrace and main arrival. The proposed amenities for the outdoor amenity terrace include an adult pool, a shallow pool, pool cabanas, large open lawn for events and sport activities, seating areas with fire pits and trellises, bbq area, gazebo and bathrooms



GRAND BAY CONDOMINIUM





## GOLDEN BEACH CIVIC CENTER COMPLEX

---

**LOCATION:** Golden Beach, Florida

**CLIENT:** City of Golden Beach

AMLA collaborated with Martin Architectural Group, Gerrits Construction, Master Consulting Engineers, Keith, Formica & Associates in the preparation of the Master Plan for new Golden Beach Civic Center Complex. Our team was awarded the design-built project for this 3-acre site. AMLA was responsible for the design of the streetscape, plazas, outdoor spaces, sport fields, off street parking, and vehicular and pedestrian circulation.



## DECO GREEN MIXED-USE DEVELOPMENT

**LOCATION:** Lake Worth, Florida

**CLIENT:** One Commercial Real Estate

AMLA collaborated with Martin Architectural Group in the preparation of the Master Plan for this mixed-use complex to be located along Dixie Highway in Lake Worth. AMLA's team was responsible for the design of the outdoor spaces, streetscape, plazas, event open lawn and vehicular and pedestrian circulation.



## DANIA BEACH CITY HALL COMPLEX

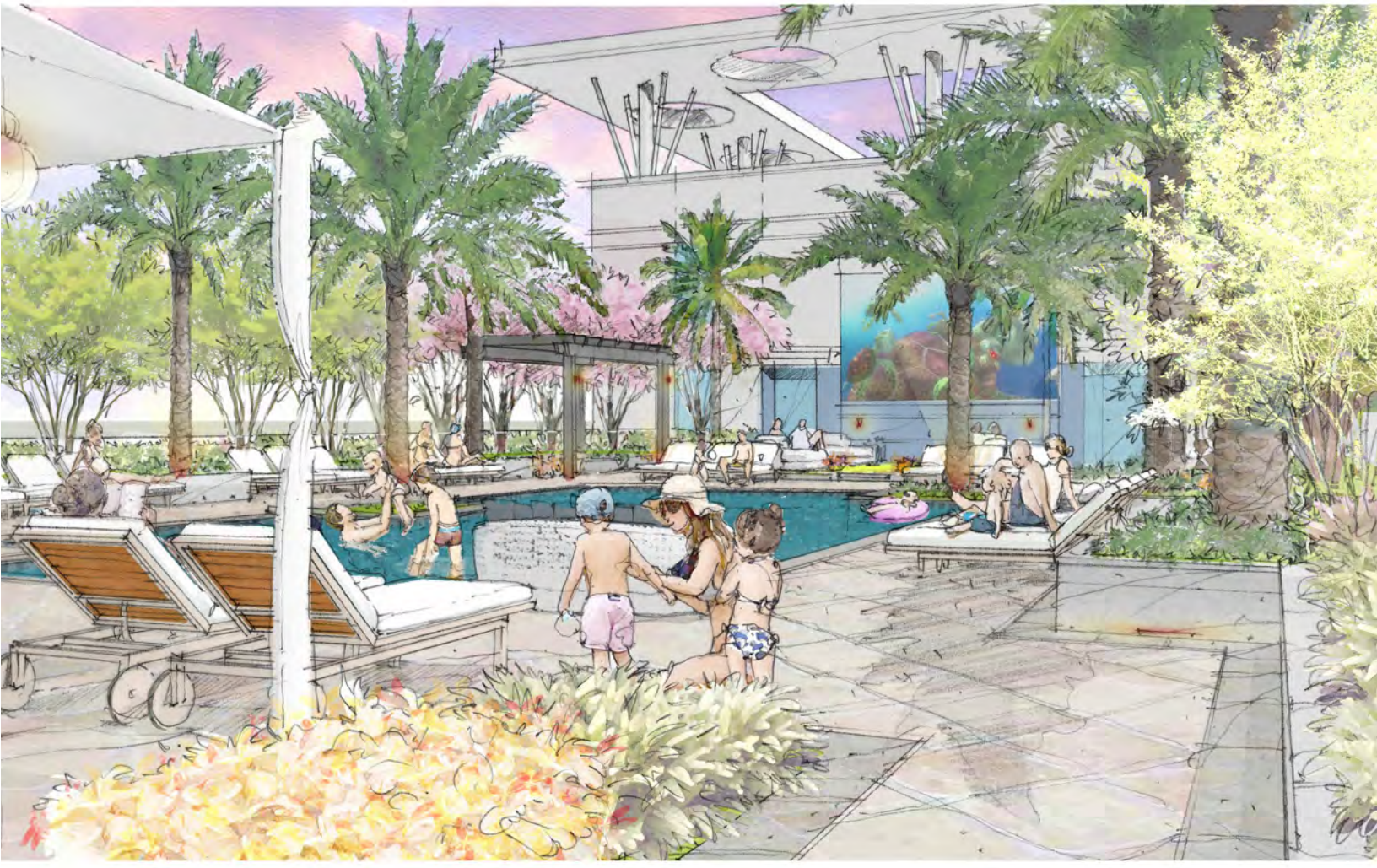
**LOCATION:** Dania Beach, Florida

**CLIENT:** New Urban Communities

AMLA collaborated with Martin Architectural Group in the preparation of the Master Plan for the Dania Beach City Center. Our team was responsible for the design of the streetscape, plazas, outdoor spaces, rooftop amenity terraces and vehicular and pedestrian circulation.



DANIA BEACH CITY HALL COMPLEX





Ron DeSantis, Governor

Halsey Beshears, Secretary



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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

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THE LANDSCAPE ARCHITECT BUSINESS HEREIN HAS REGISTERED UNDER THE  
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**ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC**

ANDRES MONTERO LANDSCAPE ARCHITECTURE  
502 SE 11TH COURT  
FORT LAUDERDALE FL 33316

**LICENSE NUMBER: LC26000598**

**EXPIRATION DATE: NOVEMBER 30, 2021**

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**MONTERO, ANDRES ELOY**

2408 NE 19TH TERRACE  
WILTON MANORS FL 33305

**LICENSE NUMBER: LA6666973**

**EXPIRATION DATE: NOVEMBER 30, 2021**

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*This Certificate is Awarded to:*

**ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC**

As set forth in the Broward County Business Opportunity Act of 2012, the certification requirements have been met for:

**County Business Enterprise  
Small Business Enterprise  
Anniversary Date: October 8<sup>th</sup>**

Authorized Representative

The Office of Economic and Small Business Development must be notified within 30 days of any material changes in the business which may affect ownership and control. Failure to do so may result in the revocation of this certificate and/or imposition of other sanctions.  
A Service of the Broward County Board of County Commissioners  
[www.broward.org/smallbusiness](http://www.broward.org/smallbusiness)

*State of Florida*

**Minority Business Certification**

**Andres Montero Landscape Architecture**

Is certified under the provisions of  
287 and 295.187, Florida Statutes, for a period from:

05/28/2020 to 05/28/2022

Jonathan R. Satter, Secretary  
Florida Department of Management Services



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



# STRUCTURAL ENGINEER



# CAPABILITY STATEMENT

## Extreme Engineering Incredible Results

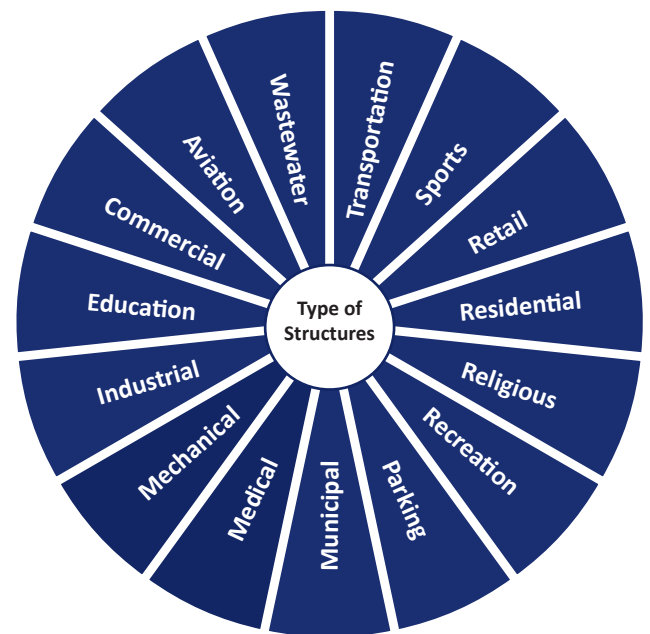
Master Consulting Engineers (MCE), has been established in Tampa, Florida since 1999 with offices in Orlando and Ft. Lauderdale. MCE is a Florida licensed structural engineering firm of 25 employees. 7 of those employees are licensed professional engineers, with more than 150 years of proven combined experience. Our diverse portfolio of projects ranges from half million to \$1 Billion in construction costs for wide range of projects, including large-scale Design Build projects, additions and renovations, and small repairs.

### ADVANTAGES

- Staff is trained to be very diligent about meeting project schedules and to understand the need for cost-effective, environmentally conscious, timely solutions with practical approaches.
- State of the art equipment and computer software is utilized from the design phase through construction phases of a project to provide clear lines of collaboration and communication between the owner, architect, engineers, and general contractor.
- The latest technology and security capabilities are maintained by purchasing top of the line servers and replacing them frequently. The firm has its own server that hosts the website, email, and secure FTP.
- Thoroughly educated staff with diverse knowledge of state of the art computer applications, including Building Information Modeling (BIM).
- The CEO is involved in each project to ensure that the same expertise and passion is poured into every structure designed.
- The firm is results oriented, places a great deal of importance on client service and is committed to supplying competent practical solutions.
- Emphasis is placed on integrity, team collaboration, careful planning, and frequent communication with all parties involved in the success of a project regardless of size or complexity.
- MCE is licensed to perform work in 18 States.

### CORE COMPETENCIES

- ➔ **Structural Design and Consulting**
- ➔ **Forensic Engineering**
- ➔ **Threshold Inspections**
- ➔ **Wind Load Analysis**
- ➔ **40 Year Building Recertification**
- ➔ **Facade Renovation**



### CERTIFICATIONS

- Women/Minority Business Enterprise (WMBE)
- Small Business Enterprise (SBE)
- Disadvantage Business Enterprise (DBE)
- Certified Business Enterprise (CBE)

### DUNS

Duns Number: 844627476

### NIGP CODES

NIGP Codes: 92533 | 91842 | 92500 | 92588



# Master Consulting Engineers, Inc.

## Armando Castellon, PE

President/Senior Principal

### PROFESSIONAL EXPERIENCE

As President of MCE, Armando has designed and successfully overseen many technically challenging projects. His diverse knowledge of state-of-the-art computer applications enables MCE to increase its service capabilities and creates a progressive impact in the engineering industry. Highly results and client service oriented, he focuses on timely and satisfactory completion of projects and providing creative solutions to the many challenges projects can often have.

### ACADEMIC BACKGROUND

Master of Science in Civil/Structural Engineering, University of Miami

Bachelor of Science in Mechanical Engineering, Universidad Metropolitana in Caracas, Venezuela

### REGISTRATIONS

Florida PE: 43453

Florida Threshold Inspector: 0931

Ohio PE: 66344

North Carolina PE: 030704

Kentucky PE: 24096

SECB: 1078-0705

NCEES: 32319

### YEARS OF EXPERIENCE

38 years total experience in structural design.  
20 years with MCE

### ROLE

Structural Engineer

### EXPERIENCE

#### Palm Beach Post | West Palm Beach, Florida

Role: Principal in Charge | Type: New Construction | Size: 122,600 SF  
| Construction Cost: +/- \$17,945,403

#### Hyde Park Village Block H | Tampa, Florida

Role: Principal in Charge | Type: New Construction | Size: 80,000 SF  
| Construction Cost: +/- \$10,700,000

#### Water Street Block "C" Residential/Retail Tower | Tampa, Florida

Role: Principal in Charge | Type: Threshold Inspection | Size: 715,000 SF  
| Construction Cost: Unknown

#### Water Street Block "H1" Residential/Retail Tower | Tampa, Florida

Role: Principal in Charge | Type: Threshold Inspection | Size: 415,000 SF  
| Construction Cost: Unknown

#### Water Street Block "F2" Retail/Parking Tower | Tampa, Florida

Role: Principal in Charge | Type: Threshold Inspection | Size: 787,000 SF  
| Construction Cost: Unknown

#### Hubbard's Marina at John's Pass | Madeira Beach, Florida

Role: Principal in Charge | Type: New Construction | Size: 147,791 SF  
| Construction Cost: +/- \$17,734,403

#### Harbour Island Phase I | Tampa, Florida

Role: Principal in Charge | Type: New Construction | Size: 91,000 SF  
| Construction Cost: +/- \$30,000,000

#### Flagler Village Hotel | Ft. Lauderdale, Florida

Role: Principal in Charge | Type: New Construction | Size: 200,000 SF  
| Construction Cost: +/- \$29,832,880



# Experience

## Relevant Experience

# Water Works Park



**Name:** Water Works Park

**Location:** Tampa, Florida (Hillsborough County)

**Description:** This project, located in Tampa Bay along the Hillsborough River, consists of a new park with a water park area. The park development included an open gazebo and six pavilions, which includes both single and double pavilions. There is a pump building for the splash pad area and a restroom building. Also, there is a large special events stage, which has a 60'-0" wide opening and also nearly 20'-0" overhang at the front end of the stage. Other areas that required structural engineering included the docks and boardwalk along the river and the main sign at the entrance of the park.

**Size:** 5 Acres

**Construction Cost:** +/- \$7,400,000

**Commencement Date:** April 2013 (Design)

**Final Completion:** December 2014 (Construction)

## Relevant Experience

# Bayfront Park



**Name:** Bayfront Park Recreation Center

**Location:** Long Boat, Florida (Sarasota County)

**Description:** Bayfront Park Recreation Center is a public recreation facility run by the Town of Longboat Key. The project included two identical pedestrian bridges, two identical restroom buildings, two Kayak and paddle board storage buildings, and a dumpster enclosure.

**Size:** 3.54 Acres

**Construction Cost:** +/- \$3,500,000

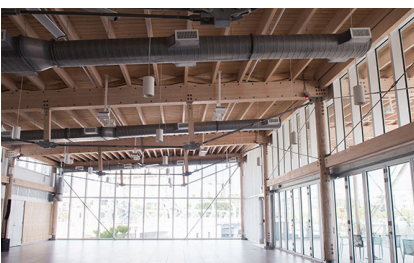
**Commencement Date:** March 2016 (Design)

**Final Completion:** November 2017 (Construction)

**Photo Credits:** Town of Longboat Key

## Relevant Experience

### Tampa River Center



**Name:** Tampa River Center At Julian B Lane Riverfront Park Threshold Inspection

**Location:** Tampa, Florida (Hillsborough County)

**Description:** The River Center is a 2,880 square foot premier event space along the west bank of the Hillsborough River. It features floor-to-ceiling glass windows that open to a covered terrace offering a breathtaking view of downtown Tampa. MCE provided threshold inspections to maintain a record of the progress, working conditions, observations given to the Contractor and suspected deviations from the Official Contract Documents.

**Size:** 2,880 Square Feet

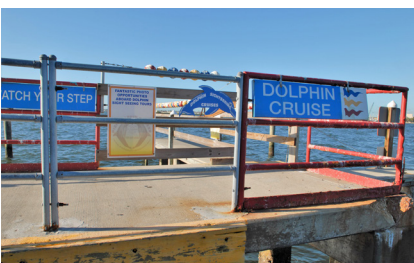
**Construction Cost:** +/- \$8,485,400

**Commencement Date:** December 2016 (Threshold Inspection)

**Final Completion:** January 2018 (Construction)

## Relevant Experience

### St. Pete Pier Dock



**Name:** St.Petersburg Pier Dock Renovation and Reroofing

**Location:** St. Petersburg, Florida (Pinellas County)

**Description:** Consisted of renovation of the dock area that the Dolphin Queen uses located on the south west corner of the Pier. MCE provided design development, construction documents, bidding and construction, administration services including shop drawing review and four visits to the site.

**Size:** 2,000 Sqaure Feet

**Construction Cost:** +/--\$2,669,450

**Commencement Date:** October 2017 (Design)

**Final Completion:** October 2007 (Construction)

# Experience

## Relevant Experience

### Harbour Island Phase I



**Name:** Harbour Island Phase I

**Location:** Tampa, Florida

**Description:** Phase I of Harbour Island is a multi-use facility consisting of a 300-room luxury hotel, a 195,000 square foot office building, 50 shops totaling 105,000 square feet of festival retail and a 610,000 square foot parking garage and people mover. The five different functions created a complexity not typically found in a conventional structure. The office, hotel, and retail buildings are isolated from the infrastructure by expansion joints covered by brick pavers. The infrastructure was terraced along the outer edge, creating a gradual descent to the water walk. The hotel, an exit stair, and its exterior walls and columns were transferred by post-tensioned beams so the stair would not interrupt the grand lobby infrastructure on the piazza level.

**Size:** 91,000 SF

**Construction Cost:** +/- \$30,000,000

**Final Completion:** 1988

**Role:** Structural Engineering

## Relevant Experience

### Hubbard's Marina at John's Pass



**Name:** Hubbard's Marina at John's Pass

**Location:** Madeira Beach, Florida

**Description:** This project consists of the following major redevelopment of the marina, located at John's Pass in Madeira Beach, Florida. The redevelopment included a parking garage (121,396 SF) for 327 cars, retail (13,294 SF), open deck areas (16,943 SF), the Bubba Gump Shrimp Company, deli and arcade (19,610 SF).

- Five (5) Story Parking Structure- Pre-cast concrete double tees, walls and columns supported on spread footings on stone columns.
- Two (2) Levels of Retail- Hollow core slabs with 2" topping supported by foam block formed concrete walls supported on spread footings on stone columns. The building is located east of the parking garage.
- Two (2) Levels of Retail- Hollow core slabs with 2" topping supported by foam block concrete walls supported on spread footings on stone columns. The building is located north of the parking garage.
- Three (3) Levels of Retail- Hollow core slabs with 2" topping supported by foam block concrete walls supported on spread footings on stone columns. The building is located west of the parking garage.
- Two (2) Levels of Retail Set Back from Water- Hollow core slabs with 2" topping supported by cast in place concrete beams and columns supported on pile caps. The building is located south of the parking garage across 128th Avenue.

**Size:** 147,791 SF

**Construction Cost:** +/- \$17,734,403

**Final Completion:** 2007

**Role:** Structural Engineering

# Experience

## Relevant Experience

### Mirror Lake Development



**Name:** Mirror Lake Development

**Location:** St. Petersburg, Florida

**Description:** The new Mirror Lake Development building is close to completion. The building is a five-story building with an approximate area of 30,000 square feet. There will be three levels of commercial and two levels of residential. Construction consists of a structural steel/ concrete frame supported by deep foundations.

**Size:** 30,000 SF

**Construction Cost:** +/- \$12,220,600

**Final Completion:** Ongoing

**Role:** Structural Engineering



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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**MASTER CONSULTING ENGINEERS, INC.**

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TAMPA FL 33607

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

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**CASTELLON, ARMANDO ALFREDO**

5223 W. CYPRESS STREET, STE 200  
TAMPA FL 33607

LICENSE NUMBER: PE43453

EXPIRATION DATE: FEBRUARY 28, 2021

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# CIVIL ENGINEER

## TRADITION, INTEGRITY, EXCELLENCE

Incorporated in 1998 by one surveyor, Mr. William "Bill" Keith, KEITH was founded on the principles of his personal commitment to the improvement and well-planned development of Florida communities. Mr. Keith professionally expanded his interests to meet the demands of growth in Florida and personally became a well-known and respected member of the business community.

Ms. Dodie Keith-Lazowick succeeds her father as a second-generation Surveyor and CEO of the Firm. Continuing the civic philosophy and commitment to professional excellence, KEITH has grown to provide comprehensive and development services. From assisting with entitlements, due diligence and rezoning to site planning, permitting and final certification, our in-house suite of services allows for an efficient development process. Our resources extend through our regional offices, thereby allowing us to service clients throughout the state.

The strength of an organization can be measured by the character of its staff. Our dynamic team includes professionals that share a belief in technical excellence, innovation, integrity and customer service. These ideals converge on a day-to-day work ethic that truly strives to deliver value to each of our clients. Following Ms. Keith-Lazowick's leadership, we continue to be a client-centered Firm that values relationships. By this measure, we're confident in the longevity and success of our firm and welcome the opportunity to share our excitement for what we do everyday with our clients.

## FOUNDED AND GROWN BY CONVICTION OF PRINCIPLES

We look back and forward with the same degree of fondness. Large projects or small. Public or Private. Highly specialized details that change the landscape or simple elements that directly improve peoples lives. Our commitment to making a difference through our work and community involvement has attracted and retained a professional team of experts with expansive ideas and experience. Our decades-long organizational knowledge of local projects, as well as expertise in state, federal and international considerations are invaluable.

KEITH believes in a holistic approach that draws upon our suite of in-house services. This intimately interconnected approach to the planning and design process can be categorized into three general phases:

Exploration Phase - The process of becoming familiar with an area through extensive analysis.

Inspiration Phase - The process of developing ideas emanating from the exploration process.

Implementation Phase - The process of activating a decision or plan.

Each phase builds on the previous and seeks to combine a triple bottom line perspective; with an emphasis on Social, Ecological and Economic influences. This context-based design approach considers multiple facets of the development process to result in a resilient solution that is cultivated for each project and task.

# CIVIL ENGINEERING

## Bringing Civility to Civil Engineering

The greatest failure, to use a well-worn expression, is the failure to plan. That's where experience shows. KEITH performs a thorough investigation, identifies issues and forms the necessary remediation steps to ensure the project is planned, scheduled and completed on time and within budget. We pride ourselves on the ability to work with municipalities, government agencies, and other consultants while providing close coordination with the client. Having access to our own in-house, multi-disciplined Team means we can often solve problems within our own walls or we're, at most, one call away from resolution.

From initial conversation and developing plans to executing permits and seeing the project through, KEITH has a proven track record. Our engineers have the knowledge and expertise to make a project a success.

## CIVIL ENGINEERING SERVICES

### SITE PLANS

- Site Investigation and Engineering Due Diligence Reports
- Preliminary Engineering (DRC Site Plan Approval)
- Site Plan Layout Design
- Parking Lot Design
- Signing and Pavement Markings
- Phasing Plans
- Traffic Circulation Analysis
- Turning Movement Analysis
- Demolition Plans
- Value Engineering
- Erosion and Sedimentation Control Plans
- Construction Administration

### PAVING / GRADING

- Pavement Design and Analysis
- Grading and Drainage Design
- Driveway Connections
- Turn Lane

### STORMWATER MANAGEMENT / DRAINAGE

- Stormwater Infrastructure Design
- Master Stormwater Modeling
- 5-Year Drainage Certifications

### WATER DISTRIBUTION AND SANITARY SEWER

- Domestic Water Infrastructure Design
- Wastewater Infrastructure Design
- Pump Stations
- Master Water / Wastewater Modeling

### PERMITTING

- Local / City / County - Engineering / Drainage / Site Plan / Planning & Zoning
- State - FDEP, WMD, FDOT
- Federal - ACOE, FAA, Coast Guard
- Environmental Resource Permit (ERP)
- NPDES - SWPPP
- Drainage Wells
- Water and Sanitary Extension of Public Utility Systems
- De-watering
- Driveway Connection Permit
- Utility Connection Permit
- Maintenance of Traffic / Traffic Control Plans

### AIRPORTS / AVIATION

- Aviation Geometry Design
- Aviation Pavement Design
- 7460-1 Construction in the Vicinity of an Airport

# TRANSPORTATION ENGINEERING

Moving People, Goods and Vehicles Safely and Efficiently

There's a lot to consider – traffic analysis, challenges common and unique to our region, parking considerations. We conduct studies, analyze data, consult with interdisciplinary experts, review current trends, blend ideas, consider exacting engineering standards and regulatory requirements. The result? Professional, reliable, innovative, knowledgeable, cost-effective, actionable plans that meet our public and private sectors clients' needs and exceed their expectations.

## TRANSPORTATION ENGINEERING SERVICES

- Roadway Design
- Drainage Design
- Maintenance of Traffic
- Quality Control
- Constructability Review
- Public Involvement
- Construction Inspection
- Signalization Plans
- Signing and Marking Plans
- Parking Lot Designs
- Site Circulation and Roadway Designs
- Traffic Impact Studies
- Intersection Warrant Studies
- Parking Studies
- Safety Studies
- Crash Analyses and Diagrams
- Highway Capacity Software (HCS)
- Analyses
- Trip Generation Reports
- Roadway Compliance Reports
- Land Use Amendments
- Traffic Control Agreements

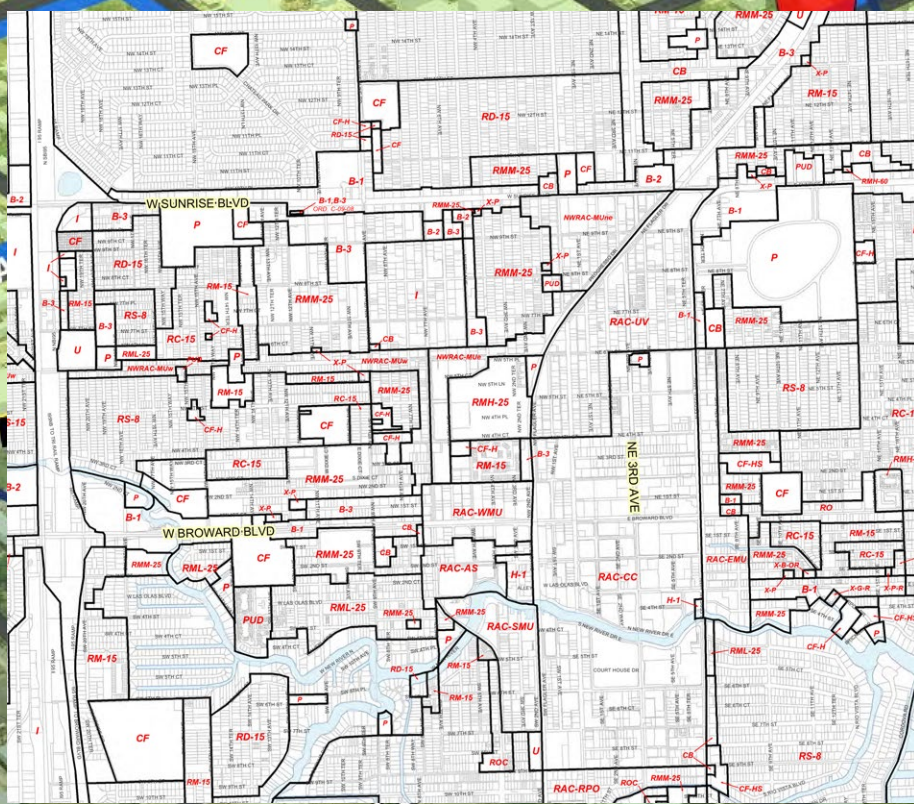
### FDOT PREQUALIFIED WORK GROUPS

- Group 3 Highway Design
- Group 6 Traffic Engineering and Studies
- Group 7 Traffic Design
- Group 8 Surveying and Mapping
- Group 10 Roadway Construction Engineering Inspection
- Group 13 Planning
- Group 15 Landscape Architecture

# LAND USE

KEITH's team of multi-disciplinary professionals can assist with the various aspects concerning land acquisition. From determining entitlements, land use, zoning and land development regulations to due diligence assessments and reports.

KEITH's experience spans the trajectory of land acquisition processes and includes varied projects that have yielded successful economic and social dividends, with and for municipal clients.



**LEGEND**

**BUILDING / DEVELOPMENT**

- Project Site Boundaries
- Government Buildings

**NEIGHBORHOOD DISTRICTS**

- Victoria Park
- Colee Hammock
- Downtown
- Flagler Village
- Dorsey-Riverbend
- Sailboat Bend
- River Walk / New River

**TRANSIT**

- Roadways
- 5 Minute Walk and Bike Radius
- Wave Streetcar Route
- Brightline Route
- Florida Railway
- Brightline Stop
- Wave Streetcar Stop
- Broward Central Terminal



## PEDESTRIAN REALM

The connection between people and places underlies a community's fabric. The KEITH team understands efficient design and engineering principles that lead to truly sustainable Complete Streets that move beyond the road, as the sole means of transportation.

Our Team of experts creates local success stories by integrating engineering planning, agency coordination and practical solutions that yield opportunities for safe, comfortable and convenient transportation for all travel modes.



## PLACE MAKING

The potential to imagine or re-imagine a space that then spawns positive outcomes within a community is truly exciting. Authenticity is the key for the ultimate outcome to be truly meaningful. This democratizing exercise hopes to take history, positive attributes and abstract ideas about what a place can become to give rise to a locally valued, perhaps iconic space that ultimately unites a community and defines it cohesively. Art can provide a physical manifestation that serves to symbolize the essence of a public space. The integration of art into public spaces serves to inspire the human spirit to connect with the abstract, emotional, higher consciousness that defines us as human beings.

Taking into account the interconnectedness of our world, even the most intimate space can now be broadcast without limits. This serves to further integrate people and should be part of the conversation that ultimately serves to define a unified vision. The KEITH Team's holistic approach is a natural conduit that facilitates the conversation leading to a vision that ultimately defines the concept for a valued, long-lived public space.





**STEPHEN WILLIAMS, SR., PE**  
Vice President of Civil Engineering

Mr. Stephen Williams has been engaged in civil and transportation engineering design and construction in South Florida since 1970. Mr. Williams has served as the record engineer for numerous transportation, utility, water management, municipal, aviation, recreation, roadway and land development (governmental, residential, mixed-use and commercial) projects in South Florida. These include projects at Florida's Turnpike, Miami International and Fort Lauderdale-Hollywood International Airports and multiple projects for the local municipalities, school districts and universities. Projects have included roadway and site engineering design and analysis (paving, grading, drainage, water and sanitary sewer design and construction administration) for both private and governmental clients. He has served as the general municipal civil engineering consultant to cities of Oakland Park, Miramar, Plantation, Fort Lauderdale, Sunrise, Pompano Beach and Tamarac throughout his career. Notably, Mr. Williams developed a SWMM EXTRAN computer model for the 55,000-acre Indian River Farms Water Control District. Mr. Williams also serves as the Firm's Senior Quality Assurance /Quality Control (QA/QC) Officer and continuously monitors all projects for compliance with our established QA/QC Program.

### RELEVANT PROJECT EXPERIENCE

**Lauderdale Marine Center, Fort Lauderdale, FL:** The Lauderdale Marine Center (LMC) has trusted KEITH to provide professional services associated with proposed parking improvements over the dry retention area located at the southwest corner of LMC. The goal of this project is to create efficiency to the parking lot and reduce flooding, creating plans to develop grading and drainage systems, water and sewer utilities, conceptual paving, irrigation, and landscape construction. KEITH is serving as the consultant managing a multi-disciplinary team, providing planning, surveying, civil engineering, landscape architecture services. In-house services include planning, landscape architecture, civil engineering, surveying and traffic engineering services.

**Port Everglades Southport Phase IX-B, Fort Lauderdale, FL:** This Proposed 23-acre Southport IX-B phase of the project proposes to construct the paved laydown/storage yards for shipping containers or other port storage requirements. This involves the paving of the approximately 23-acres and an additional 1.2-acre dry retention area, which will connect to the existing western dry retention areas with dual 42" reinforced concrete pipes west of the FEC-ICTF lease parcel. These 42" connections are in lieu of the connections to the western retention areas that are in the existing conceptual permit. The proposed project will drain to the enlarged western stormwater retention areas and discharge offsite through the existing Southport discharge structures and the proposed Control Structure 6AC. Mr. Williams served as the lead site design engineer and Project Manager.

**Jefferson Plaza, Miami, FL:** KEITH, as a subconsultant partner to Sontic Ward, is providing site/civil engineering, traffic engineering and landscape architecture for the proposed 19.5-acre Jefferson Plaza shopping center site located on the south side of NE 167th Street (aka North Miami Beach Blvd) between NE 8th Avenue and NE 10th Avenue. The proposed project will consist of a shopping center which includes a supermarket, home improvement store and convenience store with gasoline pumps.

**City of Oakland Park, General Engineering Services, Oakland Park, FL:** Mr. Williams served as the Project Manager, providing professional engineering services for projects identified in the City's Capital Improvement Plan, Stormwater Master Plan, Community Development Program and miscellaneous engineering services. Projects included design services for drainage/stormwater management systems, water/wastewater utility systems, including related roadway,



*Years of Experience*  
48

*Education*  
B.S. Civil Engineering,  
University of Florida,  
1977

*Professional Registrations*  
State of Florida  
Professional Engineer,  
#32090 (1982)

*Professional Affiliations*  
American Society of  
Civil Engineers (ASCE),  
Member

*Florida Engineering Society (FES), Member*

*National Society of Professional Engineers (NSPE)*



## **JAMÉ WILLS, PE, LEED AP ND**

Project Manager

Mr. Wills is a professional engineer with five years of experience in design, permitting, and construction inspection. Mr. Wills' experience includes projects with Broward County, Miami-Dade County, and Pam Beach County and several private entities. Duties include design, drainage calculations, plans preparation, shop drawing review, responding to contractor's request for information, coordinating with plan reviewers and addressing comments. Software experience includes Cascade 2001, ICPR, AutoCAD and Civil 3D.



### **RELEVANT PROJECT EXPERIENCE**

**Port Everglades Maintenance Building Phase 1 & 2, Fort Lauderdale, FL:** KEITH provided survey, SUE and civil design services for the Broward County Consolidated Facilities Maintenance Building Project, County Project Number: PNC2116532P1. The Project is located at Port Everglades, Florida, Maintenance Facility / Molasses Yard, North Port.

**Port Everglades Sally Port Gate, Fort Lauderdale, FL:** KEITH supplied the required design and construction services and documents. KEITH's services including topographic surveying, SUE, utility mapping, horizontal designation services, planing, preliminary engineering design plans, and construction documents including pavement parkings and signing plans, erosion control plans, demolition plans, permitting, and bid and construction services for County project PNC2116615B1.

**Lauderdale Marine Center, Fort Lauderdale, FL:** The Lauderdale Marine Center (LMC) has trusted KEITH to provide professional services associated with proposed parking improvements over the dry retention area located at the southwest corner of LMC. The goal of this project is to create efficiency to the parking lot and reduce flooding, creating plans to develop grading and drainage systems, water and sewer utilities, conceptual paving, irrigation, and landscape construction. KEITH is serving as the consultant managing a multi-disciplinary team, providing planning, surveying, civil engineering, landscape architecture services. In-house services include planning, landscape architecture, civil engineering, surveying and traffic engineering services.

**Southport Phase IX-A, Fort Lauderdale, FL:** KEITH is providing professional engineering and surveying services for the purpose of design, permitting and construction contract administration associated with the development of new cargo handling container yards. These container yards are integral to the expansion of Port Everglades' Southport Turning Notch, which is currently under development. The Project consists of two components. Component I is the design, permitting, and construction administration of new container yards to be constructed both east and west of McIntosh Road. Component II of this Project will include environmental assessments and demolition of the Foreign Trade Zone warehouse buildings and conversion of the site into a cargo handling container yard facility. Design services include existing facility and site documentation and assessments; project budgeting; environmental evaluations, assessment and remediation plans; project cost estimating; project schedule development and analysis; complete engineering and design of the proposed project scope project permitting as required with local, state, and federal agencies; construction contract document development; construction specification development; contract and bidding document development; code analysis; bid/award support and concurrence; negotiation support; construction contract administration services; construction phase field support services; inspections, construction observation and project progress documentation; project-related claims analysis and support; surveying and mapping services; computer-aided and manually generated graphics support; preparation of narratives and other textual project support; photographic and video-graphic project support; geographic information systems (GIS) project support; other data and information system project support.

**Fort Lauderdale Marina, Fort Lauderdale, FL:** KEITH is providing professional engineering services for the design and permitting of improvements at the Fort Lauderdale Marine Center. Engineering services include miscellaneous project coordination, FEMA LOMC package, site plan preparation and processing, preliminary engineering (upland), sanitary sewer plans (upland), fire main water extension (upland), paving, grading and drainage, including a stormwater pollution prevention plan, permitting and construction observation and certification services, and lift station design.

*Years of Experience*  
6

*Education*  
B.S. Civil Engineering,  
Florida International  
University, 2013

*M.S. Engineering  
Management, Florida  
International University,  
2017*

*Professional  
Registrations*  
Professional Engineer,  
State of Florida, #85632  
(2018)



## Lauderdale Marine Center Parking Facilities at the Southwest Retention Area

Project Location: Fort Lauderdale  
Project Commencement: June 6, 2018  
Project Completion: September 6, 2019



**Client: Lauderdale Marine Center**  
CRP LMC PROP CO, LLC  
(954) 713-0364  
dwest@lauderdalemarinecenter.com

### **Project Description:**

The Lauderdale Marine Center (LMC) has trusted KEITH to provide professional services associated with proposed parking improvements over the dry retention area located at the southwest corner of LMC. The goal of this project is to create efficiency to the parking lot and reduce flooding, creating plans to develop grading and drainage systems, water and sewer utilities, conceptual paving, irrigation, and landscape construction.

KEITH is serving as the consultant managing a multi-disciplinary team, providing planning, surveying, civil engineering, landscape architecture services. In-house services include planning, landscape architecture, civil engineering, surveying and traffic engineering services.

Overall Project Fee: \$92,055.00



## *Isle Casino*

Project Location: Pompano Beach, FL

Project Commencement: 2018

Project Completion: On-going

**KEITH**



**Client:** Pompano Park JV Holdings, LLC  
Abe Rosenthal  
(410) 369-0910  
abe@cordish.com

**Project Description:** KEITH is currently working with the Cordish and El Dorado Resort companies to develop a campus wide master plan for the nearly 250 acre campus. Partnering with Elkus Manfredi architects KEITH is responsible for comprehensive planning documents, rezoning, traffic analysis, agency coordination, civil engineering and stakeholder/public engagement. The plan will be transformative to the campus as well as the overall neighborhood.



**KEITH**

## *Pompano Beach Design/Build Pier Parking Garage*

Project Location: Pompano Beach, FL  
Project Commencement: 2015  
Project Completion: 2016



**Client:** Pompano Beach CRA  
Mr. Horacio Danovich, CIP Engineer  
(954) 786-7834  
Horacio.danovich@copbfl.com

**Project Description:** The new Pompano Beach Pier Parking Garage is located at the southeast corner of North Ocean Blvd. (SR- A1A) and NE 3rd Street on a 3.5-acre site. The new parking garage includes five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level fronting NE 3rd Street and the new Pier Street. The Pompano Beach CRA has ambitious plans for the redevelopment of the area and the need for additional parking facilities in the beach area is critical for the future of this beach community.

As part of the design-build team, led by Kaufman Lynn Construction, KEITH was responsible for Planning, Surveying, Utility Coordination/Investigation, Civil Engineering, Landscape Design, Permitting and Construction Inspection of the project. Our professional services included extensive community and municipal outreach, complete topographic and boundary surveying, utility investigation of all public and private utilities within and adjacent to the project limits, complete civil design to adequately provide water/fire/sanitary sewer service and stormwater management design/grading of the site to ensure compliance with recently changed federal/state and local criteria, full landscape and irrigation design, permitting through all jurisdictional agencies and construction inspection and certification services.



Ron DeSantis, Governor



STATE OF FLORIDA

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**WILLIAMS, STEPHEN DONALD**

2365 NE 7TH PLACE  
FT. LAUDERDALE FL 333043545

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EXPIRATION DATE: FEBRUARY 28, 2021

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**WILLS, JAME JELANI BRAD**

3755 SW 90 AVENUE  
MIRAMAR FL 33025

LICENSE NUMBER: PE85632

EXPIRATION DATE: FEBRUARY 28, 2021

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## STATE OF FLORIDA

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### KEITH & ASSOCIATES, INC.

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POMPANO BEACH FL 33060

LICENSE NUMBER: CA7928

EXPIRATION DATE: FEBRUARY 28, 2021

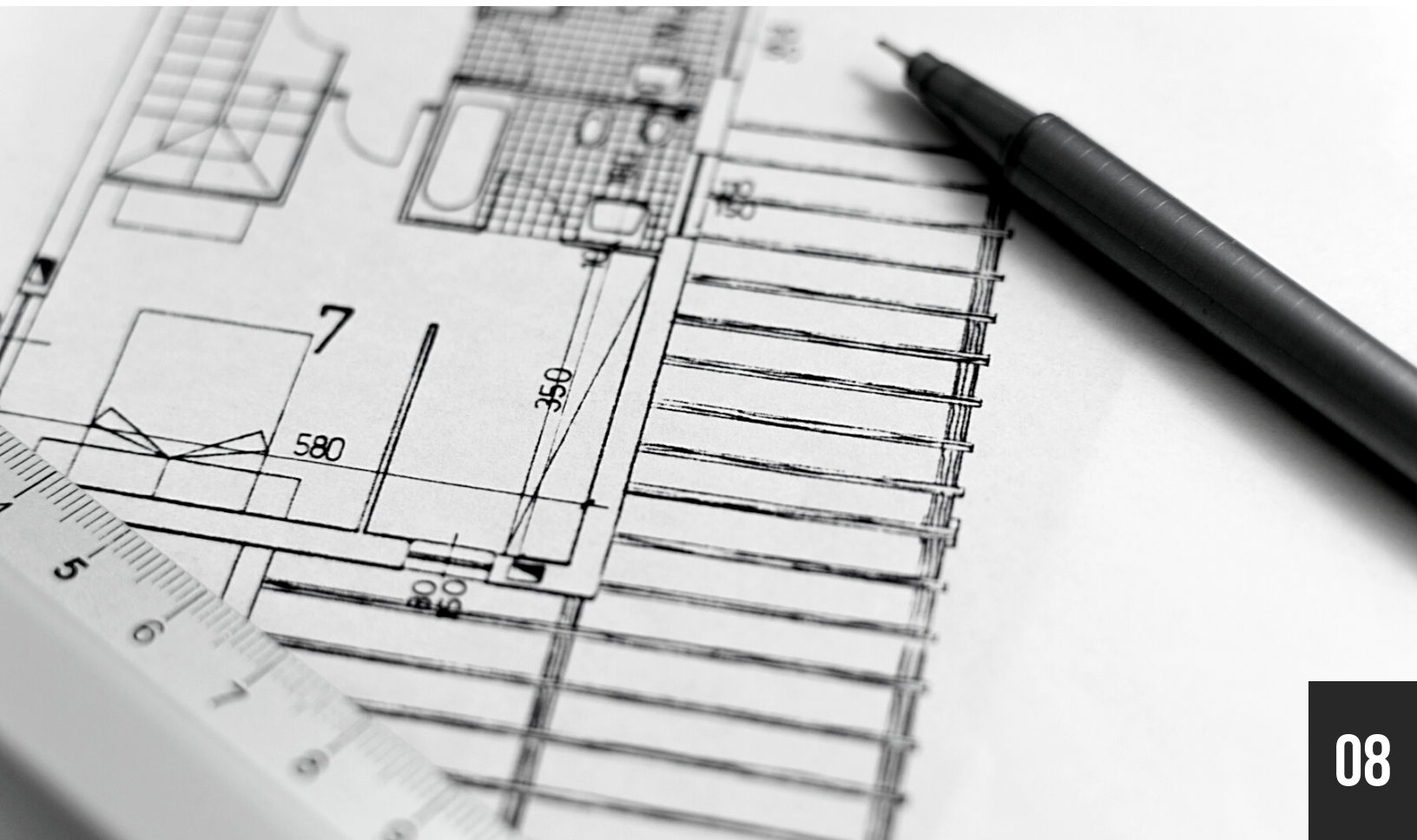
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# CONCEPTUAL DESIGN



Situated along the "Treasure Coast", this is a unique site, Fisherman's Wharf represents a great opportunity for a mixed-use development project that will serve as a significant community destination, which will integrate private and public spaces. This new proposed development will have a mixed-use building (retail at ground floor/residential above) a structured parking, and facing the existing Public boat ramp, we are proposing a restaurant pad with outdoor dining. The entire site will be connected by a pedestrian boardwalk along the existing seawall and docks facing the bay. This project will be designed as a West Indies style, CMU/concrete hurricane-resistant construction with secure and control areas. This will be a market-rate rental development, one to two-bedroom units.

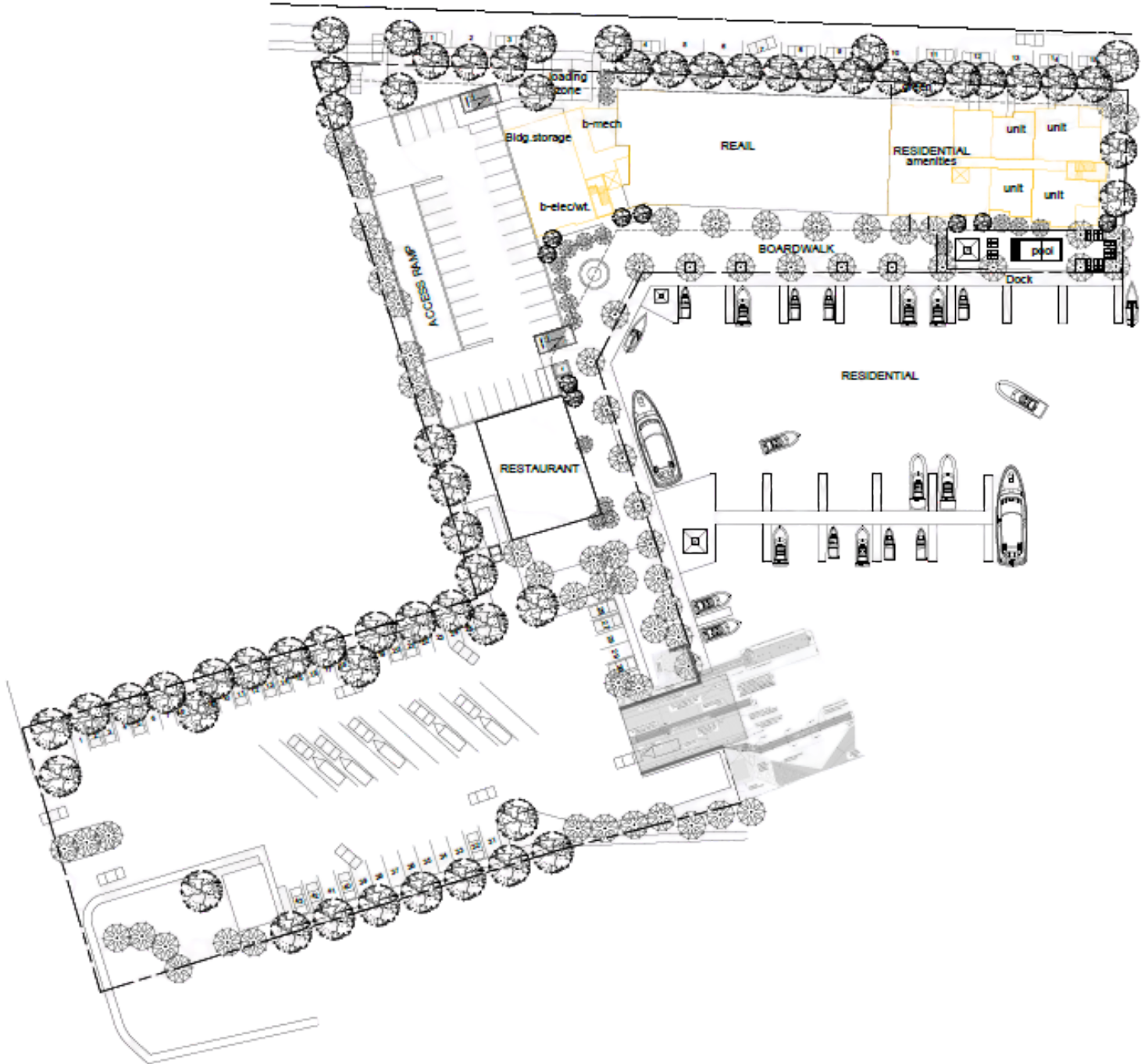
Proposed (1) 4 story mixed-use building 67-Units approximate 36' height to top of roof deck, center hallways, elevators, and staircases strategically located for the comfort of the residents allowing key accessed points and secure entrances. At ground floor will have some units, amenities for the residential portion, and approximately 12,800 SF of retail space. Ground floor units, amenity areas, and retail will have direct access to a great pedestrian-friendly boardwalk with connectivity to the marina, parking garage, and the pedestrian-oriented streetscape with parallel parking along Fisherman's Wharf road. The proposed restaurant pad will be strategically located at the end of the site by the existing public boat ramp to serve the boating community, the retail customers, and residents.

Our private and public boardwalk will have both passive and active recreational spaces where the community can meet others and socialize. Such spaces will allow families to meet each other and develop relationships in a control and safe environment. Our development will integrate health and safety features including an enhanced lighting plan, smart keys and smart home security, and a great retail area convenience for locals, and residents.

# PROJECT SAMPLES



# SITEPLAN





- LEGEND**
- 1. Parking Garage
  - 2. Retail at Ground Floor/  
Residential Units Above
  - 3. Residential Amenities
  - 4. Residential Units
  - 5. Public Boardwalk
  - 6. Docks
  - 7. Residential Pool/Outdoor Space
  - 8. Interactive Fountain
  - 9. Marina
  - 10. Restaurant/Outdoor Dining
  - 11. Service Area
  - 12. Water Taxi Stop
  - 13. Landscape Buffer
  - 14. Parallel Parking
  - 15. Public Boat Ramp
  - ▲ Street Access
  - ▼ Boardwalk Access



# FINANCIAL CAPABILITY



## **FINANCIAL CONDITION**

Office America Group (OAG) utilizes a wide array of financial partners for its various ventures based on the needs and the structure of the proposed project. The sources of funding range from EB5 investors, wealthy individuals, private family offices and investment institutions. Equity for this project will be provided via Palm Beach County Work Force Housing exchange program, Tax Credit, and private equity.

## **CAPACITY TO RISE EQUITY & DEBT**

Office America Group is pleased to present proof of funds that will be committed to the subject project for the initial work. In addition a letter of reference from Banesco USA Bank referring to prior financial experience with OAG's principal. Moreover, Hensel Phelps is also providing a Bond Letter of reference depicting bonding coverage and capacity from Travelers Casualty and Surety Company.

This is the first financing approach obtained considering the lack of appropriate project scope and financial information available at this stage. Moving forward, and when more accurate project size, design, construction and financial information is available, Office America Group will pursue other sources of equity and financing and further provide proofs if required.



**July 30, 2020**

**Reference  
Request for Qualification 2020-023**

**Redevelopment of Fisherman's Wharf**

**City of Fort Pierce  
Fort Pierce Redevelopment Agency**

This letter confirms that Mr. Ricardo Hernandez is a customer in good standing of Banesco USA. Mr. Hernandez has been a client at the bank since 2016. Over this period, Mr. Hernandez has operated several accounts satisfactorily. During the period of our relationship, Banesco USA has approved and provided credit to Mr. Hernandez for real estate investment purposes. The interest payments and repayment history were handled in a proper manner.

**About Banesco USA**

Banesco USA was founded on January 10th, 2006 to offer banking services and solutions to business owners, their families and consumers within the communities we serve. With four business centers in South Florida - Coral Gables, Doral, Hialeah and Weston - and one in San Juan, Puerto Rico, Banesco USA is insured by the FDIC and holds a 5-star rating from the Bauer Financial rating service.

Banesco USA is part of Banesco International, a worldwide group of financial institutions with presence in 15 countries. The largest bank by assets of the group is the Spanish bank Abanca, with \$62 billion.

Banesco USA is a Florida state chartered bank regulated by the Office of Financial Regulation (OFR) and completely independent of Banesco in other countries.

Most recently, we were named by the South Florida Business Journal as the winner of the 2019 Business of the Year Award, a distinction we value highly.

If I may be of further assistance, please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Martha S. Fabio".

(Ms.) Martha S. Fabio  
Senior Vice President  
Head of Construction Lending  
Direct Phone: 786-552-0590  
www.banescousa.com

MST/HerRef



**Deposit Account Balance Summary**

Requestor information:  
 RE OPPORTUNITY FUND LLC  
 10135 SW 75TH PL  
 MIAMI, FL 33156-3871

Summary of Deposit Account				
Account Number	Account Type	Open Date	Current Balance	Avg Balance (12 mos)
	Chase Total Business Checking	06/26/2019	\$799,985.00	\$561,894.00
Customer Information				
RE OPPORTUNITY FUND LLC		Sole Owner		
RICARDO HERNANDEZ		Signer		

Deposit Account Balance Summary request completed by:

JONATHAN DRADA  
 (305) 667-1531  
 Miami Dixie Highway Branch

JPMORGAN CHASE BANK, N.A  
 PINECREST  
 FL7-0121  
 10301 S. DIXIE HWY.  
 MIAMI, FL 33156

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## Deposit Account Balance Summary

Requestor information:

RICARDO HERNANDEZ LLC

10135 SW 75TH PL  
MIAMI, FL 33156-3871

Summary of Deposit Account				
Account Number	Account Type	Open Date	Current Balance	Avg Balance (12 mos)
	Chase Total Business Checking	05/22/2014	\$206,438.51	\$360,593.00
Customer Information				
RICARDO HERNANDEZ LLC		Sole Owner		
RICARDO HERNANDEZ		Signer		

Deposit Account Balance Summary request completed by:

JONATHAN DRADA  
(305) 667-1531  
Miami Dixie Highway Branch

JPMORGAN CHASE BANK, N.A.  
PINECREST  
FL7-0121  
10301 S. DIXIE HWY.  
MIAMI, FL 33156

**PLEASE NOTE THAT THE INFORMATION PROVIDED IN THIS LETTER WILL BE THE ONLY INFORMATION RELEASED BY JPMorgan Chase, N.A.**

This letter is written as a matter of business courtesy, without prejudice, and is intended for the confidential use of the addressee only. No consideration has been paid or received for the issuance of this letter. The sources and contents of this letter are not to be divulged and no responsibility is to attach to this bank or any of its officers, employees or agents by the issuance or contents of the letter which is provided in good faith and in reliance upon the assurances of confidentiality provided to this bank. Information and expressions of opinion of any type contained herein are obtained from the records of this bank or other sources deemed reliable, without independent investigation, but such information and expressions are subject to change without notice and no representation or warranty as to the accuracy of such information or the reliability of the sources is made or implied or vouched in any way. This letter is not to be reproduced, used in any advertisement or in any way whatsoever except as represented to this bank. This bank does not undertake to notify of any changes in the information contained in this letter. Any reliance is at the sole risk of the addressee.




# ADDENDUMS

**FORMS:  
REQUEST FOR QUALIFICATIONS PROPOSAL  
DECLARATION OF INTEREST  
DRUG FREE WORK PLACE  
PROPOSER'S CHECKLIST  
ADDENDUM# 1**





<b>DELIVER TO:</b> City of Fort Pierce 100 North U.S. 1 Fort Pierce, FL 34950  <b>MAIL TO:</b> City of Fort Pierce Purchasing Division P.O. Box 1480 Fort Pierce, FL 34954-1480	<b>REQUEST FOR  QUALIFICATIONS/  PROPOSALS</b>
<b>Contact:</b> Purchasing Division, 772-467-3749	<b>RFQ/P No:</b> 2020-023
<b>Pre-Qualification Conference Date:</b> June 24, 2020 at 2pm	<b>RFQ/P Title:</b> <b>FISHERMAN'S WHARF</b>
<b>Pre-Qualification Location:</b> City Hall 2nd Floor Conference Room 100 North U.S. 1 Fort Pierce, Florida 34950	<b>RFQ/P Opening Location:</b> City of Fort Pierce Purchasing Division 100 North U.S. 1, 1st Floor Fort Pierce, Florida 34950
<b>RFQ Due Date &amp; Time:</b> July 8, 2020 at 3pm <b>RFP Due Date &amp; Time:</b> TBD	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
<b>Proposer Name:</b> Office America Group <hr/> <b>Mailing Address:</b> 1430 S Dixie Hwy. Suite 110 <hr/> <hr/> <hr/>	I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.  X  _____ Authorized Signature (Manual)
<b>City, State, Zip Code:</b> Coral Gables, FL 33146	<b>Typed or Printed Name:</b> Ricardo Hernandez
<b>Type of Entity (Circle One):</b> <input checked="" type="radio"/> Corporation <input type="radio"/> Partnership <input type="radio"/> Proprietorship	<b>Title:</b> Founder and CEO
<b>Incorporated in the State of:</b> <u>FL</u> <b>Year:</b> <u>2017</u>	<b>Delivery in</b> _____ <b>days, ARO</b>
<b>Phone Number:</b> (786) 223.1568	<b>Payment Terms:</b> Net 30 Days
<b>Fax Number:</b> (305) 665.1643	<b>FEIN or SS Number:</b> 83-1049940
<b>E-Mail Address:</b> rihernanp@gmail.com	<b>Local Business:</b> ___Y___N <b>MWBE:</b> ___Y___N
<b>Bid Security is attached, when required, in the amount of \$</b> _____ <b>F.O.B. DESTINATION</b>	<b>If returning as a "No Bid" state reason:</b>

**THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID.**

## DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:


The undersigned, as Respondent, declares that the only persons interested in this Statement of Qualifications submitted in response to this Request for Proposals are named herein, that no other person or entity has any interest in this Statement of Qualifications or any Proposal which may arise out of the Statement, that this Statement of Qualifications is submitted without connection or arrangement with any other person and that this Statement of Qualifications is true and correct and is in every respect fair, in good faith, and without collusion or fraud.

The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Qualifications and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

**Office America Group**

\_\_\_\_\_  
Name of Firm, Individual or Corporation

\_\_\_\_\_  
Signature



\_\_\_\_\_  
Signature

**Founder and CEO**

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Title)

**DRUG-FREE WORK PLACE FORM**

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that  
Office America Group does:

*(Name of Business)*

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 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 proposed 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 bid, 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 employees 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 firm complies fully with the above requirements.



\_\_\_\_\_  
Proposer's Signature

\_\_\_\_\_  
August 5, 2020

\_\_\_\_\_  
Date

## CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline ~ it is the responsibility of each Proposer to read and comply with the Request for Qualifications in its entirety.

Check "Yes" or "No" to each of the following:	YES	NO
Is Request for Proposal cover page completed, signed and attached?	X	
Include proof of proper licensing as stated in qualification documents.	X	
Is Drug-Free Workplace form signed and enclosed (if applicable)?	X	
Is Declaration of Interest form signed and enclosed?	X	
Are 6 complete packages included? (1 original, 5 printed copies and 1 digital copy)	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH QUALIFICATION



\_\_\_\_\_  
Proposer's Signature

August 5, 2020

\_\_\_\_\_  
Date



CITY FORT PIERCE

REDEVELOPMENT OF FISHERMAN'S WHARF

RFQ-P NO. 2020-023

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by the potential proposer for clarification of the specifications, provide additional information and extend the due date.

QUESTIONS/ANSWERS

1. **QUESTION:** Can you confirm this is a mixed-used development- and if so- what is the desired design style of the mixed -use development?
2. **ANSWER:** **Yes. The City/FPRA is seeking creative development proposals that incorporate the elements and guiding principles outlined in the solicitation based on board member and community input. The City/FPRA envisions the Fisherman's Wharf area to be a destination that serves as a buffer between the Downtown and working port area. The City/FPRA is looking for a proposer's creativity in design.**
2. **QUESTION:** Can a higher density be proposed?
- ANSWER:** **Yes, the subject properties will require a Future Land Use and Zoning Map amendments in order to develop a mixed-use project.**
3. **QUESTION:** Since Ocampo and Associates (Architects) completed the initial study/plan, are they exempt from pursuing this solicitation either as a Prime or as part of a Team?
- ANSWER:** **No firms have been excluded in participating.**
4. **QUESTION:** Is there any budget associated with this project?
- ANSWER:** **There is no budget associated with this RFP.**
5. **QUESTION:** Are there any requirements for LEED/Green Build Certification?
- ANSWER:** **There are no requirements for LEED/Green Build certification, but they are encouraged.**
6. **QUESTION:** Has there been any discussion about an unsolicited proposal or P3?
- ANSWER:** **The City is open to all proposals.**

7. **QUESTION:** Can you provide some insight as to what the City is looking for what are their goals?
- ANSWER:** **The goals are listed on page 5 of the solicitation document.**
8. **QUESTION:** Is there a timeframe associated with this project?
- ANSWER:** **The City does not have a predetermined timeframe.**
9. **QUESTION:** Is it possible to extend the due date because July 8 is only two weeks from the pre-submittal meeting of June 24?
- ANSWER:** **It is possible; however, the first phase of the solicitation process is a statement of qualifications due on July 8. Proposal will not be due until a late date.**
10. **QUESTION:** Can a Team of Professionals Architects, Engineers, Contractors submit their qualifications if they do not yet have a developer on their team?
- ANSWER:** **Yes, the RFQ calls for proposals from qualified individuals, developers or firms.**
11. **QUESTION:** Will the Environmental Assessment report be sent?
- ANSWER:** **Yes, see attached**
12. **QUESTION:** We have researched to the best of our ability but have not been able to see a price for the Land. Does the City intend to “give” the land away for the redevelopment or is there a Land price?
- ANSWER:** **The City/FPRA will consider all acquisition types.**
13. **QUESTION:** We also found another master plan for the area (much larger site) that was done in 2017 by Culpepper & Terpening Engineers and EDSA. The City has done his exercise a few times. Can you tell us why the site is much smaller now?
- ANSWER:** **The master plan incorporates the surrounding parcels owned by outside entities, This RFQ/P includes only the City/FPRA owned parcels.**
14. **QUESTION:** Would the City consider buying/adding adjacent properties to the project.
- ANSWER:** **This has not been discussed at this time.**

**ADDITIONAL INFORMATION**

Also, attached are the following documents requested during the Pre-Qualification Meeting held June 24, 2020:

- Survey
- Environmental Study
- Boat Ramp Plans


**EXTENSION OF DUE DATE**

The submission due date has been changed from 3:00PM, July 8, 2020 to:

**3:00PM, August 5, 2020**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: \_\_\_\_\_  
  
 Manual

Signature: \_\_\_\_\_  
 Ricardo Hernandez  
 Typed or Printed

Company Name: \_\_\_\_\_  
 Office America Group

Address: \_\_\_\_\_  
 1430 S Dixie Hwy. Suite 110. Coral Gables, FL

\_\_\_\_\_

Date: \_\_\_\_\_  
 August 5, 2020

Attachments:      Development Study  
                           Environmental Site Assessment  
                           Surveys  
                           Boat Ramp Plans