

CITY OF HOLLYWOOD

REQUEST FOR QUALIFICATIONS RFQ 335-25-WV

DESIGN-BUILD SERVICES FOR HARRISON STREET PARKING GARAGE

August 5, 2025





August 5th, 2025

City of Hollywood
Office of Procurement and Contract Compliance
Harrison Street Parking Garage
2600 Hollywood Blvd, Room 303
Hollywood, Florida 33020

RE: REQUEST FOR QUALIFICATIONS RFQ-335-25-WV DESIGN BUILD SERVICES FOR
HARRISON STREET PARKING GARAGE FOR THE CITY OF HOLLYWOOD, FLORIDA (CITY)

Dear Members of the Evaluation Committee,

It is with great interest that KVC Constructors (KVC) respectfully submits our qualifications for consideration to provide Design-Build Services to the City of Hollywood for Harrison Street Parking Garage. KVC (Prime Contractor) is a Miami-Dade based Design Builder / General Contractor that has earned a strong reputation for excellence in delivery of a broad range of construction services and projects and has developed a niche in the construction of parking garages and mixed-use facilities. In the past seven years alone, KVC has successfully completed six major parking garages such as Mount Sinai Medical Center Parking Garage, Estates at Acqualina Parking Garage, City of Miami Beach Collins Park Parking Garage, Wynwood Parking Garage, Miami Design District Museum Garage and City View Garage.

KVC has assembled a team of design and construction professionals with whom we have worked together for over 25 years on multiple parking garages as well as other projects. As you will note, the make-up of the design team includes well-respected design firms that are leaders in their respective fields. This includes Wolfberg Alvarez & Partners (WA), Bliss & Nyitray, Inc. (Structural), Keith Engineering (Civil, Landscape and Survey), and Code Green Solutions (LEED), all who have long established reputations for design excellence.

I am confident that with the team's experience and resources, we will be able to respond exceptionally to the City's design and construction needs for the Harrison Street Parking Garage. Equally as important, with our positive approach towards each project and challenge, our sound business practices, and emphasis on excellence and effective customer service principles, we will not only meet the City of Hollywood's needs, we will provide you with a level of service that will exceed expectations.

Our success is the result of strong partnerships with clients and a commitment from KVC management and staff to solve problems, it's how KVC builds strong relationships and repeat clientele.

KVC Constructors, Inc. - Building Relationships through Quality Service.

Sincerely,
KVC Constructors, Inc.

A blue ink signature of Vick Crespin, written over a circular blue stamp.

Vick Crespin, LEED AP BD+C
Vice President

9499 N. E. 2nd Avenue, Suite 205 Miami Shores, Florida 33138

Voice: 305.757.7707 Data: 305.757.7701

CGC 022994



CITY OF HOLLYWOOD
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DESIGN-BUILD SERVICES FOR HARRISON STREET PARKING GARAGE

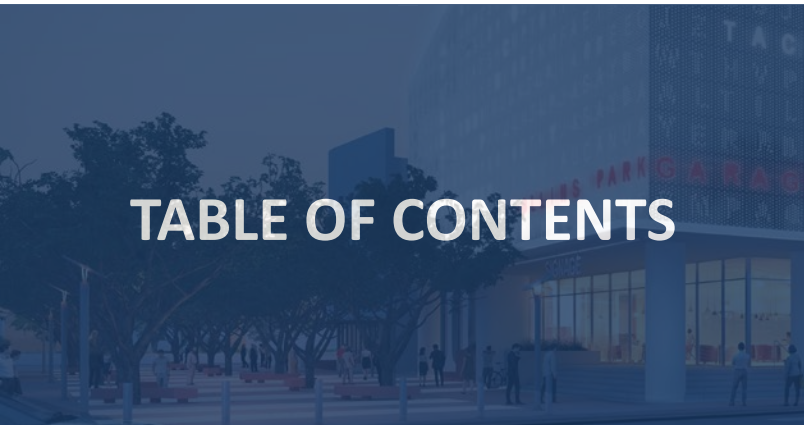
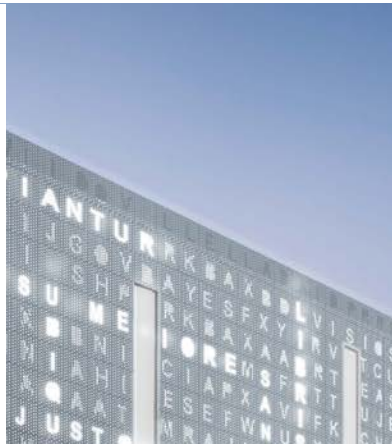


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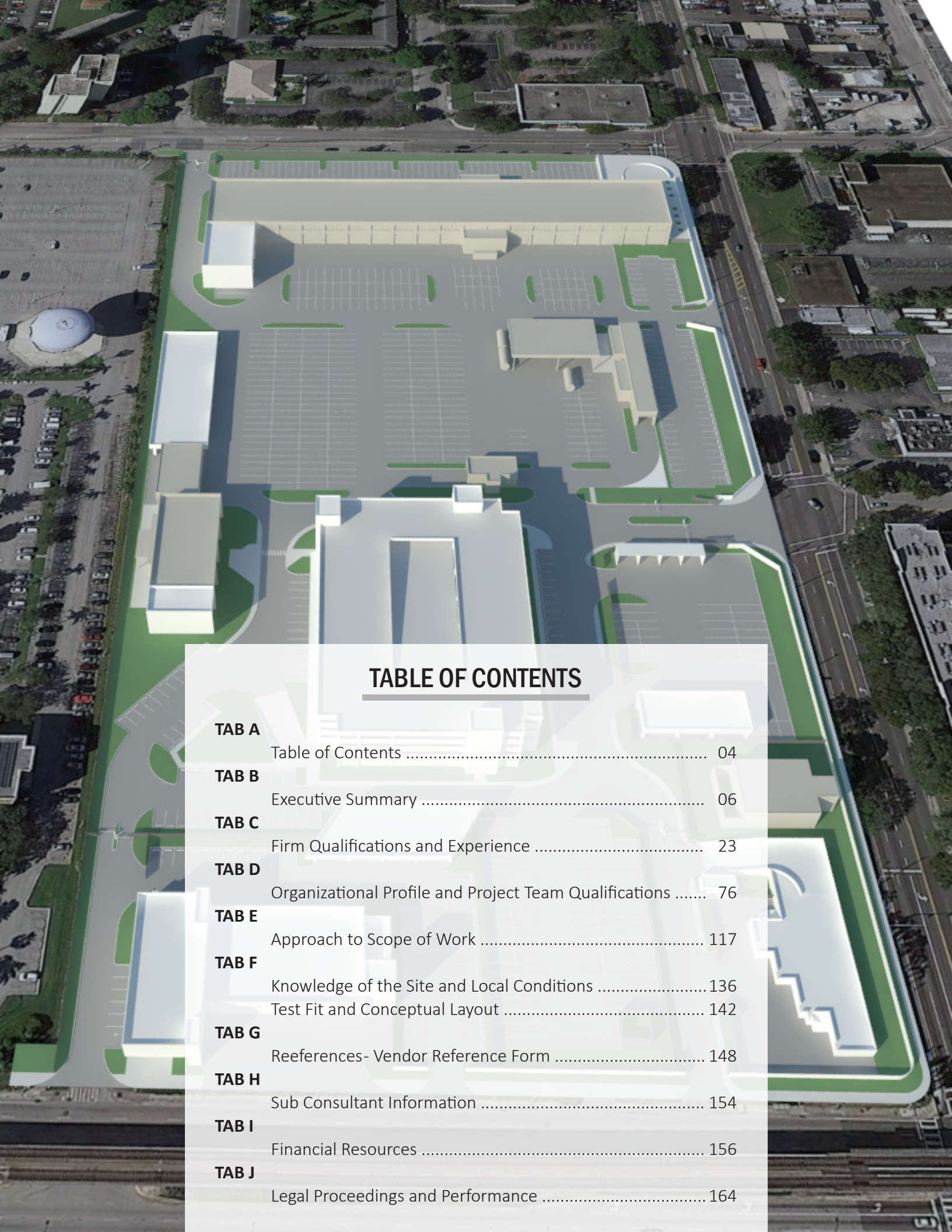
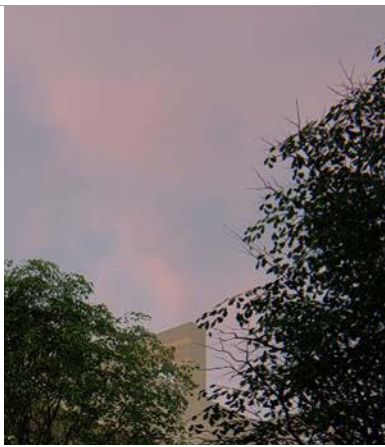


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Executive Summary: (4.2.2)

KVC Constructors, Inc., a Florida-licensed General Contractor, was established and incorporated on July 27th, 1994, in the State of Florida. KVC officially opened our doors on April 1st, 2001, and has been in business for over 24 years. Headquartered at 9499 NE 2nd Avenue, Suite 205, Miami Shores, FL 33138. KVC is led by President Katherine Crespín and Vice President Vick Crespín. With the principals over 40 years' experience in General Contracting, Construction Management, and Design-Build delivery, KVC has built a reputation as a trusted regional construction firm delivering complex municipal, commercial, and mixed-use projects across South Florida.

Backed by a team of 25 seasoned professionals, KVC has successfully completed more than 10 major parking garage projects in recent years, including the Collins Park Garage and the award-winning Miami Design District Museum Garage. These projects were built in active, congested urban environments, demonstrate our proven ability to manage complex logistics, coordinate intricate architectural facades, and deliver high-quality, on-time, and on-budget construction.

KVC offers fully integrated preconstruction, construction, and value engineering services, tailored to the unique requirements of each project. Our Design-Build team—comprising Wolfberg Alvarez & Partners, Bliss & Nyitray, Keith Engineering, and CodeGreen Solutions—brings decades of collaboration and specialized expertise in parking structure design, structural engineering, civil development, and sustainable building practices. This long-standing partnership ensures a cohesive, multidisciplinary approach that seamlessly integrates architectural vision, engineering practicality, and LEED-based strategies.

Wolfberg Alvarez, acting as the Lead Design Architect and MEP Engineer, provides a fully integrated design practice under one roof, offering architectural, mechanical, electrical, plumbing, and fire protection services. Known for their intuitive, forward-thinking, and cost-effective design solutions, WA's in-house engineering and design team enables agile coordination and produces highly detailed construction documents that reduce design conflicts, minimize change orders, and promote efficient field execution.

KVC and Design-Build team maintain all required licenses and certifications in accordance with Florida Statutes Chapters 287 and 489. KVC holds Certified General Contractor license CGC022994, and is in good standing with the Florida Department of Business and Professional Regulation. All key personnel assigned to this project are credentialed and qualified to perform work in the State of Florida and the firm is fully compliant with local business tax requirements.

KVC also carries a comprehensive insurance and bonding program that exceeds RFQ requirements. Our active policies include General Liability, Professional Liability, Contractor's Pollution Liability, Cyber Liability, Workers' Compensation, and we maintain excess liability layers totaling over \$25,000,000 ensuring full compliance and strong risk protection for the Owner. Our bonding capacity is \$75,000,000 single and \$140,000,000 aggregate, enabling us to confidently support large-scale projects. For further information see our Certificate of Insurance attached within Tab: I Financial Resources and uploaded as part of the online questionnaire response.

We sincerely appreciate the opportunity to submit our qualifications package for consideration. The strength, experience, and long-standing collaboration of our Design-Build team offer the City of Hollywood a high-performance solution that ensures quality, accountability, and efficiency. We look forward to advancing to the next stage of the selection process and the opportunity to partner on the successful delivery of the Harrison Street Parking Garage.

For more information, please contact:

Vick Crespín, Vice President

☎ Phone: (305) 757-7707 | Fax: (305) 757-7701

✉ Email: vick.crespin@kvconstructors.com



Executive Summary: (4.2.2.1 & 4.2.2.2)

KVC COMPANY INFORMATION

Established in 2001, with **over 24 years** of doing business in the South Florida Market, KVC Constructors, Inc. is experienced in the execution of a vast array of projects and has demonstrated commitment to quality on-time on budget project delivery. KVC has completed a broad range of projects which include municipal facilities, parking garages and mixed-use facilities, parks and recreation facilities, multi-family residential, and schools which have been delivered through traditional General Contractor Lump sum agreements as well as through **Design-Build** and Construction Manager forms of contract.

The company has completed a significant amount of public work projects and have developed an excellent reputation in the delivery of parking and mixed-use projects and have completed some of the most notable mixed-use parking structures in South Florida including the **Design Build** Mount Sinai Medical Center Staff Parking Garage and the Collins Park and Pennsylvania Avenue **Design-Build Parking Facilities** for the City of Miami Beach. KVC is also a well-trusted contractor by the Miami Parking Authority having completed several major parking garages for the agency since 2007. KVC has developed a niche in the construction of high profile parking facilities with the likes of City View Garage and the \$50 million Museum Garage in the Miami Design District as well as a mixed-use garage for Goldman Properties in Wynwood that have very complex facades and were **ALL built in urban environments requiring a high level of site management.**

Customer service is the essence of KVC's business. It is absolutely necessary for a client to know that they have our attention before the deal is closed and after the project is finished. KVC will bring unmatched principal involvement that will ensure the success of the project from design to construction and through the warranty period.

KVC tailors its work plan and construction schedule specifically to the uniqueness of each project site. Our expertise in building parking garages, working in congested urban settings with active/occupied sites and heavy pedestrian traffic enables us to provide a work plan and project schedule that will provide a seamless transition from the proposal and contract phase to the construction and Owner occupancy.

Miami Parking Authority highly recommends and endorses KVC as both a general and design build Contractor that provides excellent service and who, to date, has acted and performed beyond the terms of the contract with patience and integrity.

*- Arthur Noriega, CEO
Miami Parking Authority*



All construction sites, design requirements, logistical challenges, staging and scheduling are unique to a project. Therefore, each project is evaluated separately by the Design-Build Team in order to establish a work plan, communication between all parties, onsite and public safety, and maintenance of traffic and construction impact on the neighborhood.

KVC expertise in providing cost effective value engineering solutions to budget problems has been proven time and time again. Because we will be providing Design-Build services on the proposed project, the value engineering process is implemented concurrently with design development to prevent or reduce the need for drawing revisions. Value engineering will be proposed, as appropriate, when the project's overall cost, based on original design, is above the price parameters guaranteed by the Design-Build team.

KVC employees, 25 professionals and the staffing for this project have been selected specifically for their expertise in successfully delivering parking facilities of similar scope and complexity. Each member has an exceptional ability to communicate and work as part of a larger team to ensure that project expectations are met. They are absolutely committed to the success of the Harrison Street Parking Garage Design Build Project. They will manage every aspect of the project, design and construction and will provide The City of Hollywood with the confidence and assurance that all promises and contractual agreements are met.

KVC is an active member of AGC of Greater Florida, so we recognize the clear advantage to including our local business and workforce as a part of the project. Our commitment to The City of Hollywood is to be a good community member and neighbor. We will seek to take every opportunity to inform the local community of opportunities and encourage their participation in providing the many services and goods that will be required throughout the project duration.

In today's competitive market, if you do not provide high quality work, you will not last long in the industry. With extensive construction experience under its roof, KVC has never lost sight of its primary goal to: **DO THE JOB RIGHT.**

The City of Hollywood can be confident that with our **extensive Design-Build parking garage expertise** and proven team, we will deliver the results the City of Hollywood desires. With more than **10 parking garages completed in just the past 9 years** and a team that has worked together on many of these projects, the City of Hollywood, will get the project it wants, when they want it, within the budget.

The KVC Team will create a clear line of communication between all parties affected by the construction.



ORGANIZATIONAL NARRATIVE

Team Structure

KVC is the Prime Contractor for this pursuit and therefore has 100% accountability for this project and will deliver the new garage on time and within budget. Our team is highly sensitive to the design and issues associated with building a garage in an urban environment. We have demonstrated experience and ability to design and build for ease of maintenance and durability as well as appearance.

The success of the Harrison Street Parking Garage project begins with the combined experience and expertise of the Design-Build team. KVC has combined forces with Wolfberg Alvarez & Partners, Bliss & Nyitray, Code Green Solutions and Keith & Associates, to provide the City of Hollywood with an unmatched Design-Build Team that is fully committed to providing the highest quality, on-time, and on-budget project.

As your partner, we will utilize a highly collaborative process that leverages the entire team's expertise to maximize the scope of work that can be accomplished while performing within your budget. We recognize that this requires highly qualified personnel who understand the essential importance of clear and consistent communication. Moreover, on a project of this consequence and complexity, we understand our team must be available and prepared to respond at all times.

We have carefully assembled a cohesive team of South Florida professionals, creative design experts and seasoned project managers with decades of successful collaboration and who understand the complexities and unique challenges of this project.

The staffing proposed brings the collective project management experience and design and construction expertise that will be essential to fulfilling the needs of the city. Our staffing structure is indicative of the company's philosophy, which is counter to the approach of creating decision-making bureaucracies. The staff is empowered and supported by senior management so that we can provide you with quick and cost-effective solutions that are sensitive to the requirements of your project.

KVC Constructors, Inc., as the prime contractor who has been in business for 24 years, will actively manage every aspect of the Design-Build project. KVC will be the direct report to the City of Hollywood and its project management team and will be responsible for full compliance of the contract. KVC will subcontract with all entities required to complete the Design-Build services for the project inclusive of the designers, consultants, contractors and vendors that will be part of the team.

Wolfberg Alvarez & Partners (WA) is a multi-discipline consulting firm who has been in business for 49 years, and will serve as the Lead Design Architect, leading all designers and sub-consultants throughout the duration of the project. WA is committed to delivering innovative and enduring architectural designs that align with clients' goals, functional needs, and budgets. Their mission extends beyond individual projects—they aim to build long-term partnerships with businesses, institutions, and organizations to design a better, more sustainable world.



The resumes of WA's architectural and engineering design staff are as exceptional as their project portfolio. From visionary executive leaders to highly skilled production designers, WA's team brings a deep bench of experience and talent to every project. Their design approach is both intuitive and grounded combining creativity with practical, cost-effective solutions to meet real-world constraints without compromising on design excellence.

WA is also a specialized engineering firm offering in-house HVAC, plumbing, fire protection, and electrical engineering services. Their integrated solution based approach to MPE systems engineering, energy conservation, and environmental certification ensures that clients receive the most efficient, sustainable and cost-effective professional services available. By maintaining these services under one roof, WA streamlines communication and coordination across disciplines.

This integrated structure allows WA to quickly and efficiently evaluate multiple system options and approaches throughout the project lifecycle. The resulting construction documents are thoroughly coordinated, minimizing design conflicts and maximizing constructability. This level of detail and collaboration results in a superior product for the Owner—delivered on time, within budget, and with lasting value.

Bliss & Nyitray, Inc. has established itself as the premier structural designer in South Florida who has been in business for 70 years and has been involved in the design and construction of hundreds of projects throughout the South Florida area. Their knowledge of materials, foundations and framing systems and their focus on the needs of the project has given the firm a reputation for highly creative designs that reduce costs and simplify construction.

Keith and Associates is a multi-disciplinary community development firm who has been in business for 27 years, that will be providing civil engineering, surveying and landscaping services for this project from start to finish. By combining over 60 years of expertise in the Florida market, KEITH will provide the highest levels of service and expertise to ensure the needs of the client are met. KEITH is well versed with the City of Hollywood and is a consultant to the city.

Code Green Solutions CodeGreen is a sustainability consulting firm who has been in business for more than 50 years, specializing in high-performance building strategies, green building certifications, energy modeling, commissioning, and decarbonization services across both the public and private sectors. With expertise in programs such as LEED, WELL, Fitwel, FGBC, and Parksmart, CodeGreen supports clients through all phases of design and construction, helping them achieve sustainability goals aligned with local and global standards. The firm provides project-specific guidance on certification strategy, utility coordination, performance assessments, and regulatory compliance, working closely with architects, owners, and contractors to optimize outcomes. CodeGreen has successfully contributed to hundreds of projects nationwide, including complex parking garage developments and municipal facilities, delivering long-term value through environmentally responsible solutions.

KEY PERSONNEL

WE HAVE TAKEN GREAT CARE TO ASSEMBLE A TEAM OF LOCAL PROFESSIONAL WITH EXTENSIVE URBAN PARKING GARAGE DESIGN AND CONSTRUCTION EXPERTISE. ALL TEAM MEMBERS HAVE THE EXPERIENCE, COMMITMENT AND EXPERTISE REQUIRED TO MEET AND EXCEED THE CLIENTS EXPECTATIONS.

KVC CONSTRUCTORS | ROLE

Vick Crespin, LEED AP BD+C, Principal-in-Charge Time Commitment: 15% (offsite)

Vick Crespin is co-Founder of KVC and has been with the firm for over 24 years. He will direct all functions of the team for the purpose of fulfilling KVC's obligation to the client and ensuring satisfaction with the service provided as well as compliance with contractual requirements. Mr. Crespin will be heavily involved in the design and preconstruction phases to provide his expertise in all aspects of the design and construction process. He will be active in the preconstruction process, bidding and award process, as well as in the construction process including progress and scheduling meetings, weekly job site visits to ensure schedule and technical compliance with project requirements.

Andres Del Toro, Design Phase Project Manager Time Commitment: 25% (onsite / offsite)

Andres Del Toro has been with KVC for over 24 years. As the Design Phase Project Manager, Mr. Del Toro interacts with clients, designers, subcontractors, and KVC field staff to ensure the overall success of the project during the design phase. He plays a key role in coordinating early collaboration and aligning the design intent with project goals from startup.

Alex Felipe, Construction Phase Project Manager Time Commitment: 100% (onsite / offsite)

Alex Felipe has been with KVC for over 24 years. As the Construction Phase Project Manager, Mr. Felipe oversees all technical, financial, and administrative aspects of the process. He works closely with the KVC team to develop and manage the master project schedule, budget, quality, and safety ensuring successful execution through completion.

Francisco Pau, Chief Estimator Time Commitment: 25% (offsite)

Francisco Pau has been with KVC for 1 year. He will oversee the preconstruction, procurement, and bid and award phase services. Additionally, he will review design documents, advise on construction feasibility and practicality, identify long lead material procurement, review and advise on selection of systems and materials, methodology on dealing with regulatory requirements and other project constraints. Directing the award

and value engineering process including development of a purchasing strategy for the project to ensure the ultimate success of the project during the execution stage.

Oreste Orozco, Site Superintendent Time Commitment: 100% (onsite)

Mr. Orozco has been with KVC for over 22 years. He will oversee and coordinate all on-site activities, direct and oversee subcontractor coordination on site and be responsible for maintaining scheduled progress with regards to the daily job site activities. The project superintendent responsibilities include job site safety and quality control, and timely completion of the work. The superintendent will assure that all safety precautions are being adhered to by all on-site personnel and advise all team members of possible problems and/or conflicts that may arise and require immediate attention. He will be responsible for daily reports of on-site activities and personnel.

WHY SELECT THE KVC DESIGN / BUILD TEAM



Leaders in Design-Build delivery



Performance that exceeds Owner's expectations



Long-standing relationships between sub consultant team members



Detailed knowledge of building parking garages within an urban environment.



Active members of the International Parking & Mobility Institute and the Florida Parking & Transportation Association



Local, proven team with recent successful parking garage projects

WOLFBERG ALVAREZ & PARTNERS | ROLE

Marcel Morlote, Principal-in-Charge

Time Commitment: 15% (offsite)

Marcel Morlote is a principal of WA and has been with the firm for over 40 years. He has led design teams in a diverse range of projects for both the private and public sectors, with an extensive portfolio of stand-alone and mixed-use garage projects. His knowledge of the design profession is highly regarded, and he has earned the respect of clients, officials and others involved in the design/construction industry.

Rafael Labrada, R.A. LEED AP, Project Manager

Time Commitment: 25% (offsite)

Rafael Labrada is a Principal at WA and has been with the firm for over 25 years. He has extensive experience as a Project Manager, particularly in the planning, coordination, and execution of parking garage projects for both public and private sector clients.

Aris Garcia, R.A. Lead Designer

Time Commitment: 45% (offsite)

Aris Garcia is experienced in all phases of programming, planning and project development, from preliminary concepts through final design and production of construction documents, for both private and public sector clients. He is the firm's lead design architect in planning and zoning matters during the entitlement process and is responsible for project presentations to the community and controlling boards and agencies.

David Vazquez, Architectural Designer

Time Commitment: 65% (offsite)

David Vazquez will be actively involved in the design and development of drawings and specifications and has a strong commitment to quality client service and project documentation.

Cesar Herran, P.E. Lead Mechanical Engineer

Time Commitment: 15% (offsite)

Cesar Herran has extensive experience designing mechanical systems, including HVAC, plumbing, specialty gases and fire protection for a wide variety of projects types. As a LEED accredited professional, he leads the WA staff in implementing LEED principles and in the incorporation of energy saving systems and equipment.

Andrew Williams, Fire Protection/Plumbing Designer

Time Commitment: 55% (offsite)

Andrew Williams has worked with WA for almost 3 decades and has extensive experience with parking garages, including the designs of plumbing and fire protection systems.

Rolando Arias, P.E. Lead Electrical Engineer

Time Commitment: 30% (offsite)

Rolando Arias has extensive experience with the designs of electrical systems, including power, emergency power, lighting and controls, and data/communications. He has been involved with the design of numerous public sector projects, including parking garages.

BLISS & NYITRAY, INC. | ROLE

Paul A. Zilio, PE, Senior Principal / Partner

Time Commitment: 15% (offsite)

Senior Principal and Partner with nearly four decades of engineering experience, including over 35 years with BNI. He specializes in selecting and designing structural framing systems for a wide range of building types, including government, healthcare, education, retail, and parking structures. Mr. Zilio has deep expertise in cast-in-place, precast, tilt-up concrete, and structural steel systems. He plays a key role in minimizing construction cost, schedule, and complexity through clear coordination with owners, architects, and builders. As Principal-in-Charge and Engineer of Record, he has led the design of major parking facilities across South Florida, including Mount Sinai, MIA, PortMiami, and Baptist Health campuses.

William Caycedo, PE, Senior Engineer

Time Commitment: 50% (offsite)

Mr. William Caycedo, P.E., has over 40 years of structural engineering experience, including more than 37 years with Bliss & Nyitray, Inc. (BNI). He has served as Engineer of Record and Threshold Inspector for many of BNI's most high-profile and award-winning projects, including the \$2B South Terminal and \$1.8B North Terminal Developments at Miami International Airport, PortMiami Garage K, and the Miami-Dade Children's Courthouse Parking Garage. William will be the lead structural engineer and deeply involved in every phase of this project, particularly during the early stages, where he leads the development of structural concepts through framing system studies that balance aesthetics, constructability, and cost-efficiency. His portfolio spans complex, multi-level parking structures and major aviation facilities throughout South Florida. A Licensed Professional Engineer in Florida and Certified Special Inspector (license valid through February 28, 2027), Mr. Caycedo's leadership, technical expertise, and hands-on approach ensure the safe, code-compliant, and timely delivery of high-quality infrastructure projects.

KEITH & ASSOCIATES | ROLE

Bryan Merritt, PSM, Vice President of Geospatial

Time Commitment: 20% (offsite)

Vice President of Geospatial at KEITH, overseeing the firm's survey and subsurface utility engineering (SUE) operations. With over 42 years of experience in the industry and 1 year at KEITH, he leads the planning, coordination, and delivery of accurate, high-quality geospatial data across large-scale public and private sector projects. His expertise includes project management, data integrity,

technology evaluation, and interdepartmental collaboration. Mr. Merritt plays a key role in guiding KEITH's geospatial strategy and has led field efforts on numerous complex parking, transportation, and infrastructure projects throughout Florida.

Mark Mitchell, Director of Subsurface Utility Eng.
Time Commitment: 20% (offsite)

With over 26 years of experience in subsurface utility engineering, including 12 years with KEITH, Mr. Mitchell will lead utility coordination efforts for this project. His role includes early utility conflict analysis, review of design documents for subsurface feasibility, and oversight of utility mapping and documentation. He will assist in regulatory coordination and permitting processes, leveraging his extensive field experience and understanding of utility systems in dense urban environments and downtown settings. Mr. Mitchell's work ensures accurate integration of underground infrastructure into project design and construction. His recent contributions to multiple parking garage projects have enhanced early coordination practices and minimized construction phase risks.

Steve Williams, PE, Vice President of Civil Engineering
Time Commitment: 20% (offsite)

Mr. Williams brings over 48 years of civil and transportation engineering experience, including 11 years with KEITH, providing comprehensive leadership across preconstruction and construction phases. He will oversee civil engineering strategy, guide procurement planning, and ensure design feasibility through thorough constructability reviews. His responsibilities include evaluating long lead materials, advising on system and material selection, and aligning design development with regulatory requirements. Mr. Williams will direct value engineering efforts and purchasing strategy to support cost-effective and efficient project execution. His expertise spans major public infrastructure and transportation projects, with a proven track record of successful delivery, including multiple parking garage developments throughout South Florida.

Kelli Schueler, PLA, LEED AP, Director of Landscape
Time Commitment: 20% (offsite)

Ms. Schueler will oversee the preconstruction, procurement, and bid and award phase services. Additionally, she will review design documents, advise on construction feasibility and practicality for regulatory compliance, and project constraints. She will direct the award and value engineering process including development of a purchasing strategy to ensure project success during execution. With 21 years in the industry and 8 years with KEITH, Ms. Schueler offers extensive experience in urban site design, landscape architecture, and project management for complex civic and municipal developments, including multiple parking structures and public realm enhancements.

CODE GREEN SOLUTIONS | ROLE

Carolina Whitfield, Director Sustainability Design & Construction

Time Commitment: 8% (offsite)

Ms. Whitfield leads CodeGreen's Design & Construction Sustainability division, providing strategic guidance on green building certifications, energy performance, and sustainable project implementation. With over 24 years of experience (4 with CodeGreen), she has managed more than 500 LEED, WELL, and Fitwel-certified projects and is actively involved in cost-benefit analysis, logistics coordination, and client advisement on complex developments.

Isaac Wechsler, Senior Project Manager

Time Commitment: 43% (offsite)

Mr. Wechsler is a registered architect and Senior Sustainability Project Manager with over 20 years of experience (4 with CodeGreen), specializing in green building certification and performance consulting. He has led sustainability efforts on more than 28 projects across various sectors including aviation, healthcare, and education, offering expertise in LEED, WELL, daylighting analysis, and solar studies.

Aniket Yadav, Project Manager

Time Commitment: 49% (offsite)

Mr. Yadav is a Sustainability Project Manager with 6 years of experience (4 with CodeGreen), focusing on building performance, life cycle assessments, and climate resilience planning. He supports commercial and public projects under LEED, WELL, Fitwel, and FGBC frameworks, contributing to sustainability strategy, construction-phase management, and municipal climate action compliance.

FIRM LICENSES



STATE OF FLORIDA
KVC CONSTRUCTORS

State of Florida

Department of State

I certify from the records of this office that KVC CONSTRUCTORS, INC. is a corporation organized under the laws of the State of Florida, filed on July 27, 1994.

The document number of this corporation is P94000056569.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 20, 2025, and that its status is active.

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twentieth day of January,
2025*




Secretary of State

Tracking Number: 2025179620CC

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

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



KVC CONSTRUCTORS

Local Business Tax Receipt

Miami-Dade County, State of Florida

- THIS IS NOT A BILL - DO NOT PAY

4277570

BUSINESS NAME/LOCATION
KVC CONSTRUCTORS INC
9499 NE 2ND AVE STE 205
MIAMI SHORES FL 33138-2700

OWNER
KVC CONSTRUCTORS INC

Worker(s) 10



RECEIPT NO.
RENEWAL:
4465563

SEC. TYPE OF BUSINESS
196 GENERAL BUILDING CONTRACTOR
CGC022894

PAYMENT RECEIVED BY TAX COLLECTOR
\$45.00 07/03/2025
PTBTC-25-110484



EXPIRES
SEPTEMBER 30, 2026

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



This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business. The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-27b. For more information, visit mdctaxcollector.gov

PROFESSIONAL LICENSES & CERTIFICATIONS

PROFESSIONAL LICENSE

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD
THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

CRESPIN, VICK SALVADOR
KVC CONSTRUCTORS INC
9499 NE 2ND AVENUE #205
MIAMI SHORES FL 33138

LICENSE NUMBER: CGC022994
EXPIRATION DATE: AUGUST 31, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/09/2024
Do not alter this document in any form.

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

PROFESSIONAL LICENSE

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD
THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

FELIPE, DIOGENES ALEXANDER
KVC CONSTRUCTORS INC
9499 NE 2ND AVE STE 205
MIAMI SHORES FL 33138

LICENSE NUMBER: CGC061703
EXPIRATION DATE: AUGUST 31, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/12/2024
Do not alter this document in any form.

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

CERTIFICATION

10266518-AP-BD+C

EXPIRATION DATE
16 AUG 2011

ISSUED
14 JAN 2024

SOLID THROUGH

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Vick Crespin

HAS ATTAINED THE DESIGNATION OF

LEED AP® Building Design + Construction

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

Peter Tompkins
PETER TOMPKINS
PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

CERTIFICATION

10281491-AP-BD+C

EXPIRATION DATE
15 AUG 2011

ISSUED
12 SEP 2025

SOLID THROUGH

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Andres Del Toro

HAS ATTAINED THE DESIGNATION OF

LEED AP® Building Design + Construction

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

Peter Tompkins
PETER TOMPKINS
PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

CERTIFICATION

10281607-AP-BD+C

EXPIRATION DATE
16 AUG 2011

ISSUED
13 MAR 2026

SOLID THROUGH

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Diogenes Felipe

HAS ATTAINED THE DESIGNATION OF

LEED AP® Building Design + Construction

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

Peter Tompkins
PETER TOMPKINS
PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

CERTIFICATION

11239883-GREEN-ASSOCIATE

EXPIRATION DATE
03 NOV 2018

ISSUED
02 DEC 2026

SOLID THROUGH

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Edward Gonzalez Figueroa

HAS ATTAINED THE DESIGNATION OF

LEED® Green Associate™

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

Peter Tompkins
PETER TOMPKINS
PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

PROFESSIONAL LICENSES & CERTIFICATIONS



LEED CERTIFICATIONS



LEED CERTIFICATIONS



FIRM LICENSES



WOLFBERG ALVAREZ AND PARTNERS

State of Florida
Department of State

I certify from the records of this office that WOLFBERG/ALVAREZ AND PARTNERS, INC. is a corporation organized under the laws of the State of Florida, filed on December 17, 1986.

The document number of this corporation is J47617.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 22, 2025, and that its status is active.

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

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


Secretary of State

Tracking Number: 7857063743CC

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

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

LBT 2025
ARCHITECTURE | 2415



Local Business Tax Receipt
Miami-Dade County, State of Florida
-THIS IS NOT A BILL - DO NOT PAY

LBT

2806405

EXPIRES
SEPTEMBER 30, 2025
Must be displayed at place of business Pursuant to County Code Chapter 8A - Art. 9 & 10

BUSINESS NAME/LOCATION
WOLFBERG ALVAREZ & PARTNERS INC
5757 WATERFORD DISTRICT DR STE 300
MIAMI FL 33126-2077

RECEIPT NO.
RENEWAL
7598200

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHIP/FIRM
2354

PAYMENT RECEIVED BY TAX COLLECTOR
\$225.00 09/03/2024
FPPU10-24-007777

OWNER
WOLFBERG ALVAREZ & PARTNERS INC
C/O JORGE MALDONADO

EMPLOYEE(S)
30

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

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-228.

For more information, visit www.miamidade.gov/taxcollector

LBT 2025
ENGINEERING | 2354



Local Business Tax Receipt
Miami-Dade County, State of Florida
-THIS IS NOT A BILL - DO NOT PAY

LBT

7224200

EXPIRES
SEPTEMBER 30, 2025
Must be displayed at place of business Pursuant to County Code Chapter 8A - Art. 9 & 10

BUSINESS NAME/LOCATION
WOLFBERG ALVAREZ & PARTNERS INC
5757 WATERFORD DISTRICT DR STE 300
MIAMI FL 33126-2077

RECEIPT NO.
RENEWAL
7598860

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHIP/FIRM
AA0002415

PAYMENT RECEIVED BY TAX COLLECTOR
\$75.00 09/03/2024
FPPU10-24-007777

OWNER
WOLFBERG ALVAREZ & PARTNERS INC

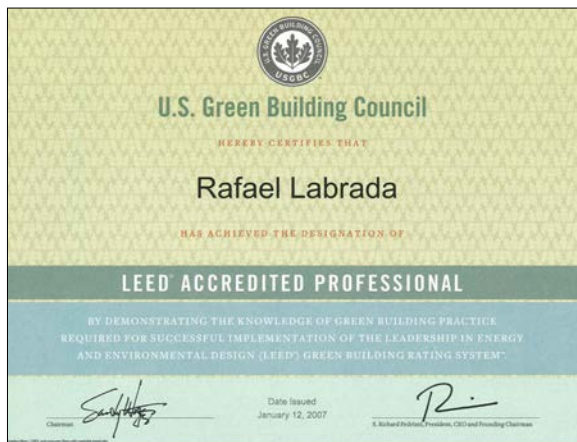
EMPLOYEE(S)
1

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

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-228.

For more information, visit www.miamidade.gov/taxcollector

PROFESSIONAL LICENSES & CERTIFICATIONS



LICENSES & CERTIFICATIONS



LICENSES & CERTIFICATIONS



KEITH AND ASSOCIATES

State of Florida Department of State

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

The document number of this corporation is P98000006011.

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

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Thirty-first day of January,
2025*



Secretary of State



Tracking Number: 8022148786CC

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



PROFESSIONAL LICENSE

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

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

SCHUELER, KELLI BETH
3100 NW 51ST TER
MARGATE FL 33063

LICENSE NUMBER: LA6667565
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com



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PROFESSIONAL LICENSE

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

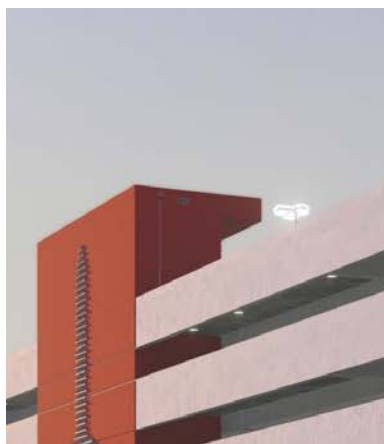
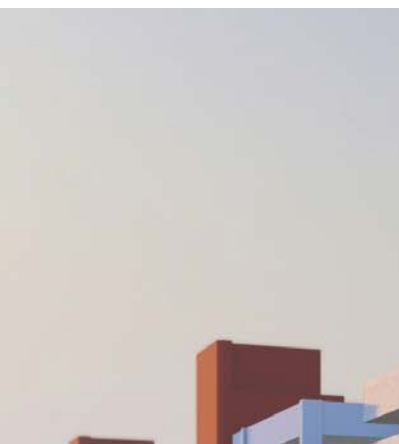
WILLIAMS, STEPHEN DONALD
2365 NE 7TH PLACE
FT. LAUDERDALE FL 333043545

LICENSE NUMBER: PE32090
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com



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BRYAN ALAN MERRITT					1
134 KINGS WAY, ROYAL PALM BEACH, FL 33411-1512					
License Type	License#	Issued	Expires	Status	
Surveyor and Mapper	LS6558	07/18/06	02/28/27	Active	
					1



TAB C

FIRM QUALIFICATIONS AND EXPERIENCE

Project Reference Narrative: (4.2.3.2)

KVC Constructors Inc. is a South Florida based general contracting and construction management firm with over **24 years** of continuous operation. We are known for delivering high quality, client focused construction services across a wide range of sectors including municipal, transportation, institutional, and commercial projects, with a strong niche in parking garages. Our hands on, collaborative approach has led to long standing partnerships and a strong reputation for reliability, accountability, and excellence.

In the past **7 years**, KVC has completed **9 parking garage projects**, **3** of which were delivered using the **design build** method (Mount Sinai Medical Center, City of Miami Beach Collins Park, and Wynwood DS - Miami). Over our 24-year history, we have also successfully completed **16 parking garages**, including **5** under the **design build** delivery method. These projects reflect our deep experience as a design build team with complex, large scale structures that demand thoughtful planning, close coordination with clients, and technical precision.

KVC's experience in parking structure construction includes work for municipalities, airports, healthcare institutions, and private developers. Our team understands the unique requirements of vertical circulation, precast/cast-in-place, parking structures and constrained sites. From permitting and preconstruction through final turnover, we remain focused on delivering high performance facilities that meet the needs of both our clients and the communities they serve.

Parking and Design Build Experience

Project Type	Project Name	Owner	Architect	Contract Amount	Date Completed
Parking Design-Build	Mt. Sinai Medical Center Employee Parking Garage 6 level Precast Parking Structure 930 Spaces Design Build	Mt. Sinai Medical Center	Netta Architects	\$31,319,863.00	January-24
	City of Miami Beach Collins Park Garage Design Build Services 5 Level Mixed Use Project 15,000 SF Retail 500 Car Parking Garage	City of Miami Beach	Wolfberg Alvarez	\$23,921,877.00	November-20
	Wynwood DS - Miami 8 Level Mixed Use Project 30,000 SF Office/ 25,000 SF Retail 428 Car Parking Garage	Wynwood DS Goldman Properties	Wolfberg Alvarez	\$26,554,272.00	November-18
	Pennsylvania Parking Garage for New World Symphony and City of Miami Beach 550 Car Parking Garage with 7,400 SF of Retail Design Build Project	New World Symphony Hines	c/o Hershell Gill Consulting Engineers & McLeod Architectural Group	\$12,900,000.00	June-10
	Municipal Parking Garage #9 350 Car parking Garage with 25,000 SF of Retail	Miami Parking Authority	Hershell Gill Consulting Engineers & McLeod Architectural Group	\$5,540,763.00	May-06

Parking and Design Build Experience

Project Type	Project Name	Owner	Architect	Contract Amount	Date Completed
Parking Mixed Use	Continental Hotel Park Garage & Retail 4 Level Mixed Use Project 8,000 SF Retail 74 Car Valet Parking Garage	Sukkah Miami Beach Acquisitions, LLC	Charles H. Benson & Assoc.	\$10,360,499.00	July-21
	Museum Garage 837 Car Parking Garage Eight Levels including Basement 25,000 SF Retail	Oak Plaza Associates LLC c/o Miami Design District Associates	Timothy Haahs & Associates	\$51,099,014.00	July-18
	City View Garage 559 Car Parking Garage with Retail and Office Occupancies	Oak Plaza Associates LLC c/o Miami Design District Associates	Timothy Haahs & Associates	\$25,134,453.00	May-15
	Braman Motors Showroom & Storage Facility	Braman Motors	Wolfberg Alvarez	\$35,405,914.00	May-15
	Courthouse Center Parking Garage 850 Car Parking Garage with 40,000 SF of Retail and Offices	Miami Parking Authority	Timothy Haahs & Associates	\$36,156,539.00	December-09
	South Miami Municipal Parking Garage and Retail Shops 450 Car Parking Garage 25,000 SF of Retail at Grade	M.R. Properties, Inc.	Blitstein Design Associates	\$9,471,680.00	December-07
	Charles Group Parking Garage 650 Car Parking Garage with Retail and Residential Occupancy	Fru Management, Inc. c/o Charles Group Hotels	Jorge Dorta-Duque AIA,	\$17,178,760.00	February-07
Parking	Estates at Acqualina Off-Site Parking Garage 10- Level Precast Parking Structure 432 Parking Spaces	A3 Atlantic Boulevard, LLC c/o Trump Group	Cohen Freedman Encinosa & Associates Architects	\$19,732,592.00	January-24
	Palms Hotel & Spa Level Parking Garage 4500SF Administrative Office Space	5 The Palms Hotel & Spa	Wolfberg Alvarez	\$6,630,472.00	April-16

Parking and Design Build Experience

Project Type	Project Name	Owner	Architect	Contract Amount	Date Completed
Parking Restoration	Miami Parking Authority Restoration at Garages 2, 3 & 9	Miami Parking Authority	Hershell Gill Consulting Engineers	\$1,579,793.00	July-13
	2555 Ponce de Leon Parking Garage Restoration	PRISA Ponce de Leon, LLC c/o Hines	Bliss & Nyitray	\$786,325.00	July-13
Other Design-Build	Town of Cutler Bay Continuing Services Design-Build Contract Generator Facility Improvements Interior Space Improvements Council Chambers and Police Department Tennis Park Facility	Town of Cutler Bay	Wolfberg Alvarez	\$2,443,709.00	September-13
	Miami Lakes Government Center LEED Gold Design Build City Hall Facility with Police Department and Administrative Services Spaces, 25,000SF	Town of Miami Lakes	Wolfberg Alvarez	\$4,443,204.00	April-13
	TRG-SSDI North & South Improvements 20 Civil and Infrastructure Improvement Projects to facilitate development in the Miami Beach SSDI. Projects ranging from Seawalls to Force main Relocations to Environmental remediations to ROW Improvements	The Related Group of Florida TRG-SSDI, Ltd. Murano Two, Ltd. Murano Three, Ltd. City of Miami Beach	Various	\$7,758,500.00	October-03



KATHERINE CRESPIN

PRESIDENT

RELEVANT EXPERIENCE

Prior to the formation of KVC Constructors, Inc. in 2001, Ms. Crespin served as a Chief Estimator for a major Interior Construction Contracting entity in South Florida. During her 10 year tenure in this position she oversaw the estimating, contracting and construction of significant interior construction improvements of Commercial Projects ranging in scope from Class A Office Buildings and Airport Terminals to Banks, Restaurants, Institutional Facilities, and Laboratory Clean Rooms to name a few. Some significant projects with which Ms. Crespin has been associated are listed below.

EDUCATION

Bachelor of Building Construction, 1981

University of Florida

EXPERIENCE

Over 40 years in construction industry experience specializing in estimating for interior improvements of major office, commercial and institutional projects. Co-Founded KVC Constructors, Inc. in March of 2001. Currently overseeing and directing the company's marketing efforts and operations, including implementation of accounting and project management systems.

YEARS OF EXPERIENCE

KVC: 40

Others: 16

REGISTRATION

State of Florida

Certified General Contractor

■ Miami International Airport Concourse F

Estimator / Project Manager for design and installation of specialty reflective coffered ceiling and integrated lighting system.

■ Miami International Airport Main Terminal Ventilation

Estimator / Project Manager for terminal integration of "Departures" and "Arrivals" car contaminates exhaust system and perforated linear metal ceiling.

■ Greenberg Traurig Law Offices

Estimator / Project Manager for four floors of prestigious Class A office space and law / research library built out while maintaining an active working office.

■ American Bankers Insurance Group

Estimator / Project Manager for continual computer room and office space renovation and reconfiguration.

■ Lake Shore Center, Orlando, Florida. *Project Engineer / Assistant Superintendent* for \$10 Million 8 story office building with approximately 123,000 SF of leasable area. Responsibilities included monthly pay request, material purchasing, subcontract administration, estimating, coordination and contracting of tenant work, supervision of general trades crew, processing of shop drawings, quality control and punch list development.

Consultant - Grading, reviewing and writing questions for contractors, specialty contractors, and building inspectors examinations.

Assistant to Superintendent - Maintenance and punch list follow up of occupied homes under warranty.



VICK CRESPIN

VICE-PRESIDENT

RELEVANT EXPERIENCE

Prior to the formation of KVC Constructors, Inc. in 2001, Mr. Crespin served as a Vice President of Operations and Chief Estimator for a major construction contracting entity in South Florida. During his 15 year tenure in this position he oversaw the estimating, contracting and construction of over \$500 Million dollars of Commercial Construction ranging in scope from Parking Garages and Class A Office Buildings to Luxury High-rise Residential and Cruise Passenger Terminals to name a few. His knowledge and experience in estimating, value engineering, procurement and project management has been a significant contributor to the success of projects and firms with which he is associated. Some significant projects with which Mr. Crespin has been associated are listed below.

- **Mount Sinai Medical Center Parking Garage, Miami Beach, FL.** New Design Build (6) Story 330,737SF Parking Garage with Architectural Metal Façade on three elevations, complete site development, utility relocations, and complete landscaping/ irrigation system. With connection bridges to existing parking garage on levels 1-4. Still in Progress.
- **Collins Park Garage, Miami Beach, FL. Design Build** New 173,000 SF precast, twin tee parking garage sits on pile supported foundations, boasts 510 parking spaces, and offers 16,500 SF of retail area at the ground level. The design also includes glass-backed elevators, a decorative aluminum façade. Completed in
- **Miami Design District Museum Garage Mixed Use, Miami, 8 Level** Cast In Place / Post Tensioned Structure with Basement, Major Architectural Facades, and 25,000 SF Ground Floor Retail Space.
- **Braman Automotive Showroom & Storage Facility, Miami, 7 level,** precast structure with Major Architectural Facades, 90,000 SF of A/C showroom on two levels and 1,600 parking stalls.
- **Miami Design District City View Garage Mixed Use, Miami, 7 Level** Cast In Place / Post Tensioned Structure with Major Architectural Facades, 22,000 SF Ground Floor Retail and 26,000 SF Commercial Office Space.
- **MPA Courthouse Center Garage & Offices, Miami, 11 story** cast-in-place post tensioned structure, 852 spaces, with 40,000 SF office, and retail space liners at grade, 2nd and 3rd levels. This structure featured architectural cladding and curtainwall glazing.
- **Pennsylvania Ave. Design-Build Parking Facility, Miami Beach,** Precast Structure with Major Architectural Façade, 550 Spaces with 7,500 SF of retail space.
- **MPA Design-Build Municipal Parking Garage No. 9, Miami, 350 car** precast structure with 25,000 SF of retail space for the Miami Parking Authority.
- **South Miami Municipal Parking Garage, South Miami, 5 level** Precast Structure, 450 Spaces with 25,000 SF retail space at grade level.

EDUCATION

Bachelor of Building Construction, 1979

University of Florida

Master of Building Construction, 1980

University of Florida

EXPERIENCE

Over 40 years in the construction industry, co-Founded KVC Constructors, Inc. in March of 2001. Currently directing the company's marketing and estimating efforts as well as Project Management operations.

YEARS OF EXPERIENCE

KVC: 24

Others: 16

REGISTRATION

State of Florida, Certified
General Contractor
CGC022994

LEED® Accredited
Professional BD+C



PUBLICATIONS

Master's Report - A Manual for Construction Cost Estimating, published by Frank R. Walker Co. in 1980.



DIOGENES A. FELIPE

CONSTRUCTION PHASE PROJECT MANAGER

RELEVANT EXPERIENCE

- **Wynwood DS Parking Garage**, Miami, FL, 8 story mixed use project consisting of precast concrete structure housing 450 Parking spaces with 25,000 SF retail at ground floor and 25,000 SF offices at 8th floor, building exterior features artistic metal facades with architectural lighting. Project scope included extensive utility relocations and right of way improvements.
- **Aventura Medical Tower**, Aventura, FL, 12 story Medical Office building with 7 levels of parking and retail pedestal. 100,000 SF Offices and 452 Parking Spaces.
- **Braman Hyundai & Genesis**, Miami FL, Commercial existing building with exterior Façade and interior renovation.
- **Doral Cultural Arts Center**, Doral, FL, 28,000 SF Cultural Arts Facility with art gallery space, multipurpose room, outdoor courtyards, Roof Top Terrace and other recreational amenities.
- **Care Resource Community Health Center**, Miami, FL, 7 story post tensioned concrete structure expansion and renovation including 111,000 SF of additional parking over 4 floors, and 18,000 SF of additional office space.
- **Michael-Ann Russell JCC Performing Arts Center**, North Miami Beach, FL, 2 story precast joist / metal deck structure. 45,000 SF Facility includes performing arts stage, gymnasium, classroom and miscellaneous spaces.
- **ICA Miami**, Contemporary Art Museum, 3 story 22'-0 high floors, 37,500 SF art museum with an intricate façade design with a 15,000 SF sculpture garden.
- **Braman Automotive Showroom & Storage Facility**, *Project Manager* for 7 story, precast parking garage with 80,000 SF of showroom on two levels and 1,200 parking stalls.
- **MPA Courthouse Center Garage & Offices**, Miami, *Project Manager* for 11 story cast-in-place post tension concrete garage (852 spaces) with 40,000 SF office and retail space. CM at Risk project.
- **Mount Sinai Medical Center Parking Garage**, Miami Beach, FL. New Design Build (6) Story 330,737SF Parking Garage with Architectural Metal Façade on three elevations, complete site development, utility relocations, and complete landscaping/ irrigation system. With connection bridges to existing parking garage on levels 1-4.
- **Montessori Academy of Pembroke Pines**, Pembroke Pines, FL, *Project Manager* for 45,000 SF Private School Expansion. Gymnasium, classrooms, Tilt -Up Concrete Structure.
- **MPA Courthouse Center Office Improvements**, Miami, *Project Manager* for 12,000 SF high end interior build-out for MPA headquarters.
- **Tim Haahs Offices**, Miami, *Project Manager* for 4,000 SF high end interior architectural firm office build-out (LEED Certified) at 11th floor Courthouse Center garage.
- **MPA Courthouse Center Garage Enforcement Office**, Miami, *Project Manager* for addition of enforcement office.
- **Ocean Beach Resort**, Miami Beach, *Project Manager* for 20 story 464 room condominium / hotel with 625 car parking garage and recreational facilities. CM as Agent project.

EDUCATION

Bachelor of Building Construction, 1996

University of Florida

EXPERIENCE

Over 28 years of construction industry experience in a variety of facility types and contracting formats including CM at Risk, CM as Agent, Design-Build and general contracting.

Responsibilities have included estimating and bidding as well as procurement and project management.

YEARS OF EXPERIENCE

KVC: 24

Others: 4

REGISTRATION

State of Florida,

Certified General Contractor
CGC061703

LEED Accredited Professional BD+C



Certified Parksmart Advisor





ANDRES DEL TORO

DESIGN PHASE PROJECT MANAGER

RELEVANT EXPERIENCE

EDUCATION

Bachelor in Construction Management, 2001

Florida International University

EXPERIENCE

Over 24 years of construction industry experience in a variety of facility types and contracting formats including Design-Build and General Contracting.

Responsibilities have included estimating and bidding as well as procurement and project management.

YEARS OF EXPERIENCE

KVC: 24

Others: 0

REGISTRATION

State of Florida, Certified
General Contractor
CGC1504414

LEED® Accredited
Professional BD+C



Certified ParkSmart
Advisor



- **Mount Sinai Medical Center Parking Garage**, Miami Beach, FL. New Design Build (6) Story 330,737SF Parking Garage with Architectural Metal Façade on three elevations, complete site development, utility relocations, and complete landscaping/ irrigation system. With connection bridges to existing parking garage on levels 1-4. Still in Progress.
- **Estates at Aqualina Off Site Parking Garage**, Miami FL. Ten Story Precast Parking Garage with 432 Spaces.
- **Miami Design District Museum Parking Garage**, Miami, FL. 8 Level Cast In Place / Post Tensioned Structure with Basement, Major Architectural Facades, and 25,000 SF Ground Floor Retail Space. Completed June 2018.
- **Collins Park Garage**, Miami Beach, FL. Design Build New 173,000 SF precast, twin tee parking garage sits on pile supported foundations, boasts 510 parking spaces, and offers 16,500 SF of retail area at the ground level. The design also includes glass-backed elevators, a decorative aluminum façade. Completed in
- **Continental Hotel Parking Garage & Retail**, Miami Beach, FL. A 4 story post-tensioned concrete structure, containing 9000 SF Retail Space and 40,000 SF Valet Parking Facility. \$8.2 million.
- **Church By The Sea**, Bay Harbor Island, FL. A 3 story mixed use church, community center; 75,000 sqft structure with 8,600 sqft of retail at the ground level, assembly and sanctuary spaces, vaulted ceiling, recording studio, dance room, multipurpose rooms, lounge area, administrative offices, parking, and back of house areas. Still in Progress.
- **Miami Design District City View Parking Garage**, Miami, FL Project Manager for 7 Level Cast In Place / Post Tension Parking Garage facility housing Ground Floor Retail and Commercial Office Space. Completed June 2015.
- **Charles Group Hotels**, Miami Beach, Project Manager for 650 car pre-cast garage with residential and retail components. Completed 2007.
- **MPA Municipal Parking Garage No. 9**, Miami, Project Manager for De-sign-Build 350 car precast garage and 25,000 SF of retail shops for the Miami Parking Authority. Completed 2006.
- **Town of Miami Lakes Government Center**, Miami Lakes, FL Project Manager for 25,000 SF Design-Build LEED Gold Government Center Facility. Complete Shell and Interior Improvements. Completed April 2013.
- **SBBC FT. Lauderdale High School Aquatic Facility**, Ft. Lauderdale, FL Project Manager for Competitive Pool Facility featuring competition and learning pools as well as administration building and Parking Improvements. Completed July 2012.
- **David Posnack Hebrew Day School Expansion & Renovation Project**, Davie, FL Project Manager for Expansion and Renovation of educational facility. Project completed in multiple phases over a three month period. Completed 2010.
- **Town of Medley Municipal Services Facility**, Medley, Project Manager for 3 story cast-in-place post tension concrete structure, 109,000 SF of Administrative City offices and Police Department over one level of structured parking. Completed 2009.



FRANCISCO PAU

CHIEF ESTIMATOR

RELEVANT EXPERIENCE

Director of Preconstruction

- **Port of Miami Terminal G** – Miami, FL: \$300M+ Design-Build cruise terminal G new buildings and parking garage.
- **Miami Freedom Park** – Miami, FL: \$450M+ Design-Build of a 25k-seat MLS stadium for Inter Miami CF.
- **Miami International Airport Terminal K** – Miami, FL: \$500M+ terminal expansion.

Senior Pre-Construction Manager

- **Novu FIU** – Sweetwater, FL: \$128M+ student housing high-rise; 21 stories, 698,000 SF, 285 units, 800 beds with integrated parking garage.
- **One Tiger Tail** – Coconut Grove, FL: \$148M+ luxury mixed-use condo; 6 stories, 486,000 SF, 141 units, 289 beds with parking garage.
- **Manor Biscayne** – North Miami, FL: \$122M+ mixed-use project; 8 stories, 799,000 SF, 382 units, 638 beds with parking garage.
- **Residence 27** – Edgewater, FL: \$102M+ mixed-use residential; 20 stories, 539,000 SF, 247 units, 334 beds with parking garage.
- **Rollins College Tiedtke Theater & Dance Center** – Winter Park, FL: \$7M+ performing arts center.
- **Pine Crest School** – Boca Raton, FL: \$3.8M+ academic facility expansion.
- **Miami Dade College** – Miami, FL: \$7.8M+ campus improvements.
- **Orange County** – Orlando, FL: \$26M+ for K–12 facility upgrades.
- **Regents Park ALF** – Aventura, FL: \$30M+ assisted living facility expansion.
- **Charles W. Flanagan** – Pembroke Pines, FL: \$30M+ new building addition.
- **Walter C. Young** – Pembroke Pines, FL: \$12M+ modernization project.

Head of Projects & Preconstruction

- **Aguas del Altiplano** – Iquique, Chile: \$100M+ Design and construction of potable water and wastewater systems—including ultrafiltration, reverse osmosis, storage reservoirs, pump stations, and distribution infrastructure

Senior Building Supervisor

- **Kelar S.A. (BHP Billiton)** – Antofagasta, Chile: \$600M+ 517MW gas-fired combined cycle power plant.

Structural Engineer

- **Horizon Oil Sands (CNRL)** – Santiago, Chile: \$9.8B+ major oil sands infrastructure development.
- **Nuevo Sistema Traspaso Andina (Codelco)** – Santiago, Chile: \$1.4B+ copper ore transfer and expansion system.
- **Mapocho Wastewater Module 4 (Arauco S.A.)** – Santiago, Chile: \$20M+ wastewater treatment plant expansion.

EDUCATION

B.S. in Civil Engineering, 2012

Universidad Diego Portales, Santiago, Chile

B.S. in Construction Engineering, 2011

Universidad Diego Portales, Santiago, Chile

EXPERIENCE

Francisco Pau is a bilingual Civil & Construction Engineer with over 15 years of experience and a leadership background in managing over \$25B in project value across the U.S. and Latin America.

As Chief Estimator at KVC, he leads a team overseeing Design-Build, CMAR, and General Contracting efforts across diverse sectors. His responsibilities have included comprehensive estimating services for Design-Build and Hard Bid pursuits, including project procurement, management, and structural engineering for both general contractors and clients.

Francisco's experience includes high-rise mixed-use developments with integrated structured parking, as well as educational and civic projects requiring complex site logistics and phasing.

With a foundation in structural engineering and technical expertise in reinforced concrete, deep foundations, and vertical construction systems, he brings a strategic and detail-driven approach to project delivery, from conceptual budgeting through GMP execution.

YEARS OF EXPERIENCE

KVC: 1

Others: 14



ORESTE OROZCO

PROJECT SUPERINTENDENT

RELEVANT EXPERIENCE

- **Mount Sinai Medical Center Employee Parking Facility**, Miami Beach, FL, a 6 story pre-cast concrete structure 950 parking spaces, over 350,000 Sf. Architectural Façade and lighting
- **Wynwood DS Mixed Use**, Miami, FL, Project Superintendent for 8 story mixed use project consisting of precast concrete structure housing 450 Parking spaces with 25,000 SF retail at ground floor and 25,000 SF offices at 8th floor, building exterior features artistic metal facades with architectural lighting. Project scope included extensive utility relocations and right of way improvements.
- **Braman Automotive Showroom & Storage Facility**, Miami, Project Superintendent, 7 level, precast structure with Major Architectural Facades, 90,000 SF of A/C showroom on two levels and 1,600 parking stalls.
- **MPA Courthouse Center Garage & Offices**, Miami, Project Superintendent, 11 story cast-in-place post tensioned structure, 852 spaces, with 40,000 SF office, and retail space liners at grade, 2nd and 3rd levels. This structure featured architectural cladding and curtainwall glazing.
- **The Education Center at the Holocaust Memorial**—12,000 SF Educational/Museum Facility. Featuring state of the art holographic imaging systems to create unique user experiences.
- **Care Resource Community Health Center**, Miami, FL, a 7 story post tensioned concrete structure expansion and renovation including 111,000 SF of additional parking over 4 floors, and 18,000 SF of additional office space.
- **Institute of Contemporary Art**, Miami, FL, Project Superintendent, 3 story 22'-0 high floors, 37,500 SF art museum with an intricate façade design with a 15,000 SF sculpture garden.
- **Ocean Beach Resort**, Miami Beach, Project Superintendent, 20 story 464 room condominium / hotel with 625 car parking garage and recreational facilities. CM as Agent project.
- **Montessori Academy of Pembroke Pines**, Pembroke Pines, Project Superintendent, 45,000 SF Private School Expansion. Gymnasium, classrooms, Tilt-Up Concrete Structure.
- **David Posnack Hebrew Day School Expansion & Renovation Project**, Davie, Project Superintendent for Expansion and Renovation of educational facility.
- **MPA Courthouse Center Office Improvements**, Miami, Project Superintendent, 12,000 SF high end interior build-out for MPA headquarters at 11th floor of Courthouse Center garage
- **Five Defenders Offices**, Miami, Project Superintendent, 7,400 SF interior law offices build-out at 11th floor of Courthouse Center garage.
- **Tim Haahs Offices**, Miami, Project Superintendent, 4,000 SF, LEED Certified, high end interior architectural firm office build-out at 11th floor of Courthouse Center garage.

EDUCATION

Carpenters Union Local 125

EXPERIENCE

Over 30 years of construction industry experience in a variety of facility types and contracting formats.

YEARS OF EXPERIENCE

KVC: 22

Others: 8

REGISTRATION

ParkSmart Advisor Certification



Similar Projects: 4.2.3.4 (See 4.2.3.7)

Unique and Extraordinary Skill & Qualifications – Mixed Use Parking Garage Experience: (4.2.3.5)

Regarding Mixed use parking facilities, KVC is one of South Florida's premiere parking garage contractors and design-builder. We have been building mixed used parking facilities for over Twenty (20) Years. Through that experience we have successfully positioned ourselves in this niche market and have built a wide variety of **award-winning parking facilities** both public and private, simple, and complex. KVC has completed several parking projects that have required collaboration with public entities such as the Pennsylvania Avenue Design-Build Parking Garage and Collins Park Garage for the City of Miami Beach, The Allapattah Garage #9 and Courthouse Center Parking Facility for The Miami Parking Authority and The South Miami Municipal Parking Garage for the City of South Miami and Mark Richman Properties. Most recently we completed the **Design-Build** Mount Sinai Medical Center Staff Parking Garage and the **Design-Build** Collins Park Garage for the City of Miami Beach which received a LEED Gold Certification upon completion. We understand the intensive coordination and planning associated with parking garage construction and have fine-tuned our construction strategies to maximize time and efficiency while minimizing cost and impact to the surrounding areas.

Our extensive knowledge of the structural systems provides a level of unmatched expertise to the City of Hollywood. Based on our experience with all the different structural systems that can be used for a parking garage we will choose the best structural design for the project based on site location, size, logistics and design and/or physical constraints. Our selection of the "Right" structural system is key to the budget and building efficiency. Selecting KVC for the Harrison Parking Garage project provides the City of Hollywood with a Team of Professionals that has experience **with Design -Build** work for public bodies while constructing on tight urban settings that require major collaboration with city officials, city inspectors, neighboring businesses and residents.

As a result of our experience several of our projects have received industry recognition for their excellence. Below is an illustration of the award-winning Parking Garages / Mixed used Parking Facilities we have built in the past 10 years.

PARKING GARAGES & MIXED-USE PARKING FACILITIES - AWARDS



Courthouse Center Parking Garage & Offices

- 2010 Florida Parking & Transportation Association Award of Excellence in new structures
- 2012 international parking & mobility institute category ii Award of Merit

Design-Build Pennsylvania Avenue Parking Garage

- 2011 Florida Parking & Transportation Association Award of Excellence in new structures

Braman Motors Showroom & Garage

- 2015 Florida Parking & Transportation Association Award of Merit in Parking Structure Architecture
- 2015 Florida Parking & Transportation Association Award of Excellence in Parking Structure Design

City View Garage

- 2015 Florida Parking & Transportation Association Award of Merit in Parking Structure Design
- 2015 Florida Parking & Transportation Association Award of Excellence in Parking Structure Architecture
- 2016 International Parking & Mobility Institute category vii award of Architectural Excellence

PARKING GARAGES & MIXED-USE PARKING FACILITIES – AWARDS



Miami Design District Museum garage

- 2018 Florida Parking & Transportation Association Award of Excellence in Parking Systems Design
- 2018 Florida Parking & Transportation Association Award of Excellence in Parking Systems Innovation
- 2018 Florida Parking & Transportation Association Award of Excellence in Parking Systems Architecture
- 2018 USF Safety Recognition Award

Design -Build - Wynwood Garage

- 2019 Florida Parking & Transportation Association Award of Excellence, Parking Structure Architecture
- 2019 Florida Parking & Transportation Association Award of Excellence, Parking Structure Design
- 2019 Florida Parking & Transportation Association Award of Excellence, Parking System Innovation
- 2019 Associated Builders and Contractors ABC Florida East Coast Excellence in Construction
- 2019 ULI Southeast Florida/ Caribbean Vision Awards -Finalist

Design -Build - Collins Parks Garage

- 2022 Florida Parking & Transportation Association Award of Merit in Parking Structure Design
- 2022 Miami Beach Chamber of Commerce- Better Beach Award – Green Award- Gold Winer
- 2022 Miami Beach Chamber of Commerce- Better Beach Award – Innovative Architecture –Bronze Winner
- 2023 International Parking & Mobility Institute Award of architectural excellence
- Park Smart Silver
- LEED Gold Certified

Design- Build Mount Sinai Parking Garage

- 2024 Associated Builders and Contractors (ABC) Florida East Coast Eagle Award
- 2024 Associated General Contractors (AGC) of South Florida Build Award
- 2025 International Parking & Mobility Institute Honorable Mention

Local Subcontractors & Bidding Conditions: (4.2.3.6)

KVC Constructors, Inc. brings over 40 years of construction expertise in Southeast Florida, with a strong command of the region's subcontractor landscape and the nuances of its competitive bidding environment. We maintain a robust and actively managed subcontractor database that is updated monthly to reflect trade capacity, certifications, performance history, and current market responsiveness. In addition, we actively collaborate with leading industry associations such as Associated Builders & Contractors (ABC) and Associated General Contractors of South Florida (AGC). Our estimating and procurement processes are enhanced by leading industry platforms such as **Autodesk Building Connected**, **Compass**, **Construction Journal & Plan Hub**, which we use to broaden outreach, monitor bid participation, and maintain transparency throughout the solicitation process.

Our insight into local bidding conditions is continuously strengthened through hands-on collaboration with regional trade partners and suppliers. This includes frequent **market testing**, early **design assist involvement**, and **budget validation** efforts during preconstruction. To stay ahead of pricing trends and labor dynamics, we conduct **ongoing cost benchmarking**, monitor material escalations, and engage subcontractors and vendors early for accurate forecasting. Our data-driven proprietary **scope comparison tools** enable structured bid evaluations, ensuring clarity in bid leveling, identification of scope gaps, and alignment across all trades. These practices are further supported by tools like **Bluebeam Revu** and **PlanSwift**, which promote real-time collaboration, digital markup coordination, and efficient document control. Together, these systems and strategies enable KVC to consistently deliver precise, competitive, and well-informed proposals that reflect current conditions in Southeast Florida's construction market.

Project Reference List (4.2.3.2)					
Name Of Project:	Mount Sinai Medical Center	Estates at Aqualina Off-site Parking Garage	Collins Park Garage	The Wynwood Parking Garage	Design District Miami Museum Garage
Location:	Miami Beach, FL	Sunny Isles Beach, FL	Miami Beach, FL	Miami, FL	Miami, FL
Project award dates:	Sep-21	Jun-22	Sep-17	Apr-17	Jan-15
Project Start Date	Mar-22	Jun-22	Sep-18	Apr-17	Nov-15
Completion Date:	Jan-24	Jan-24	Nov-20	Nov-18	Jul-18
Project Size:	331,353 SQFT	191,126 SQFT	173,000 SQFT	159,000 SQFT	348,190 SQFT
Project Cost (Actual Cost):	\$31,319,863	\$19,732,592	\$23,921,877	\$26,250,000	\$51,099,013
% of GMP for general conditions, profit & overhead:	10.5%	10.5%	10.5%	10.5%	10.5%
Present status of the project:	Complete	Complete	Complete	Complete	Complete
How many years in similar work:	21	21	21	21	21
Business structure (LLC/Corporation etc.)	Corporation	Corporation	Corporation	Corporation	Corporation
Owner Information					
Client/Owner/Agency:	Mount Sinai Medical Center	Trump Group	City of Miami	Goldman Properties	Oak Plaza Assoc.
Scope: Parking Garage or Mixed Use	Parking Garage	Parking Garage	Mixed-Use Parking Garage	Mixed-Use Parking Garage	Parking Garage
Name:	Mr. Matt Barnard	Mr. Eric Bartos	Mr. David Martinez	Mr. Victor Sanchez	Mr. David Holtzman
Title:	Associate Vice President	Vice President	Ast. City Manager	Director of Development Construction	Chief Development Officer
Phone:	954.873.6064	305.933.8301	305.673.7000	786.525.6921	954.383.0310
Email:	matthew.barnard@msmc.com	ericbartos@trumpgroup.com	carladixon@miamibeachfl.gov	mario@goldmanproperties.com	david@dacra.com
Project Similarities					
350+ Spaces	✓	✓	✓	✓	✓
Ground Floor Office/Retail	X	X	✓	✓	✓
Architectural Façade	✓	X	✓	✓	✓

SIMILAR PROJECTS & RELEVANT EXPERIENCE—4.2.3.4 & 4.2.3.7

MOUNT SINAI MEDICAL CENTER
PARKING GARAGE EXPANSION

KVC Constructors provided Design/Build services for the Mount Sinai Medical Center Parking Garage Expansion. The new 331,353 SQFT multi-level parking structure adds over **900 parking spaces** across six levels. The expansion connects to the existing garage, utilizing the original ramp system to optimize capacity and traffic flow, as well as two connecting bridges at levels 1 through 4.

The project features an architectural façade along the southwest elevation, aligning with the hospital's campus aesthetic. Site access was carefully configured to direct exiting traffic to the perimeter road, while limiting access to the adjacent loading zone strictly for commercial use.

The development required detailed site coordination due to existing stormwater drainage systems and surrounding road elevations. The design addresses water retention and drainage conditions to prevent flooding in the construction and surrounding areas.

The project was delivered under a GMP Design-Build contract, with construction completed in June 2024.

PROJECT STATISTICS

ROLE	DESIGN BUILD GMP
ORIGINAL BUDGET	\$28,880,958
ACTUAL COST	\$29,638,762
SIZE	331,353 SQFT
START	MARCH 2022
COMPLETION	JANUARY 2024

CONSULTANT **NETTA ARCHITECTS**
621 NW 53RD STREET, SUITE 270,
BOCA RATON, FLORIDA 33487
nnetta@nettaarchitects.com
561.295.4500

CLIENT **MOUNT SINAI MEDICAL
CENTER**
4300 ALTON ROAD, MIAMI BEACH,
FLORIDA 33140
matthew.barnard@msmc.com
954.873.6064

PROJECT SIMILARITIES

- ✓ 350+ Spaces
- ✓ Architectural façade
- ✓ Downtown Setting

Awards

- ◆ 2024 ABC Eagle
- ◆ 2025 IPMI Honorable Mention
- ◆ 2024 SFAGC

SAVINGS	\$550,000
GC's + OVERHEAD & PROFIT	10.5%
OWNER REQUESTED CHANGE ORDERS	\$757,804
DPO SAVINGS	\$450,000+



Mount Sinai

MEDICAL CENTER

July 16, 2024

To whom it may concern,

I am writing this letter to recommend KVC, a construction company that successfully completed the design and build of a 950 stall parking garage for Mount Sinai Medical Center. The parking garage was an essential prerequisite for building the Irma & Norman Braman Comprehensive Cancer Center, a state-of-the-art facility that will provide cutting-edge care for cancer patients.

The project faced several challenges, such as permitting delays and foundation issues, that threatened to delay the completion date. However, KVC demonstrated a high level of professionalism, flexibility, and collaboration to overcome these obstacles and deliver the project on time. KVC worked closely with Mount Sinai to coordinate the staging, logistics, and safety of the project, ensuring minimal disruption to the hospital environment and operations.

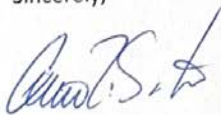
The project was also supported by a strong team of KVC personnel, who showed flexibility and problem-solving skills. I would like to acknowledge the following key players for their outstanding contributions:

- Oreste "Rusty" Orozco - Superintendent, who supervised the field operations and ensured the quality and safety of the work.
- Jose Lopez - Project Manager, who managed the schedule, budget, and subcontractors of the project.
- Andy del Toro - Project Executive, who oversaw the design and engineering aspects of the project and coordinated with the owner and the architect.
- Vick Crespin - Vice President, who provided strategic direction and guidance for the project and maintained a close involvement with the stakeholders.

The daily involvement of KVC's principal, Mr. Crespin, was especially instrumental in ensuring the overall delivery of the project in terms of time, budget, and quality. He demonstrated a high level of commitment, accountability, and integrity throughout the project.

I am very pleased with the outcome of the project and the performance of KVC and would recommend them accordingly.

Sincerely,



Gino R. Santorio
President & CEO

Mount Sinai Medical Center
4300 Alton Road
Miami Beach, FL 33140
Phone: 305.674.2121
msmc.com

Mount Sinai Primary & Specialty Care

- Aventura
- Coral Gables
- Hialeah
- Hialeah-Miami Lakes
- Key Biscayne
- Miami Shores
- Midtown
- Skyline
- Sunny Isles Beach
- Mount Sinai Cardiology of the Florida Keys

Mount Sinai Free-Standing Emergency Departments

- Aventura
- Hialeah

Mount Sinai Comprehensive Cancer Center

4306 Alton Road
Miami Beach, FL 33140
Phone: 305.674.9100
msccc.com







SIMILAR PROJECTS & RELEVANT EXPERIENCE—4.2.3.4 & 4.2.3.7

ESTATES AT ACQUALINA OFF-STREET PARKING

KVC Constructors served as the General Contractor for a new 10-story precast parking garage delivered under a Lump Sum contract. The **432-parking space** structure was designed to maximize vertical capacity within a limited site footprint, providing long-term durability and functionality.

Constructed using a precast concrete system, the garage was built for efficiency and speed, with close coordination among trades to ensure seamless delivery. The layout supports optimized vehicular circulation while meeting the parking demands of the surrounding development.

The logistical challenges presented by this project included on urban site with close proximity to an active school zone with residential occupancy. KVC addressed & effectively met these challenges through close coordination with the city, community and client.

PROJECT SIMILARITIES

- ✓ 350+ Spaces
- ✓ Downtown Setting



PROJECT STATISTICS

ROLE	LUMP SUM
EXECUTED CONTRACT	\$19,343,030
ACTUAL COST	\$19,732,592
SIZE	191,126 SQFT
START	JUNE 2022
COMPLETION	JANUARY 2024

CONSULTANT

COHEN, FREEDMAN, ENCINOSA & ASSOC. ARCHITECTS, P.A.
8085 N.W. 155TH STREET, MIAMI LAKES, FLORIDA 33016
305.826.3999
artr@cfeearchitects.com

CLIENT

TRUMP GROUP
17780 COLLINS AVENUE, SUN- NY ISLES, FLORIDA 33160
305.933.8301
ericbartos@trumpgroup.com

GC's + OVERHEAD & PROFIT	10.5%
OWNER REQUESTED CHANGE ORDERS	\$389,562



August 1st, 2025

The Trump Group
17895 Collins Ave
Sunny Isles Beach, FL 33160

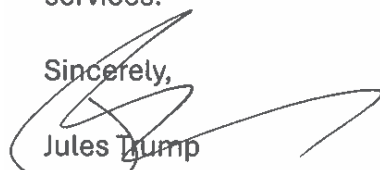
To Whom It May Concern,

KVC Constructors, Inc. served as the general contractor for a parking garage for The Trump Group in Sunny Isles Beach, Florida. Over the course of the engagement, KVC performed above our expectations and proved to be a reliable partner.

KVC's communication with our team was excellent. They held regular coordination meetings, provided timely, transparent updates, and responded promptly to questions and field conditions, with clear documentation throughout. KVC delivered a high-quality project on schedule. I thought that KVC did a great job engaging with its subcontractors. I believe this made a meaningful difference to the project's outcome.

Overall, we were very satisfied with KVC's performance. The team was professional, accessible, and solution-oriented, and they were a pleasure to do business with. Based on this experience, we recommend KVC Constructors, Inc. for general contracting services.

Sincerely,



Jules Trump
Co-Chairman
The Trump Group







SIMILAR PROJECTS & RELEVANT EXPERIENCE—4.2.3.4 & 4.2.3.7

COLLINS PARK

KVC Constructors provided Design/Build services for the City of Miami Beach Collins Park Garage. The new **173,000 SF** precast, twin tee parking garage sits on pile supported foundations, boasts **510 parking spaces**, and offers **16,500 SF** of retail area at the ground level. The design also includes glass-backed elevators, a decorative aluminum façade designed by Shulman & Associates which presents historically significant names and places in the form of an LED illuminated crossword puzzle. The development of this project required extensive right of way improvements including a pedestrian plaza on the Liberty Avenue side of the project as well as extensive landscaping and site lighting.

The Collins Park Garage has been recognized with LEED Gold Certification and ParkSmart Silver certification. The project has received numerous awards including Awards of Excellence from IPMI and FPTA.

PROJECT SIMILARITIES

- ✓ 350+ Spaces
- ✓ Ground floor office/retail
- ✓ Architectural façade
- ✓ Downtown Setting
- ✓ Municipal

Awards

- ◆ IPMI
- ◆ FPTA
- ◆ AIA
- ◆ M.B. Chamber
- ◆ LEED Gold
- ◆ Parksmart Silver

PROJECT STATISTICS

ROLE **DESIGN BUILD**
 ORIGINAL BUDGET **\$22,465,000**
 ACTUAL COST **\$23,921,877**
 SIZE **173,000 SQFT**
 START **SEPTEMBER 2018**
 COMPLETION **OCTOBER 2020**

CONSULTANT **WOLFBERG ALVAREZ**
 5757 Waterford District Dr.
 Suite 300, Miami, FL 33126.
 305.666.5474
 MACEL.MORLOTE@WOLFBERGLVAREZ.COM

CLIENT **CITY OF MIAMI BEACH**
 1700 CONVENTION CENTER DR
 MIAMI BEACH, FL 33139
 305.673.7000
 CARLADIXON@MIAMIBEAACHFL.GOV

GC's + OVERHEAD & PROFIT **10.5%**
 OWNER REQUESTED CHANGE ORDERS **\$1,456,877**



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139 Tel. 305-673-7010 Fax: 305-673-7782
Alina Hudak, City Manager
Tel. 305-673-7010, Fax: 305-673-7782

December 22, 2022

Re: KVC Constructors, Inc.

To Whom This May Concern:

The City of Miami Beach has had an excellent working relationship with KVC Constructors, Inc., who have been engaged to work on several public projects throughout the city over the past 20 plus years. Most recently, KVC was selected as the Design Builder and General Contractor for the design-build of The Collins Park "Arts & Letters" Parking Garage which will serve to provide parking for the Collins Park Neighborhood and the Miami Beach Arts District. The seven-story facility which was designed by Wolfberg Alvarez and Partners in collaboration with Shulman and Associates, contains 185,000 square feet of parking space (516 spaces) and 16,720 square feet of retail space.

KVC Constructors, Inc. delivered this \$23.9MM project on time and on budget, while maintaining the highest quality in the design and construction. Through significant collaboration between the City, Design and Construction teams, the project attained two major sustainability recognitions, achieving LEED Gold Certification and ParkSmart Silver Certification. KVC completed the project during the challenging COVID-19 pandemic, without delay, subcontractor claims and maintained good working relationships with all parties affiliated with the project.

KVC's professionalism and skill at handling major project issues was critical in streamlining city staff oversight and coordination. KVC was always responsive to the needs of the city and the adjoining community throughout the design and construction process. The City would also like to take this opportunity to acknowledge the firm's Principal in Charge, Mr. Vick Crespin, as well as the Project Team Members who were instrumental in the project's success, Andy Del Toro, Nick Walsh and Gretchen Velez of the construction team and Marcel Morlote, Rafael Labrada and Alan Shulman of the design team.

On behalf of the City of Miami Beach, I highly recommend and endorse the selection of KVC as a Design Builder and General Contractor that is trustworthy, responsive to the needs of its clients and experienced in the delivery of projects on schedule and within budget.

Should you have any questions, or require further information, please do not hesitate to contact us at (305)673-7071.

Regards,



Eric Carpenter
Deputy City Manager

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.



CITY OF HOLLYWOOD
REQUEST FOR QUALIFICATIONS RFQ 335-25-WV
DESIGN-BUILD SERVICES FOR HARRISON STREET PARKING GARAGE







SIMILAR PROJECTS & RELEVANT EXPERIENCE—4.2.3.4 & 4.2.3.7

THE WYNWOOD PARKING GARAGE

KVC provided design build services. The project included site development and utility relocation for a new 159,000 SF, eight-story, mixed-use parking garage project consisting of 20,000 SF of retail, 30,000 SF of office on the top floor, and **428 parking spaces**. The project includes special features such as glass backed elevators, a curtain wall system at ground floor and at eight level offices and an intricate and unusual decorative aluminum facade designed by Thomas Faulders. Considering the extent of the glass surfaces, the project is also equipped with a roof level window washing system.

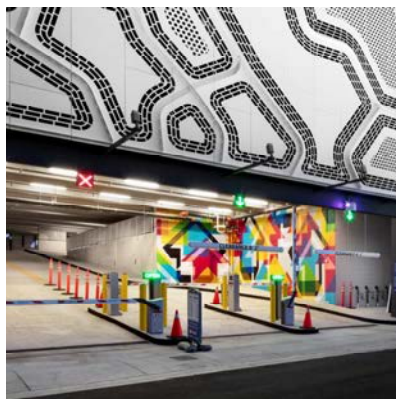
In an effort to reflect the distinct rounded corner feature present on numerous buildings throughout the Wynwood District, the northeast and southeast corners of the proposed parking garage facade are curved above the sidewalk level. This serves to soften the overall massing of the garage, and maintains and promotes an important urban contextual feature unique to the legacy of this neighborhood.

PROJECT SIMILARITIES

- ✓ 350+ Spaces
- ✓ Ground floor office/retail
- ✓ Architectural façade
- ✓ Downtown Setting

AWARD

- ◆ 2018 USF SAFETY RECOGNITION AWARD
- ◆ 2019 FPTA AWARD OF EXCELLENCE :PRECAST STRUCTURE ARCHITECTURE & DESIGN
- ◆ 2019 FPTA AWARD OF EXCELLENCE : PARKING SYSTEM INNOVATION
- ◆ 2019 ABC AWARD OF EXCELLENCE: COMMERCIAL CONSTRUCTION (<\$30MM)
- ◆ 2019 URBAN LAND INSTITUTE VISION AWARDS—FINALIST FOR PROJECT OF THE YEAR



PROJECT STATISTICS

ROLE	DESIGN BUILD
EXECUTED CONTRACT	\$26,083,209
ACTUAL COST	\$26,554,272
SIZE	159,000 SQFT
START	APRIL 2017
COMPLETION	SEPTEMBER 2018

CONSULTANT WOLFBERG ALVAREZ

5757 Waterford District Dr. Suite 300.
Miami, FL 33126.
305.666.5474
MACEL.MORLOTE@WOLFBERGALVAREZ.COM

CLIENT GOLDMAN PROPERTIES

2214 NE 1ST PLACE
MIAMI, FL 33127
786.525.6921
MARLO@GOLDMANPROPERTIES.COM

SAVINGS	\$650,290
GC's + OVERHEAD & PROFIT	10.5%
OWNER REQUESTED CHANGE ORDERS	\$471,063



March 26, 2019

Mr. Vick Crespín
Vice President
KVC Constructors, Inc.
9499 N.E. 2nd Avenue, Suite 205
Miami Shores, FL 33138

Dear Mr. Crespín:

I want to take the opportunity to thank you and your Design Build team for the excellent work you did in bringing the Wynwood Garage to fruition. You and your company demonstrated an unwavering commitment to our organization and the project. We are so impressed with how your team navigated the critical and complicated pre-construction phase, including a vast amount of planning and strategy for this large scale multi-use project, not the least of which included our travel to Kansas City to be assured that the chosen façade design concept was achievable. Additionally, our very important and consistently scheduled on-site OAC meetings kept everyone informed and on the same page during the entire process.

KVC powered through the punch list and the very challenging City of Miami inspection and Certificate of Occupancy processes. The result: KVC delivered the project at the highest quality, within our budget, and "on schedule".

The project demands were extensive and included utility relocation requirements and the logistics associated with the implementation of our amazing and complex architectural façade. Throughout the process your Design Build team brought solutions to problems and worked hand and glove with Goldman Properties' Director of Construction. In short, you and your team contributed in a very significant way to the success of the project.

I would like to congratulate all of your staff and consultants for their professionalism and commitment to the project and its successful execution; starting with your chief estimator, Al Ziri and continuing with your project management team, Alex Felipe, Jose Lopez, Rusty Orozco, and Nathan Crespín as well as your design team led by Wolfberg Alvarez, all of whom performed exceptionally for us. We absolutely look forward to working with the KVC team in the very near future as we move forward with other development projects in Wynwood and other areas of South Florida.

Sincerely,


Marlo Courtney
Senior Managing Director

2214 NW 1st Place, Miami, FL 33127

Office: 305.531.4411





SIMILAR PROJECTS & RELEVANT EXPERIENCE—4.2.3.4 & 4.2.3.7

MIAMI DESIGN DISTRICT MUSEUM GARAGE

KVC provided pre-construction and Construction Phase Services for this eight level Post-Tensioned Concrete parking structure designed by Timothy Haahs and Associates. The facility features a 14'-0" deep basement for parking over the entire building footprint which required extensive maintenance of traffic and dewatering operations. The facility includes Intricate and unusual artistic architectural metal facades designed by five different designers. The structure houses **838 parking spots** including 91 car lifts and includes 25,000 SF of ground level retail liner and 309,000 SF of parking area.

PROJECT STATISTICS

ROLE **GMP**

ORIGINAL BUDGET **\$46,755,870**

ACTUAL COST **\$51,099,013**

SIZE **348,190 SQFT**

START **NOVEMBER 2015**

COMPLETION **JUNE 2018**

CONSULTANT **TIMOTHY HAAS & ASSOC.**

550 TOWNSHIP LINE RD. #100

BLUE BELL, PA 19422

484.686.3993

JSANCHEZ@TIMHAAS.COM

CLIENT **OAK PLAZA ASSOC.**

1415 NW 15TH AVE

MIAMI, FL 33125

954.383.0310

DAVID@DACRA.COM

SAVINGS

\$790,000

GC's + OVERHEAD & PROFIT

10.5%

OWNER REQUESTED CHANGE ORDERS **\$4,343,143**

PROJECT SIMILARITIES

- ✓ 350+ Spaces
- ✓ Ground floor office/retail
- ✓ Architectural façade
- ✓ Downtown Setting

AWARDS

- ◆ 2018 FLORIDA PARKING & TRANSPORTATION ASSOCIATION AWARD OF EXCELLENCE IN PARKING STRUCTURE DESIGN
- ◆ 2018 FLORIDA PARKING & TRANSPORTATION ASSOCIATION AWARD OF EXCELLENCE IN PARKING STRUCTURE INNOVATION
- ◆ 2018 FLORIDA PARKING & TRANSPORTATION ASSOCIATION AWARD OF EXCELLENCE IN PARKING STRUCTURE ARCHITECTURE
- ◆ 2018 USF SAFETY RECOGNITION AWARD
- ◆ 2019 INTERNATIONAL PARKING & MOBILITY INSTITUTE AWARD OF EXCELLENCE IN USE PARKING & TRANSPORTATION FACILITY





March 19, 2019

Mr. Vick Crespin
Vice President
KVC Constructors, Inc.
9499 N.E. 2nd Avenue, Suite 205
Miami Shores, FL 33138

Dear Vick,

On behalf of Miami Design District Associates and Dacra, I wanted to take the opportunity to thank you and your team for the excellent results and helping to make our vision for the Museum Parking Garage a reality. KVC's constant collaboration and coordination with the project artists, design consultants, and ownership teams was a major key to the success of the project. Further, KVC's ability to adhere to the complexity of design, while still delivering a product of the highest quality is a testament to the company you and your team operate.

I would like to congratulate your team for their expertise, professionalism and commitment to the project and its successful execution - Andy Del Toro, Joe Bickar, Nick Walsh, Gretchen Velez, Al Ziri and Ana San Martin all of whom performed exceptionally for us.

We look forward to working with KVC again as we move forward with new development projects in the Miami Design District and beyond.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Holzman".

David Holzman
Vice President

Miami Design District Associates
3841 NE 2nd Avenue, Suite 400, Miami, FL 33137
Tel 305 722 7100 Fax 305 722 7263
miamidesigndistrict.net



CITY OF HOLLYWOOD
REQUEST FOR QUALIFICATIONS RFQ 335-25-WV
DESIGN-BUILD SERVICES FOR HARRISON STREET PARKING GARAGE







SIMILAR PROJECTS & RELEVANT EXPERIENCE—4.2.3.4 & 4.2.3.7

THE PALMS HOTEL PARKING GARAGE

KVC provided pre-construction and construction phase services for a new mixed-use parking garage with administrative offices for The Palms Hotel and Spa in Miami Beach, FL. The garage is a five-level, 65,129 SF structure. With 4,500 SF of administrative offices on the ground floor, the building's facades incorporate an ornamental metal skin cantilevered 24" from the building's structure. The skin conceals the building's openings and thus the parked vehicles. Due to the proximity to the ocean special consideration was given to the selection of materials in order to reduce maintenance costs and increase longevity of the garage.

PROJECT STATISTICS

ROLE **LUMP SUM**
EXECUTED CONTRACT **\$6,007,000**
ACTUAL COST **\$6,630,472**
SIZE **65,000 SQFT**
START **JANUARY 2015**
COMPLETION **MARCH 2016**

CONSULTANT **WOLFBERG ALVAREZ**
75 VALENCIA AVENUE #1050
CORAL GABLES, FL 33134
305.666.5474 x257
MMORLOTE@WOLFBERGALVAREZ.COM

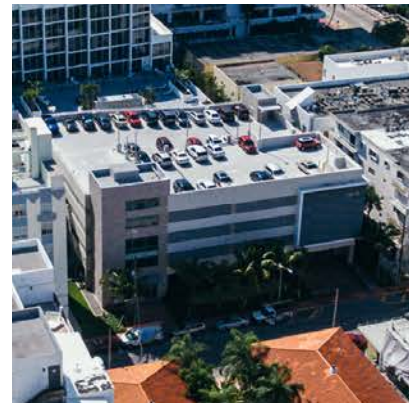
CLIENT **THE PALMS HOTEL & SPA**
3025 COLLINS AVE
MIAMI BEACH, FL 33140
HABDULHAFID@THEPALMSHOTEL.COM

PROJECT SIMILARITIES

- ✓ Ground floor office/retail
- ✓ Architectural façade
- ✓ Downtown Setting

GC's + OVERHEAD & PROFIT **10.5%**

OWNER REQUESTED CHANGE ORDERS **\$623,472**





SIMILAR PROJECTS & RELEVANT EXPERIENCE—4.2.3.4 & 4.2.3.7

THE CITY VIEW PARKING GARAGE

KVC provided pre-construction and Construction Phase Services for this seven level **Post-Tensioned Concrete** parking structure designed by Timothy Haas and Associates. The facility features artistic architectural metal facades designed by three different designers as well as an architectural pre-cast façade treatment on the North elevation. The structure houses **559 parking spots** and includes 25,000 SF of ground level retail liner and 30,000 SF of office occupancy in the Northeast Wing.

PROJECT STATISTICS

ROLE **CMAR**
EXECUTED CONTRACT **\$22,899,000**
ACTUAL COST **\$25,134,453**
SIZE **293,000 SQFT**
START **FEBRUARY 2014**
COMPLETION **MARCH 2015**

CONSULTANT **TIMOTHY HAAS & ASSOC.**
550 TOWNSHIP LINE RD. #100
BLUE BELL, PA 19422
484.686.3993
JSANCHEZ@TIMHAAS.COM

CLIENT **OAK PLAZA ASSOC.**
1415 NW 15TH AVE
MIAMI, FL 33125
954.383.0310
EWILSON@ROCKHILLMANAGEMENT.COM

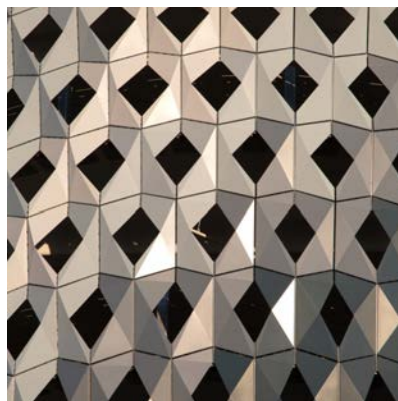
PROJECT SIMILARITIES

- ✓ 350+ Spaces
- ✓ Ground floor office/retail
- ✓ Architectural façade
- ✓ Downtown Setting

GC's + OVERHEAD & PROFIT **10.5%**
OWNER REQUESTED CHANGE ORDERS **\$2,235,453**

AWARDS

- ◆ 2015 FLORIDA PARKING & TRANSPORTATION ASSOCIATION AWARD OF MERIT IN PARKING STRUCTURE DESIGN
- ◆ 2015 FLORIDA PARKING & TRANSPORTATION ASSOCIATION AWARD OF EXCELLENCE IN PARKING STRUCTURE ARCHITECTURE
- ◆ 2016 INTERNATIONAL PARKING & MOBILITY INSTITUTE CATEGORY VII AWARD OF ARCHITECTURAL EXCELLENCE





July 15, 2015

Mr. Vick Crespin
Vice President
KVC Constructors, Inc.
9499 N.E. 2nd Avenue, Suite 205
Miami Shores, FL 33138

Dear Vick,

I wanted to take the opportunity on behalf of MDDA and DACRA to thank you for the excellent job your team did in completing our City View Garage. From the pre-construction phase through certificate of Occupancy you and your organization have demonstrated an unwavering commitment to our organization to deliver the highest quality facility within our budget constraints and time requirements.

The challenges presented by this project were numerous from the complex logistics to the implementation of very significant architectural facades. Throughout the process your team brought us solutions to problems and contributed in a significant way to the success of the project. Your collaboration with the design and ownership team was exemplary and as you promised from the onset, the level of principal involvement was unmatched in my over 30 years in this industry.

I would like to congratulate all of your staff for their professionalism and commitment to the project and its successful execution; starting with your chief estimator, Al Ziri and continuing with your project management team, Andy del Toro, Nick Walsh, and Joe Bickar all of whom have performed exceptionally for us. We are looking forward to working with them again on the Museum Garage project.

Again, on behalf of MDDA and DACRA, thank you for your effort and the excellent project you have delivered for us.

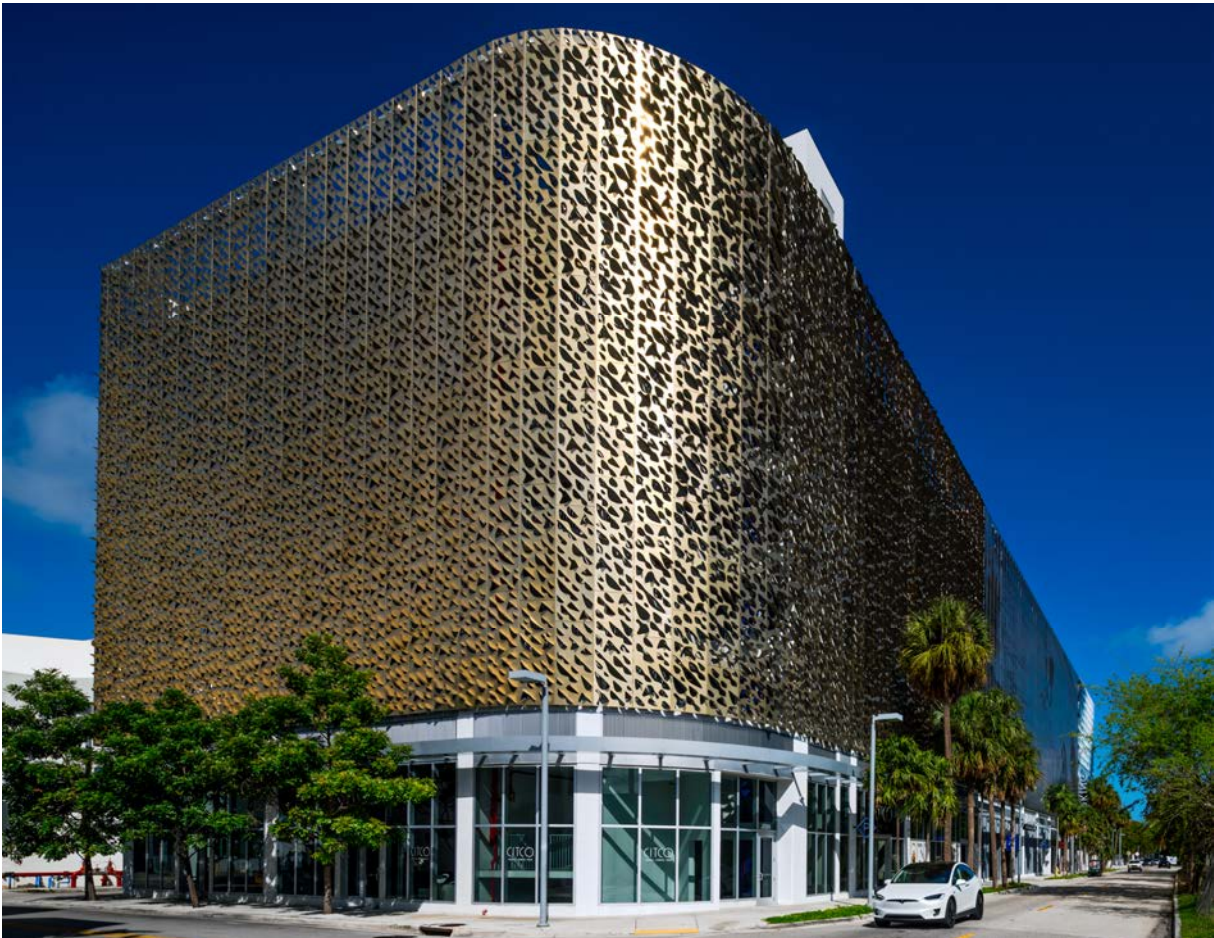
Sincerely,

Eric Wilson
Director of Construction









SIMILAR PROJECTS & RELEVANT EXPERIENCE—4.2.3.4 & 4.2.3.7

PROJECT STATISTICS

BRAMAN MOTORS SHOWROOM & INVENTORY FACILITY

KVC provided pre-construction and construction phase services for the new automotive showroom and vehicle storage facility. The total area of the facility is in excess of 500,000 SF, on seven levels with storage capabilities for **1,600 cars**. Air conditioned showrooms are located on the ground floor and partial second floor with a combined area of approximately 90,000 SF. Initially, the showrooms are for pre-owned vehicles and new Rolls-Royce cars. An interior, monumental stair is strategically located to entice and facilitate access to the second floor showroom. The project was awarded the Florida Parking Association Award of Merit and Award of Excellence.

ROLE **CMAR**

EXECUTED CONTRACT **\$32,398,270**

ACTUAL COST **\$35,405,914**

SIZE **500,000+ SQFT**

START **AUGUST 2013**

COMPLETION **FEBRUARY 2015**

CONSULTANT **WOLFBERG ALVAREZ**

5757 Waterford District Dr.
Suite 300, Miami, FL 33126.

305.666.5474 x257

MARCEL.MORLOTE@WOLFBERGALVAREZ.COM

CLIENT **BRAMAN MANAGEMENT**

ROBERT BERNSTEIN

2060 BISCAYNE BLD

MIAMI, FL 33137

305.491.3316

ROBERTB@BRAMANMANAGEMENT.COM

SAVINGS

\$1,000,000 +

GC's + OVERHEAD & PROFIT

10.5%

OWNER REQUESTED CHANGE ORDERS

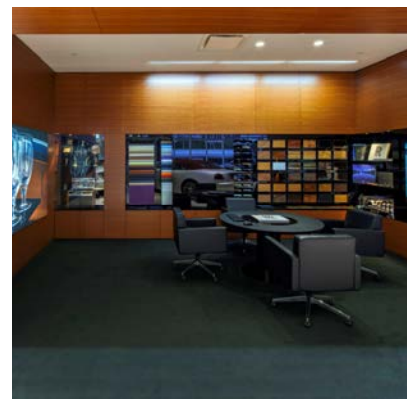
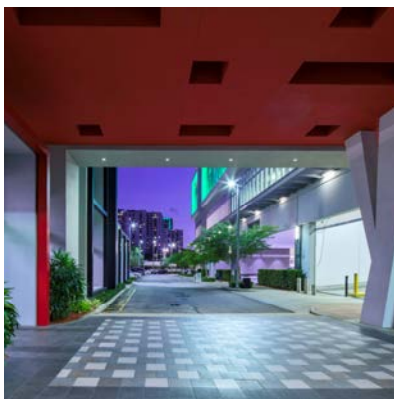
\$3,007,644

PROJECT SIMILARITIES

- ✓ 350+ Spaces
- ✓ Ground floor office/retail
- ✓ Architectural façade
- ✓ Downtown Setting

AWARDS

- ◆ 2015 FLORIDA PARKING & TRANSPORTATION ASSOCIATION AWARD OF MERIT IN PARKING STRUCTURE ARCHITECTURE
- ◆ 2015 FLORIDA PARKING & TRANSPORTATION ASSOCIATION AWARD OF EXCELLENCE IN PARKING STRUCTURE DESIGN



NORMAN BRAMAN
2060 BISCAYNE BOULEVARD
SECOND FLOOR
MIAMI, FLORIDA 33137-5024
TELEPHONE: (305) 576-1889
FAX: (305) 576-9898

March 26, 2019

To whom it may concern,

Our company engaged KVC Constructors for the construction of our 500,000 square foot showroom and storage facility on NE 2nd Avenue between 20th and 21st Street in downtown Miami. After winning the competitive bid to build our facility, Mr. Crespin delivered our project on time and on budget. More importantly, he stood steadfastly behind all of the work performed.

I was so pleased with Mr. Crespin that when it came time to build the Institute of Contemporary Art, located in the Miami Design District, I did not submit the contract for competitive bidding. Again Mr. Crespin delivered the project on budget and on time. He also, as he had done previously, quickly remedied problems well after the museum opened.

I strongly recommend Mr. Crespin, knowing full well he will deliver quality, on budget and on time.

Please feel free to call me if you have any specific questions.

Sincerely,



Norman Braman

NB/tle

BRAMAN MANAGEMENT ASSOCIATION

2060 BISCAYNE BOULEVARD, SECOND FLOOR, MIAMI, FLORIDA 33137-5024
TELEPHONE (305) 576-1889 • FAX (305) 576-9898

July 15, 2015

Mr. Vick Crespín
Vice President
KVC Constructors, Inc.
9499 N.E. 2nd Avenue, Suite 205
Miami Shores, FL 33138

Dear Vick,

Now that the new Showroom and Parking Garage have been completed and opened for business, I wanted to take this opportunity on behalf of the Braman organization to extend our gratitude for the level of professionalism we have enjoyed with you and your Design Build team.

The design and construction of a 500,000 S.F., multi-level facility on a tight site with on-going operations is quite a logistics challenge that has required close coordination with our staff to limit operational disruptions; a task that was expertly handled.

As we conclude the Cadillac / Bentley and Mini Cooper projects, we trust that similar accomplishments for quality, schedule and budget adherence will be maintained. Once completed, this will be the "showcase" campus in Braman's portfolio.

I would be remiss if I didn't mention your field staff, especially Alex Felipe and Rusty Orozco, both of whom have performed exceptionally for us. I would also like to acknowledge your design consultants Wolfberg Alvarez and Hershell Gill Consulting Engineers the project's architect and structural engineer. They have similarly performed at the highest levels and the relationship between KVC, WA and HGCE has been an asset to the success of this project.

Again, on behalf of the Braman organization, thanks for a job well done.

Sincerely,



Robert Bernstein

BRAMAN MOTORS SHOWROOM & INVENTORY FACILITY









We have carefully assembled a cohesive team of **LOCAL** professionals, creative design experts, seasoned project managers and superintendents with decades of successful collaboration and who have an understanding of the complexities and unique challenges of this project.

The success of the city's project begins with the combined experience and expertise of the Design-Builder, KVC, and the lead architect, Wolfberg Alvarez. KVC's principals and Wolfberg Alvarez have been collaborating on projects since the 1990's and have built strong synergies through our shared experiences. KVC has extensive experience building parking garages for more than 20 years.

KVC has combined forces with Wolfberg Alvarez, Keith Engineering, Bliss & Nyitray Structural Engineers (BNI), and Code Green Solutions to provide the City of Hollywood with an unmatched Design-Build Team that is fully committed to providing the highest quality, on-time, and on budget project.

Wolfberg Alvarez will be responsible for architecture, mechanical, electrical & plumbing, Keith Engineering for civil, landscape and survey and Code Green Solutions for LEED. The combination of nationally recognized design firms ensures that elements of the local community of the City of Hollywood are maintained and integrated into a world class design concept. Please see our organizational chart showing how the team is structured.

The team offers extensive and collective experience with mixed-use parking facilities. KVC has worked with Wolfberg Alvarez on four parking garage projects, not to mention other municipal and private projects over a 25-year span such as: Braman Motors, that includes parking, administrative offices and showrooms and Wynwood DS that houses retail on the ground floor, office space on the

upper levels and parking levels in between and Collins Park mixed-use with retail/office located on the ground floor.

WA has extensive experience with Design-Build project deliverable method dating back 30+ years. Project types have included schools, police stations, chiller plants, city halls and parking garages. Currently they are actively working on two (2) design-build garages; Parking Garage 6 (PG6) at Miami International Airport directly adjacent to the terminal, with 2,000+ spaces and Cruise Terminal G Parking Garage, a 9 level with 2,223 spaces with support functions located on the ground floor. In addition, WA has recently worked on the following similar projects:

- Grove Harbour Parking Garage and Retail in Miami
- Ocean Mazda Garage in Miami-Dade County
- Kendall Toyota Garage in Miami-Dade County

As a team we understand the issues and will work with the City of Hollywood to deliver a successful project on time and on budget. We will work as a partnership with the city and as your steward to help assure the requirements are fulfilled and your expectations exceeded.

As your partner, we will utilize a highly collaborative process that leverages the entire team's expertise to maximize the scope of work that can be accomplished while performing within your budget. We recognize that this requires highly qualified personnel who understand the essential importance of clear and consistent

communication. Moreover, on a project of this consequence and complexity, we understand our team must be available and prepared to respond at all times.

As design consultants, Wolfberg Alvarez's and Keith Engineering's personnel have enjoyed a long-standing relationship on multiple projects and are currently working on a \$30 million municipal center and parking garage for North Bay Village, another coastal community north of Miami Beach.

In summary, the team assembled for this project will provide the city with the following:

- A team composed of experienced professionals with a broad range of capabilities to address all of the factors that go into the design and construction of a parking facility.
- A team that will provide the highest level of documentation.
- A team that can capitalize design concepts while enhancing the program with added uses or scope.
- A team that can ensure continuity and technical expertise as the project transitions through the various phases (planning, design and construction).
- A team with consultants that have been working together on multiple projects throughout years.

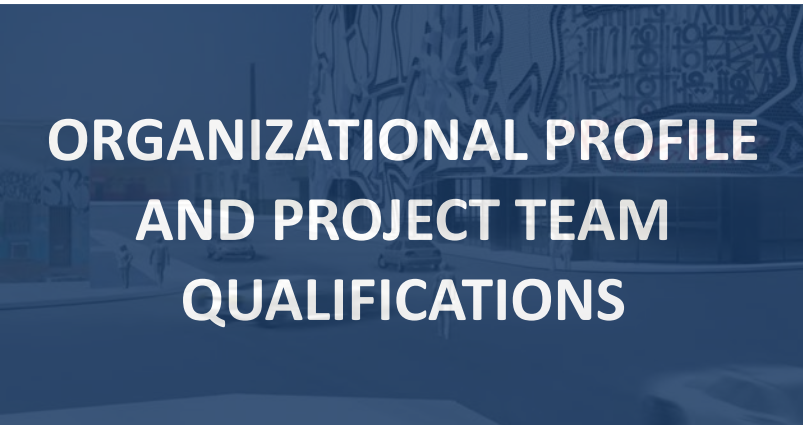
Why select the KVC Design/Build Team

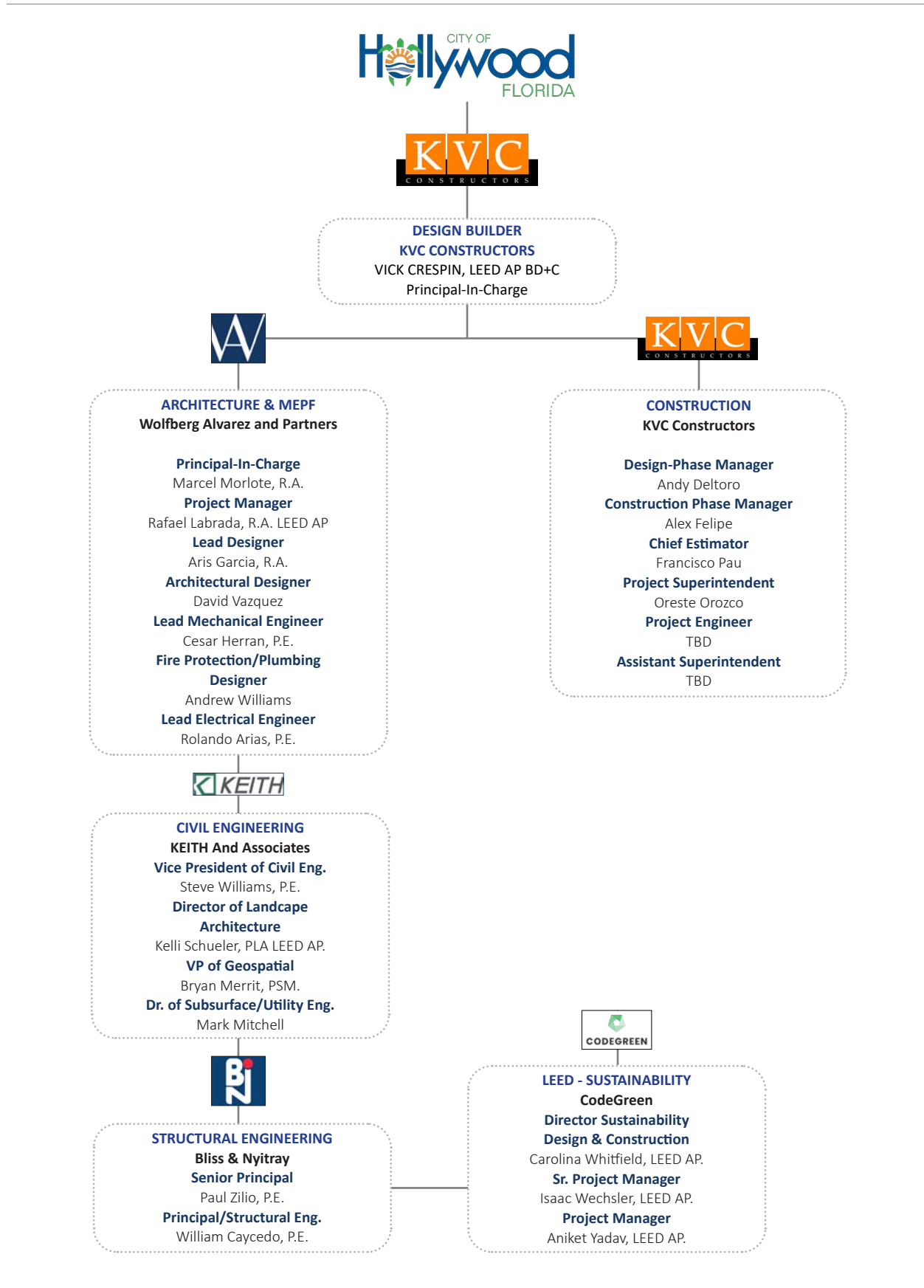
- ✓ **Leaders in Design-Build delivery**
- ✓ **Performance that exceeds Owner's expectations**
- ✓ **Long-standing relationships between KVC, Wolfberg Alvarez, BNI, and Keith Engineering.**
- ✓ **Detailed knowledge of the project and the City of Hollywood**
- ✓ **Active members of the International Parking & Mobility Institute and the Florida Parking & Transportation Association**
- ✓ **Local, proven team with recent successful parking garage projects**

THE KVC DESIGN-BUILD TEAM VIEWS OUR ROLE AS YOUR PARTNER — WE ARE HERE TO ENSURE THE PROJECT IS DESIGNED AND CONSTRUCTED ON-TIME, WITHIN BUDGET, AND IN COMPLIANCE WITH THE CONTRACT AND THAT THE CITY OF HOLLYWOOD RECEIVES THE LEVEL OF QUALITY IT EXPECTS.



Having completed several parking garages in the last ten years with one of the most recent with significant architectural facade features like the new Museum Garage in the Miami Design District, KVC is well versed in the complexities in constructing such works of art and the planning and construction sequencing needed for successful execution.





Team Personnel Brief Resumes (4.2.4.3)

WOLFBURG ALVAREZ & PARTNERS | ROLE

Marcel Morlote, Principal-in-Charge

Time Commitment: 25% (offsite)

Marcel Morlote is a principal of WA and has been with the firm for over 40 years. He has led design teams in a diverse range of projects for both the private and public sectors, with an extensive portfolio of stand-alone and mixed-use garage projects. His knowledge of the design profession is highly regarded, and he has earned the respect of clients, officials and others involved in the design/construction industry.

Rafael Labrada, R.A. LEED AP, Project Manager

Time Commitment: 40% (offsite)

Rafael Labrada is a Principal at WA and has been with the firm for over 25 years. He has extensive experience as a Project Manager, particularly in the planning, coordination, and execution of parking garage projects for both public and private sector clients.

Aris Garcia, R.A. Lead Designer

Time Commitment: 45% (offsite)

Aris Garcia is experienced in all phases of programming, planning and project development, from preliminary concepts through final design and production of construction documents, for both private and public sector clients. He is the firm's lead design architect in planning and zoning matters during the entitlement process and is responsible for project presentations to the community and controlling boards and agencies.

David Vazquez, Architectural Designer

Time Commitment: 65% (offsite)

David Vazquez will be actively involved in the design and development of drawings and specifications and has a strong commitment to quality client service and project documentation.

Cesar Herran, P.E. Lead Mechanical Engineer

Time Commitment: 30% (offsite)

Cesar Herran has extensive experience designing mechanical systems, including HVAC, plumbing, specialty gases and fire protection for a wide variety of projects types. As a LEED accredited professional, he leads the WA staff in implementing LEED principles and in the incorporation of energy saving systems and equipment.

Andrew Williams, Fire Protection/Plumbing Designer

Time Commitment: 55% (offsite)

Andrew Williams has worked with WA for almost 3 decades and has extensive experience with parking garages, including the designs of plumbing and fire protection systems.

Rolando Arias, P.E. Lead Electrical Engineer

Time Commitment: 35% (offsite)

Rolando Arias has extensive experience with the designs of electrical systems, including power, emergency power, lighting and controls, and data/communications. He has been involved with the design of numerous public sector projects, including parking garages.

BLISS & NYITRAY, INC. | ROLE

Paul A. Zilio, PE, Senior Principal / Partner

Time Commitment: 50% (offsite)

Senior Principal and Partner with nearly four decades of engineering experience, including over 35 years with BNI. He specializes in selecting and designing structural framing systems for a wide range of building types, including government, healthcare, education, retail, and parking structures. Mr. Zilio has deep expertise in cast-in-place, precast, tilt-up concrete, and structural steel systems. He plays a key role in minimizing construction cost, schedule, and complexity through clear coordination with owners, architects, and builders. As Principal-in-Charge and Engineer of Record, he has led the design of major parking facilities across South Florida, including Mount Sinai, MIA, PortMiami, and Baptist Health campuses.

William Caycedo, PE, Senior Engineer

Time Commitment: 50% (offsite)

Mr. William Caycedo, P.E., has over 40 years of structural engineering experience, including more than 37 years with Bliss & Nyitray, Inc. (BNI). He has served as Engineer of Record and Threshold Inspector for many of BNI's most high-profile and award-winning projects, including the \$2B South Terminal and \$1.8B North Terminal Developments at Miami International Airport, PortMiami Garage K, and the Miami-Dade Children's Courthouse Parking Garage. William will be the lead structural engineer and deeply involved in every phase of this project, particularly during the early stages, where he leads the development of structural concepts through framing system studies that balance aesthetics, constructability, and cost-efficiency. His portfolio spans complex, multi-level parking structures and major aviation facilities throughout South Florida. A Licensed Professional Engineer in Florida and Certified Special Inspector (license valid through February 28, 2027), Mr. Caycedo's leadership, technical expertise, and hands-on approach ensure the safe, code-compliant, and timely delivery of high-quality infrastructure projects.

KEITH & ASSOCIATES | ROLE

Bryan Merritt, PSM, Vice President of Geospatial

Time Commitment: 80% (offsite)

Vice President of Geospatial at KEITH, overseeing the firm's survey and subsurface utility engineering (SUE) operations. With over 42 years of experience in the industry and 1 year at KEITH, he leads the planning, coordination, and delivery of accurate, high-quality geospatial data across large-scale public and private sector

projects. His expertise includes project management, data integrity, technology evaluation, and interdepartmental collaboration. Mr. Merritt plays a key role in guiding KEITH's geospatial strategy and has led field efforts on numerous complex parking, transportation, and infrastructure projects throughout Florida.

Mark Mitchell, Director of Subsurface Utility Eng.
Time Commitment: 75% (offsite)

With over 26 years of experience in subsurface utility engineering, including 12 years with KEITH, Mr. Mitchell will lead utility coordination efforts for this project. His role includes early utility conflict analysis, review of design documents for subsurface feasibility, and oversight of utility mapping and documentation. He will assist in regulatory coordination and permitting processes, leveraging his extensive field experience and understanding of utility systems in dense urban environments and downtown settings. Mr. Mitchell's work ensures accurate integration of underground infrastructure into project design and construction. His recent contributions to multiple parking garage projects have enhanced early coordination practices and minimized construction phase risks.

Steve Williams, PE, Vice President of Civil Engineering
Time Commitment: 70% (offsite)

Mr. Williams brings over 48 years of civil and transportation engineering experience, including 11 years with KEITH, providing comprehensive leadership across preconstruction and construction phases. He will oversee civil engineering strategy, guide procurement planning, and ensure design feasibility through thorough constructability reviews. His responsibilities include evaluating long lead materials, advising on system and material selection, and aligning design development with regulatory requirements. Mr. Williams will direct value engineering efforts and purchasing strategy to support cost-effective and efficient project execution. His expertise spans major public infrastructure and transportation projects, with a proven track record of successful delivery, including multiple parking garage developments throughout South Florida.

Kelli Schueler, PLA, LEED AP, Director of Landscape
Time Commitment: 85% (offsite)

Ms. Schueler will oversee the preconstruction, procurement, and bid and award phase services. Additionally, she will review design documents, advise on construction feasibility and practicality for regulatory compliance, and project constraints. She will direct the award and value engineering process including development of a purchasing strategy to ensure project success during execution. With 21 years in the industry and 8 years with KEITH, Ms. Schueler offers extensive experience in urban site design, landscape architecture, and project management for complex civic and

municipal developments, including multiple parking structures and public realm enhancements.

CODE GREEN SOLUTIONS | ROLE

Carolina Whitfield, Director Sustainability Design & Construction

Time Commitment: 8% (offsite)

Ms. Whitfield leads CodeGreen's Design & Construction Sustainability division, providing strategic guidance on green building certifications, energy performance, and sustainable project implementation. With over 24 years of experience (4 with CodeGreen), she has managed more than 500 LEED, WELL, and Fitwel-certified projects and is actively involved in cost-benefit analysis, logistics coordination, and client advisement on complex developments.

Isaac Wechsler, Senior Project Manager
Time Commitment: 43% (offsite)

Mr. Wechsler is a registered architect and Senior Sustainability Project Manager with over 20 years of experience (4 with CodeGreen), specializing in green building certification and performance consulting. He has led sustainability efforts on more than 28 projects across various sectors including aviation, healthcare, and education, offering expertise in LEED, WELL, daylighting analysis, and solar studies.

Aniket Yadav, Project Manager
Time Commitment: 49% (offsite)

Mr. Yadav is a Sustainability Project Manager with 6 years of experience (4 with CodeGreen), focusing on building performance, life cycle assessments, and climate resilience planning. He supports commercial and public projects under LEED, WELL, Fitwel, and FGBC frameworks, contributing to sustainability strategy, construction-phase management, and municipal climate action compliance.



MARCEL MORLOTE, R.A.

PRINCIPAL-IN-CHARGE

PROFILE

Marcel Morlote is a principal of WA and has been with the firm for over 40 years. He has led design teams in a diverse range of projects for both the private and public sectors, with an extensive portfolio of stand-alone and mixed-use garage projects. His knowledge of the design profession is highly regarded, and he has earned the respect of clients, officials and others involved in the design/construction industry.

EDUCATION

Bachelor of Science
Architecture
University of Miami
1978

CERTIFICATIONS

Florida No. AR9564

YEARS OF EXPERIENCE

46+ years

TENURE WITH WA

45 years

TIME COMMITMENT

15% (offsite)

RELEVANT QUALIFICATIONS

- P.I.C. for numerous parking garage projects, including PG6
- Experience with Design-Build projects
- Experience with Parking Garage projects

PROJECT EXPERIENCE

MIA EMPLOYEE PARK 6 GARAGE - Miami International Airport Principal-in-Charge

New 7-level parking garage for 2,240 spaces for standard automobiles and oversized vehicles. The garage accommodates H.C. Spaces, stroller parking and electric vehicle charging (E.V.) as required to satisfy Miami-Dade County ordinance. The garage has vehicular connections to the adjacent Flamingo Garage No. 4 and to the upper vehicular drive and is located directly North of South Terminal and is naturally ventilated.

CITY OF MIAMI BEACH COLLINS PARK PARKING GARAGE - Miami Beach, FL Principal-in-Charge

New 7 story, mixed-use retail/parking garage with 15,000 S.F. of retail and 500 parking spaces, including electric vehicle charging stations, bicycle storage and ride share provisions. The design is based on "Arts & Letters", a term referring to the fine arts, performing arts, and liberal arts, all considered together. With The Arts & Letters Garage, it presents a new signature building for Collins Park, the cultural center of Miami Beach. The designs of the facades are considered to be artwork themselves.

WYNWOOD DS - Miami, FL Principal-in-Charge

New 8 story mixed-use project located in the heart of Wynwood, which includes 40,000 S.F. of retail, 40,000 SF of office space, and a 6 level parking garage that accommodates 428 parking spaces. The design of the facades will become a "canvas" for graffiti artists to create their artwork in situ; what Wynwood is known for world wide. This project is the epitome of Art in Public Places administered by a private owner. The metal panels can be removed and the artwork relocated and replaced with new pieces. WA collaborated with a California based designer/artist to develop the facades.

BRAMAN SHOWROOM AND PARKING GARAGE - Miami, FL Principal-in-Charge

New automotive showroom and parking garage. The total area of the facility is in excess of 500,000 SF, on seven levels with parking for 1,800 cars. Showrooms are located on the ground floor and partial second floor with a combined area of approximately 90,000 SF. The structural system is pre-cast double-tees with architectural metal panels attached to the structure.



**RAFAEL LABRADA, R.A.
LEED AP**

PROJECT ARCHITECT

PROFILE

Rafael Labrada leads the public sector portfolio at WA and brings extensive experience in managing parking garage projects, including PG6. He has substantial, current, and relevant expertise in Design-Build projects and possesses firsthand knowledge of the County's operations and protocols.

EDUCATION

Bachelor of Architecture
Florida International
University, 1997
Masters of Architecture
Georgia Institute of
Technology 1999

CERTIFICATIONS

Florida No. AR92404

YEARS OF EXPERIENCE

26+ years

TENURE WITH WA

24 years

TIME COMMITMENT

25% (offsite)

RELEVANT QUALIFICATIONS

- PM for numerous parking garage projects, including PG6
- Experience with Design-Build projects
- Experience with Parking Garage projects

PROJECT EXPERIENCE

**MIA EMPLOYEE PARK 6 GARAGE - Miami International Airport
Project Manager**

New 7-level parking garage for 2,240 spaces for standard automobiles and oversized vehicles. The garage accommodates H.C. Spaces, stroller parking and electric vehicle charging (E.V.) as required to satisfy Miami-Dade County ordinance. The garage has vehicular connections to the adjacent Flamingo Garage No. 4 and to the upper vehicular drive and is located directly North of South Terminal and is naturally ventilated.

**MIAMI PARKING AUTHORITY (MPA) REGATTA HARBOUR PARKING GARAGE
Miami, FL
Project Manager**

The project includes 441 parking spaces and 33,500 GSF of retail on a 4-level structure. The facade design is inspired by the original use of City Hall as a sea terminal for Pan American Airlines, which employed sea plane service from this site. The garage levels of the façade employs an open steel mesh to conceal the vehicles from exterior view, as required by the Miami zoning code, and is a canvas for the introduction of "art-in-public places" which tells the history of the site via graphics and text.

**WYNWOOD DS - Miami, FL
Project Manager**

New 8 story mixed-use project located in the heart of Wynwood, which includes 40,000 S.F. of retail, 40,000 SF of office space, and a 6 level parking garage that accommodates 428 parking spaces. The design of the facades will become a "canvas" for graffiti artists to create their artwork in situ; what Wynwood is known for world wide. This project is the epitome of Art in Public Places administered by a private owner. The metal panels can be removed and the artwork relocated and replaced with new pieces. WA collaborated with a California based designer/artist to develop the facades.

**BRAMAN SHOWROOM AND PARKING GARAGE - Miami, FL
Project Manager**

New automotive showroom and parking garage. The total area of the facility is in excess of 500,000 SF, on seven levels with parking for 1,800 cars. Showrooms are located on the ground floor and partial second floor with a combined area of approximately 90,000 SF. The structural system is pre-cast double-tees with architectural metal panels attached to the structure.



ARISTIDES GARCIA, R.A.

LEAD DESIGNER

PROFILE

Aris Garcia is experienced in all phases of programming, planning and project development, from preliminary concepts through final design and production of construction documents, for both private and public sector clients. He is the firm's lead design architect in planning and zoning matters during the entitlement process and is responsible for project presentations to the community and controlling boards and agencies.

EDUCATION

Bachelor of Science
Architecture
University of Miami
1983

CERTIFICATIONS

Florida No. AR15263

YEARS OF EXPERIENCE

43+ years

TENURE WITH WA

42 years

TIME COMMITMENT

45% (offsite)

RELEVANT QUALIFICATIONS

- Lead Architect for numerous parking garage projects
- Experience with Design-Build projects
- Experience with Parking Garage projects

PROJECT EXPERIENCE

MIA EMPLOYEE PARK 6 GARAGE - Miami International Airport Project Architect

New 7-level parking garage for 2,240 spaces for standard automobiles and oversized vehicles. The garage accommodates H.C. Spaces, stroller parking and electric vehicle charging (E.V.) as required to satisfy Miami-Dade County ordinance. The garage has vehicular connections to the adjacent Flamingo Garage No. 4 and to the upper vehicular drive and is located directly North of South Terminal and is naturally ventilated.

CITY OF MIAMI BEACH COLLINS PARK PARKING GARAGE - Miami Beach, FL Lead Designer

New 7 story, mixed-use retail/parking garage with 15,000 S.F. of retail and 500 parking spaces, including electric vehicle charging stations, bicycle storage and ride share provisions. The design is based on "Arts & Letters", a term referring to the fine arts, performing arts, and liberal arts, all considered together. With The Arts & Letters Garage, it presents a new signature building for Collins Park, the cultural center of Miami Beach. The designs of the facades are considered to be artwork themselves.

WYNWOOD DS - Miami, FL Lead Designer

New 8 story mixed-use project located in the heart of Wynwood, which includes 40,000 S.F. of retail, 40,000 SF of office space, and a 6 level parking garage that accommodates 428 parking spaces. The design of the facades will become a "canvas" for graffiti artists to create their artwork in situ; what Wynwood is known for world wide. This project is the epitome of Art in Public Places administered by a private owner. The metal panels can be removed and the artwork relocated and replaced with new pieces. WA collaborated with a California based designer/artist to develop the facades.

BRAMAN SHOWROOM AND PARKING GARAGE - Miami, FL Project Manager

New automotive showroom and parking garage. The total area of the facility is in excess of 500,000 SF, on seven levels with parking for 1,800 cars. Showrooms are located on the ground floor and partial second floor with a combined area of approximately 90,000 SF. The structural system is pre-cast double-tees with architectural metal panels attached to the structure.



DAVID VAZQUEZ

PROJECT ARCHITECT

PROFILE

David Vazquez has served as the architect on numerous similar projects. Over the past few years, he has contributed to the programming, master planning, and design of multiple parking garages. David is also highly proficient in Revit/BIM and plays a key role in defining the project parameters for both architecture and engineering disciplines.

EDUCATION

Bachelor of Science,
Architecture
Polytechnic University,
Puerto Rico, 2012

YEARS OF EXPERIENCE

11+ years

TENURE WITH WA

8 years

TIME COMMITMENT

65% (offsite)

RELEVANT QUALIFICATIONS

- PA on several award winning parking garages with integrated artwork
- PA for PG6 at MIA
- Design and production architect on numerous parking garages

PROJECT EXPERIENCE

MIA EMPLOYEE PARK 6 GARAGE - Miami International Airport Architect

New 7-level parking garage for 2,240 spaces for standard automobiles and oversized vehicles. The garage accommodates H.C. Spaces, stroller parking and electric vehicle charging (E.V.) as required to satisfy Miami-Dade County ordinance. The garage has vehicular connections to the adjacent Flamingo Garage No. 4 and to the upper vehicular drive and is located directly North of South Terminal and is naturally ventilated.

MIAMI PARKING AUTHORITY (MPA) REGATTA HARBOUR PARKING GARAGE Miami, FL Project Architect

The project includes 441 parking spaces and 33,500 GSF of retail on a 4-level structure. The facade design is inspired by the original use of City Hall as a sea terminal for Pan American Airlines, which employed sea plane service from this site. The garage levels of the façade employs an open steel mesh to conceal the vehicles from exterior view, as required by the Miami zoning code, and is a canvas for the introduction of “art-in-public places”.

CITY OF MIAMI BEACH COLLINS PARK PARKING GARAGE - Miami Beach, FL Project Architect

New 7 story, mixed-use retail/parking garage with 15,000 S.F. of retail and 500 parking spaces, including electric vehicle charging stations, bicycle storage and ride share provisions. The design is based on “Arts & Letters”, a term referring to the fine arts, performing arts, and liberal arts, all considered together. With The Arts & Letters Garage, it presents a new signature building for Collins Park, the cultural center of Miami Beach. The designs of the facades are considered to be artwork themselves.

WYNWOOD DS - Miami, FL Project Architect

New 8 story mixed-use project located in the heart of Wynwood, which includes 40,000 S.F. of retail, 40,000 SF of office space, and a 6 level parking garage that accommodates 428 parking spaces. The design of the facades will become a “canvas” for graffiti artists to create their artwork in situ; what Wynwood is known for world wide. This project is the epitome of Art in Public Places administered by a private owner. The metal panels can be removed and the artwork relocated and replaced with new pieces. WA collaborated with a California based designer/artist to develop the facades.



CESAR HERRAN, P.E. LEED AP

LEAD MEP ENGINEER

PROFILE

Cesar Herran has extensive experience designing mechanical systems, including HVAC, plumbing, specialty gases and fire protection for a wide variety of projects types. As a LEED accredited professional, he leads the WA staff in implementing LEED principles and in the incorporation of energy saving systems and equipment.

EDUCATION

Bachelor of Science
Mechanical Engineering
University of Havana (ISPJAE)
1989

CERTIFICATIONS

Florida No. pe71524
LEED AP

YEARS OF EXPERIENCE

36+ years

TENURE WITH WA

12 years

TIME COMMITMENT

15% (offsite)

RELEVANT QUALIFICATIONS

- Lead MEP Engineer for numerous projects
- Extensive experience with all project components
- Experience with sustainability principles

PROJECT EXPERIENCE

MIA EMPLOYEE PARK 6 GARAGE - Miami International Airport Lead MEP Engineer

New 7-level parking garage for 2,240 spaces for standard automobiles and oversized vehicles. The garage accommodates H.C. Spaces, stroller parking and electric vehicle charging (E.V.) as required to satisfy Miami-Dade County ordinance. The garage has vehicular connections to the adjacent Flamingo Garage No. 4 and to the upper vehicular drive and is located directly North of South Terminal and is naturally ventilated.

MIAMI PARKING AUTHORITY (MPA) REGATTA HARBOUR PARKING GARAGE Miami, FL Lead MEP Engineer

The project includes 441 parking spaces and 33,500 GSF of retail on a 4-level structure. The facade design is inspired by the original use of City Hall as a sea terminal for Pan American Airlines, which employed sea plane service from this site. The garage levels of the façade employs an open steel mesh to conceal the vehicles from exterior view, as required by the Miami zoning code, and is a canvas for the introduction of “art-in-public places”.

CITY OF MIAMI BEACH COLLINS PARK PARKING GARAGE - Miami Beach, FL Lead MEP Engineer

New 7 story, mixed-use retail/parking garage with 15,000 S.F. of retail and 500 parking spaces, including electric vehicle charging stations, bicycle storage and ride share provisions. The design is based on “Arts & Letters”, a term referring to the fine arts, performing arts, and liberal arts, all considered together. With The Arts & Letters Garage, it presents a new signature building for Collins Park, the cultural center of Miami Beach. The designs of the facades are considered to be artwork themselves.

WYNWOOD DS - Miami, FL Lead MEP Engineer

New 8 story mixed-use project located in the heart of Wynwood, which includes 40,000 S.F. of retail, 40,000 SF of office space, and a 6 level parking garage that accommodates 428 parking spaces. The design of the facades will become a “canvas” for graffiti artists to create their artwork in situ; what Wynwood is known for world wide. This project is the epitome of Art in Public Places administered by a private owner. The metal panels can be removed and the artwork relocated and replaced with new pieces. WA collaborated with a California based designer/artist to develop the facades.



ANDREW WILLIAMS

FIRE PROTECTION/ PLUMBING DESIGNER

PROFILE

Andrew Williams has worked with WA for almost 3 decades and has extensive experience with parking garages, including the designs of plumbing and fire protection systems.

EDUCATION

College of Art Science and
Technology, Jamaica
1994

YEARS OF EXPERIENCE

34+ years

TENURE WITH WA

26 years

TIME COMMITMENT

55% (offsite)

RELEVANT QUALIFICATIONS

- Lead Plumbing and F.P. Designer on numerous continuing services projects
- Extensive experience with County Building and Fire Departments

PROJECT EXPERIENCE

MIA EMPLOYEE PARK 6 GARAGE - Miami International Airport Fire Protection/Plumbing Designer

New 7-level parking garage for 2,240 spaces for standard automobiles and oversized vehicles. The garage accommodates H.C. Spaces, stroller parking and electric vehicle charging (E.V.) as required to satisfy Miami-Dade County ordinance. The garage has vehicular connections to the adjacent Flamingo Garage No. 4 and to the upper vehicular drive and is located directly North of South Terminal and is naturally ventilated.

CITY OF MIAMI BEACH COLLINS PARK PARKING GARAGE - Miami Beach, FL Fire Protection/Plumbing Designer

New 7 story, mixed-use retail/parking garage with 15,000 S.F. of retail and 500 parking spaces, including electric vehicle charging stations, bicycle storage and ride share provisions. The design is based on "Arts & Letters", a term referring to the fine arts, performing arts, and liberal arts, all considered together. With The Arts & Letters Garage, it presents a new signature building for Collins Park, the cultural center of Miami Beach. The designs of the facades are considered to be artwork themselves.

WYNWOOD DS - Miami, FL Fire Protection/Plumbing Designer

New 8 story mixed-use project located in the heart of Wynwood, which includes 40,000 S.F. of retail, 40,000 SF of office space, and a 6 level parking garage that accommodates 428 parking spaces. The design of the facades will become a "canvas" for graffiti artists to create their artwork in situ; what Wynwood is known for world wide. This project is the epitome of Art in Public Places administered by a private owner. The metal panels can be removed and the artwork relocated and replaced with new pieces. WA collaborated with a California based designer/artist to develop the facades.

BRAMAN SHOWROOM AND PARKING GARAGE - Miami, FL Fire Protection/Plumbing Designer

New automotive showroom and parking garage. The total area of the facility is in excess of 500,000 SF, on seven levels with parking for 1,800 cars. Showrooms are located on the ground floor and partial second floor with a combined area of approximately 90,000 SF. The structural system is pre-cast double-tees with architectural metal panels attached to the structure.



ROLANDO ARIAS, P.E.

LEAD ELECTRICAL ENGINEER

PROFILE

Rolando Arias has extensive experience with the designs of electrical systems, including power, emergency power, lighting and controls, and data/communications. He has been involved with the design of numerous public sector projects, including parking garages.

EDUCATION

Bachelor of Science in
Mechanical Engineering.
CUJAE, Havana, Cuba 1987.
Bachelor of Science in
Electrical Engineering.
CUJAE, Havana

CERTIFICATIONS

Florida No. PE82434

YEARS OF EXPERIENCE

36+ years

TENURE WITH WA

5 years

TIME COMMITMENT

30% (offsite)

RELEVANT QUALIFICATIONS

- Lead Electrical Engineer for numerous projects
- Extensive experience with all project components
- Experience with sustainability designs,

PROJECT EXPERIENCE

8 Parking Garages/3 Garages in the last 2 years

MIA EMPLOYEE PARK 6 GARAGE - Miami International Airport Lead MEP Engineer

New 7-level parking garage for 2,240 spaces for standard automobiles and oversized vehicles. The garage accommodates H.C. Spaces, stroller parking and electric vehicle charging (E.V.) as required to satisfy Miami-Dade County ordinance. The garage has vehicular connections to the adjacent Flamingo Garage No. 4 and to the upper vehicular drive and is located directly North of South Terminal and is naturally ventilated.

MIAMI PARKING AUTHORITY (MPA) REGATTA HARBOUR PARKING GARAGE Miami, FL

Lead MEP Engineer

The project includes 441 parking spaces and 33,500 GSF of retail on a 4-level structure. The facade design is inspired by the original use of City Hall as a sea terminal for Pan American Airlines, which employed sea plane service from this site. The garage levels of the façade employs an open steel mesh to conceal the vehicles from exterior view, as required by the Miami zoning code, and is a canvas for the introduction of “art-in-public places”.

CITY OF MIAMI BEACH COLLINS PARK PARKING GARAGE - Miami Beach, FL Lead MEP Engineer

New 7 story, mixed-use retail/parking garage with 15,000 S.F. of retail and 500 parking spaces, including electric vehicle charging stations, bicycle storage and ride share provisions. The design is based on “Arts & Letters”, a term referring to the fine arts, performing arts, and liberal arts, all considered together. With The Arts & Letters Garage, it presents a new signature building for Collins Park, the cultural center of Miami Beach. The designs of the facades are considered to be artwork themselves.

NORTH BAY VILLAGE MUNICIPAL CENTER/FIRE STATION NO. 27 North Bay Village, FL Lead Electrical Engineer

New municipal complex to house all of the Villages departments, including Police Department. In collaboration with Miami-Dade County Fire Department, the facility will house Fire Station #27.



PAUL A. ZILIO, P.E.

Senior Principal / Partner

Paul works closely with each project's design-builder or construction manager to select the most appropriate framing system. He has designed a variety of project types using cast-in-place concrete, composite precast concrete, tilt-up concrete and structural steel. His project experience spans government buildings, office building, sports facilities, retail complexes and educational facilities. Paul develops designs that minimize construction cost, schedule and complexity. He believes that fast and clear communication with the owner/developer, architect and builders is key to a successful project and results in a win-win situation for all parties.

EDUCATION

Bachelor of Science in Civil Engineering
University of Michigan – 1981
Major: Structural Engineering

PROFESSIONAL REGISTRATIONS

Licensed Professional Engineer
-Florida

PROFESSIONAL ASSOCIATIONS

- American Society of Civil Engineers
- Florida Structural Engineering Association
- National Council of Examiners for Engineering & Surveying

PROFESSIONAL EXPERIENCE

Experience Prior To BNI: 5 Years
With BNI Since 1986

CERTIFIED SPECIAL INSPECTOR

- Florida

CONTACT

Miami Office - Headquarters
O: (305) 442-7086
C: (786) 239-4126
p-zilio@bniengineers.com

RELEVANT PROJECTS

Mount Sinai Medical Center Parking Garage, Miami Beach, Florida

- 6 levels and 325,464 SF, this structure accommodates an impressive 944 parking spaces, while displaying a commanding presence.
- Its exterior envelops nearly 27,000-SF, cocooning three sides in a unified visual masterpiece that is bound to captivate onlookers.
- Principal-in-Charge, Engineer of Record

Port Miami Parking Garage K (Design/Build), Miami, Florida

- The garage is an 11-story, 3-bay structure for 2,200 parking spaces divided as 1,200 spaces for RCL and 1,000 spaces for visitors. Expedited project schedule of two weeks for Design and 8 months for construction.
- 715,000-SF structure, and the garage is equipped with park-assist electronic signaling that lets users know which spaces are available.
- Principal-in-Charge, Engineer of Record

MIA Employee Parking Garage 6 (Design/Build), Miami, Florida

- New \$136M, 2,240 parking space, 7-level & 5-bay parking garage that enhances airport efficiency.
- With each level presenting an area of 127,000 SF, the garage totals approximately 895,000-SF.
- Principal-in-Charge, Engineer of Record

Baptist Health South Florida - Baptist Hospital - Parking Garage 7, Miami, Florida

- 7-story pre-cast parking garage, featuring 1,380 parking spaces, is designed for effortless convenience.
- Within its sleek confines, 293 parking spaces await with energized outlets, catering to electric vehicles and ensuring a sustainable commute for all. A connecting bridge will link Garage 6 to Garage 7, integrating accessibility into every aspect of the journey.
- Principal-in-Charge, Engineer of Record, Threshold Inspector

Baptist Health South Florida - Baptist Hospital - Parking Garage 13 (Keeley Pavilion), Miami, FL

- 413,000-SF all-pre-cast parking garage stands at 6 stories, offering 962 parking spaces and serviced by three elevators.
- With a facade echoing sleek decorative screenings and adorned with lush greenery, it seamlessly merges modernity with the traditional Mediterranean style that is signature to Baptist Health South Florida's campuses.
- Principal-in-Charge, Engineer of Record, Threshold Inspector



STEVE WILLIAMS, PE
Vice President of Civil Engineering



PROFILE

Stephen Williams has been engaged in civil and transportation engineering design and construction in South Florida since 1970. Steve 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. Steve 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, he developed a SWMM EXTRAN computer model for the 55,000-acre Indian River Farms Water Control District. Steve 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

JM Family Campus, Deerfield Beach, FL: Principal. This project consisted of two office buildings at 65,000-GSF, one building at 86,666-GSF, a new central energy plant, a 40,000-SF conference and training center, a 22,000-SF fitness center, a new amphitheater and park, a new 652-space garage, all parking, drainage and water features. KEITH services included civil, survey, SUE, planning, landscape architecture, construction program management, and permit processing with City of Deerfield Beach, Broward County Health Department, Broward County Water and Wastewater Services, Broward County Environmental Protection Department of Growth Management, and Broward County Traffic Engineering Division. Construction administrative services included shop drawings, periodic site visits and construction observation, as-builts review, final inspections, and final certification.

Pier Parking Garage, Pompano Beach, FL: Principal. The Pompano Beach Pier Parking Garage is located on a 3.5-acre site. The 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. As part of the design-build team, as a subconsultant, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach.

Isle Casino, Pompano Beach, FL: Principal. KEITH assisted the Client in developing a KEITH Life project that includes the redevelopment of a 225-acre site including nearly \$2 billion of investment including entertainment venue, casino, offices, retail, industrial, and residential with 4,100 units integrated to the plan. KEITH provided full services to the Client including geospatial, master planning, civil, traffic, and transportation engineering, landscape architecture, community outreach, and construction administration and inspection. KEITH was actively involved in the design of all stages of development.

Fort Lauderdale Police Station, Fort Lauderdale, FL: Principal. KEITH, as subconsultant, assisted the Client in the development of a KEITH Facility project including the demolition of existing buildings and the design and construction of a new Police Headquarters. KEITH provided full services to the Client including civil and traffic engineering, survey/SUE, utility coordination, planning, landscape architecture, and construction program management. The new headquarters, built in phases, began with the parking garage, firing range, and perimeter landscape buffers to neighboring residents.

EDUCATION

1977
BS, Civil Engineering, University of Florida

YEARS OF EXPERIENCE

Industry: 48 years
KEITH: 11 years

PROFESSIONAL REGISTRATIONS

Professional Engineer, 32090, 1982

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineering (ASCE), Member

Florida Engineering Society (FES), Member

National Society of Professional Engineers (NSPE), Member

AVAILABILITY

70%



MARK MITCHELL
Director of Subsurface Utility Engineering



PROFILE

As Director of Subsurface Utility Engineering (SUE) for KEITH's Utilities Division, Mark Mitchell is responsible for oversight of the day-to-day operations of all subsurface utility engineering projects, along with utility records research, conflict analysis, and determining if additional utility investigation is needed for assigned projects. He has completed projects from beginning phases through final delivery, including preparing and submitting fee proposals, client coordination, setting up projects for field crews, conducting field visits when troubleshooting is required, downloading and processing collected data, performing quality control, finalizing for delivery, and keeping clients informed daily. His experience includes creating DTMs, topos, TIN models, PNCs, and test hole summary spreadsheets. Mark serves as a liaison between the design team, utility agencies, and owners on behalf of clients to provide utility coordination, documentation, inter-coordination, and maintenance of files of all activities for each utility agency.

RELEVANT PROJECT EXPERIENCE

Pier Parking Garage, Pompano Beach, FL: SUE Manager. The Pompano Beach Pier Parking Garage is located on a 3.5-acre site. The 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. As part of the design-build team, as a subconsultant, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach.

Isle Casino, Pompano Beach, FL: SUE Manager. KEITH assisted the Client in developing a KEITH Life project that includes the redevelopment of a 225-acre site including nearly \$2 billion of investment including entertainment venue, casino, offices, retail, industrial, and residential with 4,100 units integrated to the plan. KEITH provided full services to the Client including geospatial, master planning, civil, traffic, and transportation engineering, landscape architecture, community outreach, and construction administration and inspection. KEITH was actively involved in the design of all stages of development.

Jackson Health Systems West, Doral, FL: SUE Manager. KEITH assisted the Client in the development of this KEITH Campus project including a new multi-phased 27-acre world-class regional medical campus encompassing a preserved and enhanced 8+ acre lake with wetlands. KEITH provided full services to the Client including survey, civil engineering, landscape architecture, and construction completion. The KEITH Team assisted the Client from the initial development phase including a 100-bed hospital totaling 215,000-GSF, a 500-car garage, and a 60,000-SF medical office building with ambulatory clinic. The project was constructed to meet LEED Silver requirements and is considered by the community to be a most-valued asset.

72nd Street Community Complex, Miami Beach, FL: SUE Manager. KEITH, as subconsultant, is assisting the Client in developing a KEITH Campus project that includes the creation of a multi-level mixed-use 500-space parking garage, a 50-meter competition pool with support amenities, 25-meter multi-purpose pool, 10,000-SF Miami-Dade County Library, 5,000-SF retail space, 7,500-SF fitness center, 5,000-SF community center, and 60,000-SF of active green space, and a jogging path on the 4-acre site. KEITH provides services to the Client including civil engineering, survey, SUE, and utility coordination.

EDUCATION

1992
AA, Arts, Saint Petersburg College

YEARS OF EXPERIENCE

Industry: 26 years
KEITH: 12 years

PROFESSIONAL REGISTRATIONS

OHS Construction Induction
Training Certificate

OSHA Confined Space Entry

Rail Industry Safety Induction (RISI)

CSX Certified Safety Facilitator

OSHA 40-Hour Safety Training



BRYAN MERRITT, PSM
Vice President of Geospatial



PROFILE

Bryan Merritt is Vice President of Geospatial at KEITH. He is responsible for overseeing all geospatial operations, including survey and subsurface utility engineering (SUE) for the company. This role involves strategic planning; project management; ensuring accuracy and quality of data; leading KEITH'S team of surveying, mapping, and utility specialists; managing budgets; and collaboration with other departments/disciplines to support the KEITH company goals. Bryan also manages the evaluation and assessment of equipment and technology resources, assists in training and mentorship to team members, and provides leadership in the preparation of business development strategies for existing and new markets/geographies.

RELEVANT PROJECT EXPERIENCE

EDUCATION

1983
AS, Civil Engineering, Monroe
Community College

YEARS OF EXPERIENCE

Industry: 42 years

PROFESSIONAL REGISTRATIONS

Professional Land Surveyor, LS6558,
FL, 2006

Professional Land Surveyor, 050050,
NY, 1993

FAA Remote Pilot Small Unmanned
Aircraft System, 4225999, 2019

PROFESSIONAL AFFILIATIONS

Chair Advisory Committee -
Geomatics Engineering Florida
Atlantic University

Village of Royal Palm Beach
Program for Public Information
Committee, Board appointed

Palm Beach County GIS Board
Member

Trail Boss Florida Off Road Cycling
Enthusiasts (FORCE) Pinehurst Trail

South Florida GIS Expo committee
Exhibits Chair

AVAILABILITY

80%

Pier Parking Garage, Pompano Beach, FL: Geospatial Manager. The Pompano Beach Pier Parking Garage is located on a 3.5-acre site. The 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. As part of the design-build team, as a subconsultant, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach.

Fort Lauderdale Police Station, Fort Lauderdale, FL: Geospatial Manager. KEITH, as subconsultant, assisted the Client in the development of a KEITH Facility project including the demolition of existing buildings and the design and construction of a new Police Headquarters. KEITH provided full services to the Client including civil and traffic engineering, survey/SUE, utility coordination, planning, landscape architecture, and construction program management. The new headquarters, built in phases, began with the parking garage, firing range, and perimeter landscape buffers to neighboring residents.

Bal Harbour Shops Expansion, Bal Harbour, FL: Geospatial Manager. KEITH assisted the Client in developing a KEITH Life project that consisted of the expansion of a luxury retail mall involving installation a new mastarms for the new entrance and parking garage. KEITH provided services to the Client including subsurface utility engineering and pedestrian conveyance plan. The KEITH Team assisted the Client in horizontal designation and location services, SUE conditions and understandings, and utility mapping.

Port Everglades Terminal 2 & 4 Parking, Fort Lauderdale, FL: Geospatial Manager. KEITH performed surveying and mapping services for the Port Everglades Terminal 2 and Terminal 4 Parking Garage Improvements project, as a subconsultant to Stiles. Services included coordination of the construction layout for all proposed above and below ground improvements.

Bal Harbour Existing Parking Garage South Line, Bal Harbour, FL: Geospatial Manager. KEITH provided a total of 17 locates to delineate the south corners of up to 8 pile caps. Test Holes were performed at the exact locations required by the client. Test Hole locations within the limits were surveyed. An AutoCAD file along with a Test Hole Summary Report were provided as a deliverable.



KELLI SCHUELER, PLA, LEED AP
Director of Landscape Architecture



PROFILE

An experienced landscape architect and dedicated project manager, Kelli Schueler provides planning, design and project management services for a wide variety of project types through all phases of the development process. Her knowledge of the local environment, innovative technologies and sustainable best practices is combined with a creative approach that is detail oriented, ensuring designs are implemented both efficiently and accurately. Kelli has a wide range of project experience, but is most motivated by the opportunity to create special moments within the urban environment where hardscape and architectural elements are thoughtfully combined with green space to create impactful places of respite and community within the urban core.

RELEVANT PROJECT EXPERIENCE

EDUCATION

2003
BS, Landscape Architecture,
Oklahoma State University

YEARS OF EXPERIENCE

Industry: 21 years
KEITH: 8 years

PROFESSIONAL REGISTRATIONS

LEED AP, NULL

Professional Landscape Architect,
LA6667565, 2021

Professional Landscape Architect,
2959, TX, 2014

LEED AP

AVAILABILITY

85%

Pier Parking Garage, Pompano Beach, FL: Landscape Architect. The Pompano Beach Pier Parking Garage is located on a 3.5-acre site. The 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. As part of the design-build team, as a subconsultant, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach.

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Jackson Health Systems West, Doral, FL: Landscape Architect. KEITH assisted the Client in the development of this KEITH Campus project including a new multi-phased 27-acre world-class regional medical campus encompassing a preserved and enhanced 8+ acre lake with wetlands. KEITH provided full services to the Client including survey, civil engineering, landscape architecture, and construction completion. The KEITH Team assisted the Client from the initial development phase including a 100-bed hospital totaling 215,000-GSF, a 500-car garage, and a 60,000-SF medical office building with ambulatory clinic. The project was constructed to meet LEED Silver requirements and is considered by the community to be a most-valued asset.

72nd Street Community Complex, Miami Beach, FL: Landscape Architect. KEITH, as subconsultant, is assisting the Client in developing a KEITH Campus project that includes the creation of a multi-level mixed-use 500-space parking garage, a 50-meter competition pool with support amenities, 25-meter multi-purpose pool, 10,000-SF Miami-Dade County Library, 5,000-SF retail space, 7,500-SF fitness center, 5,000-SF community center, and 60,000-SF of active green space, and a jogging path on the 4-acre site. KEITH provides services to the Client including civil engineering, survey, SUE, and utility coordination. The KEITH Team assists the Client in design of off-site roadway improvements, permitting with Miami-Dade County Engineering and Traffic divisions, traffic impact study, project management, plat waiver processing, site plan processing, preliminary through final engineering plans, stormwater pollution prevention plan, public safety and security plan, location services, utility mapping, bidding assistance, construction observation, final inspection and certification.



Carolina Whitfield

LEED AP O+M | WELL AP

Director Sustainability Design & Construction

EDUCATION

University of Cambridge Judge Business School

Professional Circular Economy & Sustainable Strategies, 2022

Florida International University, FL

Masters in Environmental Science
Certificate in Economics, 2002

Universidad ICESI, Cali Colombia

Bachelor of Business Administration
Sustainable Development, 1999

Professional Accreditations
LEED AP , WELL AP

Relevant Experience: 15 Years
Experience with CodeGreen: 4 Years
Other experience: 6 Years

Ms. Whitfield manages the business and sustainability strategy aspects of the Design & Construction division for CodeGreen (formerly Sequil Systems), in addition to providing high level sustainability advise to owners and design teams on world-class projects. Carolina is the top liaison between CodeGreen and clients seeking to implement sustainable and healthy building certifications, building commissioning, and energy performance in construction projects. Carolina leads the CodeGreen Design & Construction Sustainability team in comprehensive reviews of project-specific sustainability goals. Her leadership guides the implementation of these goals through well-refined cost-benefit analyses, using state-of-the-art management programs. In addition, she leads the coordination and logistics efforts for the projects.

For the last 14+ years, Carolina has focused her experience in coordinating the project logistics between the client and CodeGreen. Carolina has experience working at the highest level of green building certification projects, from small office spaces to large multistory complex design projects. She has been involved in the LEED, WELL, Fitwel certifications of over 500 projects, from the design phase through completion.

Select Project Experience

Design-Build Project Experience

Ms. Whitfield has collaborated in over 10 Design-Build projects which have successfully achieved or are in the pursuit of various types of sustainable building certifications.

MIA Parking Garage # 6

Parksmart Silver (Pursuing)

Employee + visitor parking, 6-stories, 127,268 SF
Parksmart + Commissioning

MDC South Corridor Parking Garage

Parksmart Silver (pursuing)

Parksmart Program Management

Miami Beach Collins Park – Parking Garage, Retail

LEED Gold + Parksmart Silver

LEED Program Management, Energy Modeling

PortMiami, Cruise Terminal A + Parking Garage LEED Silver

Cruise passenger, 3-stories, 179,000 SF
LEED Program Management, Cx, Energy Modeling, Cx

PortMiami, Cruise Terminal B + Parking Garage LEED Gold

Cruise passenger, 3-stories, 189,300 SF
LEED Program Management, Cx, Energy Modeling

PortMiami, Cruise Terminal AAA + Parking Garage LEED Gold (Pending)

Cruise passenger, 4-stories, 500,000 SF
LEED Program Management, Cx, Energy Modeling, Decarbonization

City of Hollywood Florida – FGBC for Cities

Program Management



codegreen.com 800.921.4262



Isaac Wechsler

P.A., LEED AP, WELL AP
 FGBC Designated Professional
 LFA
 Senior Project Manager

EDUCATION

Florida International University, FL
 Bachelor Architecture
Florida International University, FL
 Master Architecture

REGISTRATION

Professional Architect - Florida

PROFESSIONAL ACCREDITATIONS

LEED AP
 WELL AP
 FGBC Designated Professional
 Living Future Accredited

Relevant Experience: 13 Years
 Experience with CodeGreen: 4 Years
 Other experience: 9 Years

Mr. Wechsler is a Senior Sustainability and Performance Project Manager for Green Building and energy efficiency projects. As a registered architect with over 20 years of industry experience, he is uniquely positioned to work closely with owners, design teams, and contractors to facilitate and enhance project-specific sustainability goals.

Combining experience in the architecture industry and in third-party green building certifications, Isaac has provided consulting and project administration services on over 28 Sustainable projects. These include schools in the Public/Private/Federal sector, Banking, Hospitality, Medical, & Aviation. Services include, but not limited to, guidance on selection of appropriate sustainable certification types, specifications, team member coordination, daylighting analysis & solar studies.

Select Project Experience

JFK Airport Central Substation #2 **LEED + PANYNJ SIG**

Central substation, 14,000 SF
 LEED Program Management, Energy Modeling

MIA Airport Westin Hotel **LEED Gold**

Hotel, 11-stories, 503,000 SF
 LEED Program Management, Cx, Energy Modeling

NYCEDC Ferry Homeport II **LEED Certified**

Office Warehouse, 18,000 SF
 LEED Program Management, Cx, Energy Modeling
 Decarbonization

MIA South Terminal Concourse K Expansion

LEED Program Management, Cx, Energy Modeling

University of Miami Kight Center for Music Innovation – **LEED Silver**

LEED Program Management, Cx, Energy Modeling, Cx

Christopher Columbus High School – LEED Gold

LEED Program Management, Cx, Energy Modeling

The Joyce Theater

LEED Program Management, Energy Modeling

Symphony Space Theater

LEED Program Management



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Aniket Yadav

LEED AP ID+C, BD+C
LFA, Fitwel Ambassador
Project Manager

EDUCATION

University of Michigan, Ann Arbor
MS in Environment and Sustainability,
Graduate Certificate in Industrial
Ecology

**Maharishi Markandeshwar
University, India**
Bachelor of Technology in Civil
Engineering

PROFESSIONAL ACCREDITATIONS

LEED AP
Fitwel Ambassador
Living Future Accredited

Relevant Experience: 4 Years
Experience with CodeGreen: 4 Years
Other experience: 2 Years

Mr. Yadav is a Sustainability Project Manager specializing in green building certifications, life cycle assessments, and climate resilience planning. With expertise in both building performance and third-party certification systems, he works closely with owners, architects, and contractors to integrate sustainability goals into all phases of design and construction.

Mr. Yadav has supported a wide range of commercial, institutional, and public sector projects under LEED, WELL, Fitwel, SITES, and FGBC frameworks. His consulting services include credit strategy and documentation, life cycle impact assessments, construction-phase sustainability management, and technical support for alignment with municipal climate action plans. He brings a systems-thinking approach to high-performance building delivery and excels at coordinating across multidisciplinary teams to advance sustainability outcomes.

Select Project Experience

City of Hollywood
FGBC v5 Green Local Government
FGBC Program Management

Lake Placid Center for the Arts, NY
LEED Gold (Pending)
Art Center, 3 stories, 28,776 SF
LEED Program Management, Energy Modeling

Hudson Highland Fjord Trail, NY
Public Trail, 7.5 miles
Sustainability and Resiliency Assessment,
Decarbonization, Local Law Compliance

Department of Transportation, NYC
3 Stories, 30,000 SF
Solar and Resiliency Assessment, Local Law
Compliance

Port of Galveston, Cruise Terminal 3 Royal Caribbean
LEED Gold + LEED Zero
Cruise passenger, 2-stories, 161,334 SF
LEED Program Management, Cx, Energy Modeling, Cx,
Decarbonization

425 Park Ave, NY
LEED Gold, 655,425 SF
LEED Program Management, Cx, Energy Modeling

Mubadala Corporate Headquarters, NY
LEED Platinum, 17,435 SF
LEED Program Management, Energy Modeling

Brownsville Multiservice Center, NYC
LEED Platinum (Pending), 54000 SF
LEED Program Management, Energy Modeling, LCA
Modeling



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CITY OF HOLLYWOOD
REQUEST FOR QUALIFICATIONS RFQ 335-25-WV
DESIGN-BUILD SERVICES FOR HARRISON STREET PARKING GARAGE



MIA PARKING GARAGE 6 (PG6) Miami, FL

Owner/Agency

Miami-Dade County
(Aviation Department)

Point of Contact:

Name: Javier Barrientos
Title: Construction Manager II
Phone: (305) 869-3905
Email: jbarrientos@flymia.com

Role on the Project

Prime/Architect

Completion Date

January 2026

Design and Construction Schedule

Design: 09/2023-12/2024
Construction: 06/2024-01/2026

Project Size

895,471 S.F.

Project Cost

\$90,796,793

Original Owner Budget

\$90,796,793

Project Description

WA is the prime design consultant and Architect of Record for this Design-Build project with Lemartec Corporation as the prime contractor. The project consists of a 7-level parking garage for 2,240 spaces for standard automobiles and oversized vehicles. The garage accommodates H.C. Spaces, stroller parking and electric vehicle charging (E.V.) as required to satisfy Miami-Dade County ordinance. The garage has vehicular connections to the adjacent Flamingo Garage No. 4 and to the upper vehicular drive and is located directly North of South Terminal. The structural system is post-tension concrete slabs and beams on concrete columns supported by auger cast piles. This system was selected by the Owner as it results in significantly lower maintenance costs, the foundation system requires close coordinate with myriad existing underground utilities which are to remain in-place and operational as they service airport operations. The project will solicit ParkSmart Certification and employs dynamic parking guidance/digital wayfinding, access and revenue control system, CCTV and security, access control, bio-directional amplification (BDA) for use by first responders and complete building management systems (BMS), with extensive lighting control. As the lead design firm, we are uniquely knowledgeable of the nuances of the project, including the MDAD mandate that the garage is naturally ventilated as defined by the Florida Building Code.





MPA REGATTA HARBOUR PARKING GARAGE Miami, FL

Owner/Agency

Miami Parking Authority (MPA)

Point of Contact:

Name: Jennifer Garcia

Title: Project Manager

Phone: (305) 467-4688

Email: jgarcia@miamiparking.com

Role on the Project

Prime/Architect

Completion Date

September 2020

Design and Construction Schedule

Design: 05/2015-06/2016

Construction: 04/2018-09/2020

Project Size

33,500 S.F.

Project Cost

\$17,980,000

Original Owner Budget

\$17,000,000/\$17,980,000

Project Description

Miami Parking Authority (MPA) selected WA after an exhaustive evaluation and selection process as the design firm responsible for this highly visible and important project located at the intersection of Pan American Dr., the main access to City of Miami City Hall, and S. Bayshore Dr. for this project. The project includes 441 parking spaces and 33,500 GSF of retail on a 4-level structure. The facade design is inspired by the original use of City Hall as a sea terminal for Pan American Airlines, which employed sea plane service from this site. The garage levels of the façade employs an open steel mesh to conceal the vehicles from exterior view, as required by the Miami zoning code, and is a canvas for the introduction of “art-in-public places” which tells the history of the site via graphics and text. To provide visual enhancement from the tall adjacent developments, the upper level employs an extensive trellis with canvas “sails”, further tying the project to its location and adjacency to Biscayne Bay. The garage employs a PSI joist system to minimize overall building height as required by the City. The exterior skin was carefully detailed to allow the garage to be classified as an “open garage”; a requirement of Miami Parking Authority (MPA). The WA design team closely collaborated with the selected artist to integrate the Artwork with the architectural design. This approach enhances both the art with the architectural characteristics resulting in an aesthetically superior product. The project is the recipient of design excellence recognitions and awards.





PORTMIA CRUISE TERMINAL G PARKING GARAGE Miami, FL

Owner/Agency

Miami-Dade County
PortMIAMI

Point of Contact:

Name: Maira Suarez
Title: Sr. Vice President of Startegic Partnerships
Phone: (305) 273-8676
Email: maisuarez@lemartce.com

Role on the Project

Architect

Completion Date

September 2025

Design and Construction

Schedule

Design 06/2025-09/2025
Construction: 03/2026-03/2028

Project Size

840,000 S.F.

Project Cost

\$50,000,000 (Garage Only)

Original Owner Budget

Owner budget includes Terminal G and significant improvements

Project Description

Wolfberg Alvarez and Partners is the Architect for this new parking garage to service the new cruise Terminal G for Royal Caribbean Group at PortMiami, under a Design-Build contract. The pre-cast concrete garage has 9 levels of parking with a total capacity for 2,223 parking spaces, including 495 EV and EV ready stalls. Do to the large numbers of stalls and the close proximity of patrons arriving at and departing from the garage in a short period of time, 3 ingress and 3 egress vehicle lanes are provided. The ground floor, with higher ceiling clearances, houses spaces for buses and private motor coaches, private vehicle drop-off, overflow drop-off/pick-up zone and a pedestrian plaza connecting the garage to the cruise terminal. Ancillary/support spaces are also located in the ground floor that support the garage and terminal, including FPL vault, switchgear, fire pump, emergency generator, IDF, telecom, domestic water pump and staff restrooms. The East and North elevations of the garage are partially covered with an intricate metal mesh with a prominent Royal Caribbean logo. The design, material selection and detailing to closely resemble the mesh prominently employed in the terminal. The garage, even with the mesh meets the code requirements for an “open”, naturally ventilated garage. The garage is designed to meet Miami-Dade County’s sea level raise and resiliency ordinances.



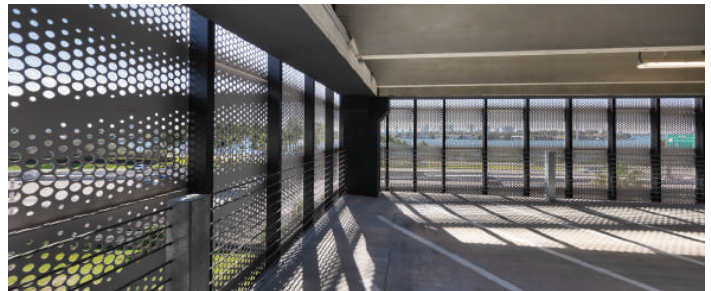
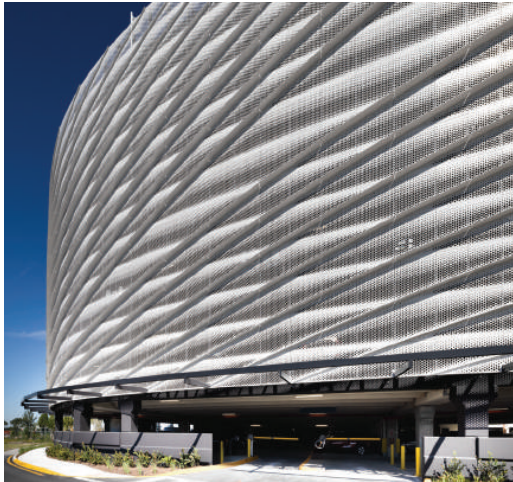
PARKING

Perhaps in no other building type is the integration of the structure as critical to the optimal use of the facility as in parking garages. If you ever tried to pull into a parking spot next to an ill-placed column, you know what we're talking about. Not only do we take great care in maximizing the number of parking spaces through optimal structural bay usage, we also understand ramp design and the effects that exposure to the elements and constant car movement have on the structure.

Regardless of whether the parking is integrated with another use or a stand-alone structure, we can help you make it a successful project.



BUILDING SPACE



Mount Sinai Medical Center Parking Garage

Netta Architects
KVC Constructors Inc
Miami Beach, Florida

Spanning 6 levels and 325,464 SF, this structure accommodates an impressive 944 parking spaces, while displaying a commanding presence. Its exterior envelops nearly 27,000 SF, cocooning three sides in a unified visual masterpiece that is bound to captivate onlookers.

Drawing from diverse contextual influences, the permanent facade seamlessly blends broad horizontal lines with sweeping geometric contours to facilitate natural ventilation.

BLISS & NYITRAY, INC. | STRUCTURAL ENGINEERS

PARKING EXPERIENCE



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Port Miami Parking Garage K (Design/Build)

Bermello Ajamil & Partners
Turner Construction Group
Miami, Florida



Parking Garage K for Port Miami and Royal Caribbean is a design-build project that consists of an 11-story, 715,000 SF structure with over 2,200 parking spaces in one of the busiest areas of Port Miami. The garage is equipped with park-assist electronic signaling that lets users know which spaces are available.

BLISS & NYITRAY, INC. | STRUCTURAL ENGINEERS

PARKING EXPERIENCE



CITY OF HOLLYWOOD
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MIA Employee Parking Garage 6 (Design/Build)

Wolfberg Alvarez & Partners
Lemartec Corporation
Miami, Florida

Bliss and Nyitray was brought on to provide design-build services for "Park 6", a 7-level, 5-bay parking garage at Miami International Airport (MIA). This post-tensioned, cast-in-place concrete structure accommodates at least 2,240 parking spaces and interconnects with the adjacent garage to the west by two steel pedestrian bridges. Additionally, the garage features two vehicular lanes with parking control devices, connecting it to the elevated roadway to the south. With each level presenting an area of 127,000 SF, the garage totals approximately 895,000 SF. Furthermore, the site includes an at-grade parking area for 34 high vehicles on the east side, providing essential parking solutions for airline and airport employees.

BLISS & NYITRAY, INC. | STRUCTURAL ENGINEERS

PARKING EXPERIENCE



Baptist Health South Florida - Baptist Hospital - Parking Garage 7

Zyscovich Architects
NV2A Group
Miami, Florida

BLISS & NYITRAY, INC. | STRUCTURAL ENGINEERS

This 7-story pre-cast parking garage, featuring 1,380 parking spaces, is designed for effortless convenience. Within its sleek confines, 293 spaces await with energized outlets, catering to electric vehicles and ensuring a sustainable commute for all. A connecting bridge will link Garage 6 to Garage 7, integrating accessibility into every aspect of the journey.

PARKING EXPERIENCE



**Baptist Health South Florida -
Baptist Hospital - Parking
Garage 13 (Keeley Pavilion)**

Zyscovich Architects
Miami, Florida

Embracing innovation and elegance, this 413,000 SF all-pre-cast parking garage stands at 6 stories, offering 962 parking spaces and serviced by three elevators. With a facade echoing sleek decorative screenings and adorned with lush greenery, it seamlessly merges modernity with the traditional Mediterranean style that is signature to Baptist Health South Florida's campuses.

BLISS & NYITRAY, INC. | STRUCTURAL ENGINEERS

PARKING EXPERIENCE



ISLE CASINO PARKING GARAGE

Pompano Beach, FL

OWNER

Isle Casino

CLIENT

Finrock Design LLC

PROJECT DURATION

2019 - 2022

REFERENCE

Aaron Gase
Finrock Design LLC
407-293-4000
agase@finrock.com

KEITH PRACTICE LINE

Facility

COST

KEITH: \$134,400
Construction: N/A



KEITH, as prime consultant, assisted the Client in the development of a KEITH Facility project that includes the redevelopment of a 225-acre site in Pompano Beach, Florida, which is home to Isle Casino and a harness racing track. KEITH assisted the Client with the navigation of City, County, and State agencies to unlock the sites development potential. Utilizing its full trans-disciplinary effort, KEITH provided geospatial, planning, civil engineering, traffic/transportation engineering, and landscape architecture, spearheading the entitlement and development process creating a distinct zoning district allowing a new Live! branded entertainment district coupled with the existing casino at the core. The plan accommodates options for office, retail, 1500-space parking garage, and industrial uses and up to 4,100 residential units as part of the integrated development. KEITH led the larger master planning effort associated with the internal roadway network, infrastructure, site character/landscaping, and stormwater management. KEITH maintains the lead offering full-service efforts associated with the roadway assessments, entitlement process/planning, FDOT coordination, visioning, and utility coordination. KEITH is actively involved in all design stages. Upon completion, this project will have created a destination spot that will place Pompano Beach and South Florida on the map for residents and visitors alike.



JACKSON HEALTH SYSTEMS WEST

Doral, FL

OWNER

Jackson Health Systems

CLIENT

Perkins & Will

PROJECT DURATION

2016 - 2022

REFERENCE

George Valcarcel
PERKINS + WILL
george.valcarcel@perkinswill.com

KEITH PRACTICE LINE

Campus

COST

KEITH: \$1,020,560.00

Construction: \$336,400,000.00



KEITH assisted the Client in the development of this KEITH Campus/KEITH Life project including a new multi-phased 27-acre world-class regional medical campus encompassing a preserved and enhanced 8+ acre lake with wetlands. KEITH provided full services to the Client including survey, civil engineering, landscape architecture, and construction completion. The KEITH Team assisted the Client from the initial development phase including a 100-bed hospital totaling 215,000-GSF, a 500-car garage, and a 60,000-SF medical office building with ambulatory clinic. KEITH provided complete site development, paving, grading and drainage system, potable water/sanitary sewer system (including design of a new gravity collection and 12" water main extension exceeding 2,500-LF), pavement marking/signage, and off-site improvements which included new turn lanes and coordination of traffic signalization. The project was constructed to meet LEED Silver requirements and is considered by the community to be a most-valued asset.



PEOPLE'S TRUST PHASE II

Deerfield Beach, FL

OWNER

People's Trust

CLIENT

Gallo Herbert Architects

PROJECT DURATION

2015 - 2021

REFERENCE

William Gallo
Gallo Herbert Architects
954-480-2800
wgallo@galloherbert.com

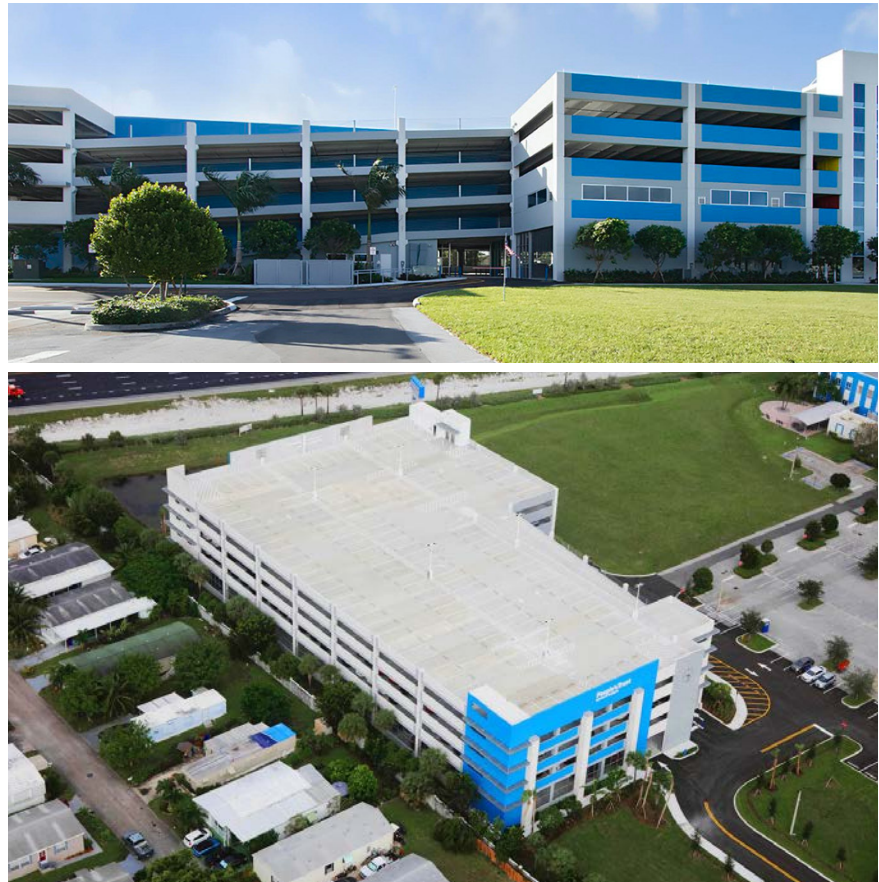
KEITH PRACTICE LINE

Facility

COST

KEITH: \$164,286

Construction: \$20,400,000.00
(approx.)



KEITH has been chosen to provide professional services associated with surveying, planning, civil engineering, and landscape architecture services for site plan processing and initial project entitlements for the proposed building addition, parking garage, and related site improvements within the Research Park at FAU property located within the City of Deerfield Beach. KEITH deliverables include boundary and topographic survey including all native tree species over four inches in diameter, as-built survey of offsite roadway improvements (approximately 2300-LF), site plan coordination and processing, one plat note amendment, preliminary engineering plans, tree inventory and disposition plans, and landscape and irrigation plans.



POMPAÑO BEACH PIER PARKING GARAGE

Pompano Beach, FL

OWNER

City of Pompano Beach

CLIENT

City of Pompano Beach

PROJECT DURATION

2014 - 2023

REFERENCE

Fernand Thony
City of Pompano Beach
954-786-4683
fernand.thony@copbfl.com

KEITH PRACTICE LINE

Facility

COST

KEITH: \$376,992

CA: \$32,160.00

Construction: \$24,000,000.00



The 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 parking garage includes five stories, 662 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, KEITH was responsible for planning, survey, 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.



BLVD AT LENOX CITY OF MIAMI BEACH, FLORIDA



BLVD at Lenox is located at the gateway to Miami Beach in one of the most traveled commercial areas. This 5-story contemporarily designed development features over 72,000 square feet of retail space and oofers ample parking garage to supply one of the most prevalent needs in the city. Additionally, it is one of the biggest LEED-certified buildings on Miami Beach. This building was designed and constructed to include a variety of sustainability features designed to make the structure more efficient. Resiliency was at the forefront of the design and looking to the future; sea level rise adaptability measures include a hydrostatic floor plate, dry and wet proofing, higher elevation. This building is unique in its class.



LEED GOLD CERTIFICATION-ACHIEVED

**LEED For Core & Shell
June 2020**

<i>Location</i>	City of Miami Beach
<i>Owner</i>	The Comras Company
<i>Architect</i>	Zyscovich Architects
<i>Contractor</i>	Plaza Construction
<i>Completion</i>	Fall 2019
<i>Area</i>	72,710 SF, 225 parking spaces

Sustainable Sites	23
Water Efficiency	9
Energy & Atmosphere	16
Materials & Resources	7
Indoor Environmental Quality	4
Innovation & Design	5
Total LEED Points	64

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CONTINENTAL HOTEL GARAGE CITY OF MIAMI BEACH, FLORIDA



The Continental Garage will be a beautiful facility which will serve the newly remodeled Continental hotel and general public. The facility offers automated parking equipment and valet-only service. The ground floor will house a CVS store which will provide enhanced IAQ strategies and high performance HVAC and LED lighting equipment. The facility design incorporated comprehensive resilience and adaptation strategies, including engineering and architectural methods.

<i>Location</i>	City of Miami Beach	CodeGreen Scope of Work • Complete Whole Building Commissioning • Sustainability Consulting • Energy Performance Consulting • LEED Consulting
<i>Owner</i>	PEBB Capital	
<i>Architect</i>	Charles Branson Architects	
<i>Contractor</i>	KVC Constructors, Inc	
<i>Completion</i>	December 2020	
<i>Area</i>	32,000 SF, 4-stories, 7,000 SF CVS	



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CITY OF HOLLYWOOD
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DESIGN-BUILD SERVICES FOR HARRISON STREET PARKING GARAGE

Performance, experience and qualifications, exemplary cost containment, minimization of change orders and proven history of project completion within initial budget: (4.2.4.2)

All the members of the proposed KVC team have an excellent performance record, the experience and qualifications needed to perform and more importantly can deliver on the expectations set forth by the City of Hollywood. The team's experience and qualifications are evident in the successful completion of the referenced projects further detailed in TAB C and the Resumes provided in TAB C & D of the RFQ proposal.

Our entire team will work hand in hand through the preconstruction process with the City of Hollywood to properly coordinate the design to meet the expectations and design criteria. This coordination will be done with all designated City officials and the facility management staff executives, with the end goal of enhancing the end-user's parking experience and delivered a top notch facility that is aesthetically outstanding and built cost effectively.

Cost Containment and minimization of change orders:

KVC's philosophy on change orders is that, in general, they hinder the progress of a project and sometimes create issues and conflict among the team members; they are, however, sometimes unavoidable. Close coordination between the Design Builder, design consultants, as well as the City's input during the design phase are critical to avoid situations where changes to the work must be completed during the construction phase. As the project design progresses, input from the City of Hollywood will be implemented and evaluated to meet the expected architectural design and budgetary expectations.

It is not KVC's mode of doing business to capitalize on unplanned changes to the work. As a standard operating procedure all change orders are fully quantified, supported and scrutinized before submitting to the City of Hollywood. To avoid disputes with subcontractors and suppliers, we define all allowed mark-ups prior to entering into subcontract agreements and would urge the same in our agreement with the City. Through proper preconstruction coordination and input and construction phase monitoring of subcontractor cost KVC has been successful in maintaining the project budgets.

The **Design Build Process inherently should not require any change order work.** Unless the City of Hollywood changes the design criteria or increases the scope of work, we do not anticipate having any change orders after the GMP and contract negotiations are finalized.

Capabilities & Project Level Responsibilities – Pre-Construction (4.2.4.4 d-g)

Design Review & Options Analysis of Plans & Specifications: (4.2.4.4.d)

Cost estimate development will utilize advanced tools, including where applicable model based takeoff to quantify all major project elements from the earliest stages of design. Leveraging recent similar project cost history and Subcontractor and supplier market feedback at the design development stages is indispensable and will be a major contributor to the accuracy of early budgeting as well as a key element in assisting with material considerations as regards to cost and scheduling. Our team will prepare budget estimates at several stages of document development (i.e., Order of Magnitude at early design development, 30%, 60%, and 90%). If more periodic updating is required by the project this will be provided. Estimate narratives are developed which clarify and validate scope and provide the basis of budget estimates. Progress estimates are prepared from completed drawings to validate the budget or indicate that design cost exceeds budget parameters. Options analysis will consider different building systems and alternative materials solutions for the purpose of determining impact on initial construction cost, life cycle cost, schedule impact and constructability.

Constructability: (4.2.4.4.e)

Constructability reviews are an integral part of KVC's pre-construction, value engineering and quality control processes. Our evaluation includes all major architectural, structural, and MEP systems to identify design conflicts, evaluate prefabrication opportunities, and optimize sequencing and material flow. Early trade partner input and field-experienced staff are engaged during design review to ensure practical, cost-effective solutions are developed before construction begins. This proactive approach reduces RFIs, mitigates rework, and promotes smooth field execution.

Constructability reviews are a core component of KVC Constructors, Inc.'s preconstruction, value engineering, and quality control processes. Our team systematically evaluates all major architectural, structural, and MEP systems at each design milestone—or as construction documents evolve—to identify design conflicts, optimize trade sequencing, assess prefabrication opportunities, and improve material flow. These reviews are conducted with the active involvement of field-experienced staff and early trade partner input to ensure that proposed solutions are both practical and cost-effective. When errors, omissions, or coordination issues are identified, KVC advises the owner and design team promptly and collaborates to propose viable alternatives for review and consideration. In addition to conflict resolution, we provide quality control input on component configurations, material specifications, and functional performance during the design and planning phases. This proactive and collaborative approach mitigates rework, reduces RFIs, and promotes smooth field execution.

Value Engineering: (4.2.4.4.f)

KVC Constructors, Inc. applies a collaborative, data-driven value engineering (VE) process grounded in means and methods across all major architectural, structural, and MEP systems. Leveraging BIM platforms, supplier input, and trade expertise, we evaluate systems for constructability, cost efficiency, sustainability, availability, and design compliance. Structured VE workshops engage our cross-functional team—including estimators, project managers, designers, key subcontractors, and suppliers—to identify alternatives that reduce costs without compromising the project's functionality, aesthetics, or long-term performance. Each option is assessed holistically, with considerations for total cost of ownership, lead time, environmental impact, and schedule risk.



Our proven track record includes successfully resolving budget challenges for clients while preserving design integrity. For example, on the MAR JCC New Cultural Arts Building & Victory School project, the original estimate of \$11.6 million exceeded the client's budget by \$1 million. Through a targeted VE effort in close collaboration with the Owner and design team, we identified cost-effective alternatives that brought the project within budget at \$10.6 million. Whether addressing over-budget designs or contributing to LEED certification goals, KVC's value engineering consistently delivers viable solutions that maximize value and minimize project risk.

Value Engineering Examples (4.2.4.4.f)

Town of Medley Municipal Building – Building Skin



The base bid to budget discrepancy for this project was significant (\$17.5 MM vs. \$10.5MM). We spent a significant amount of time reviewing documents and alternative systems with the Town of Medley to get the project cost in line with their budget. One major example of this is our Value engineering of the building skin from Architectural Pre-cast Concrete to Reinforced masonry with a painted stucco finish. While this might seem like a “no brainer” it was in fact a significant item that helped the project achieve its objectives. The project is located on a very tight site and as a result the requirement for Architectural Pre-cast presented issues that required phasing of the structural construction resulting in an extended construction schedule. The site

is in fact so tight that we were able to demonstrate to the Owner and design consultants that there would be few vantage points from which to appreciate the expense they would incur for the Architectural Pre-cast. The change in building skin netted the Client savings in excess of \$3.0 million dollars from the savings in material and construction cost, and a reduction in construction time of 3 months which resulted in General Conditions savings.

Miami Parking Authority – Courthouse Center Parking Garage and Offices

The base bid to budget discrepancy for this project was also significant (\$39.9MM vs. \$34.3MM). In a very short period of time reviewing documents and alternative systems with the Miami Parking Authority and the design consultants we were able to get the project cost in line with their budget. One major example of this is our Value engineering of the building skin from Stainless Steel Framing and Cladding to Aluminum Framing and Cladding, generating savings in excess of \$2.0 million dollars. This task was not as simple as it might seem. The project has a MUSP permit and therefore the skin elements could not be revised in any significant way without going back for a review and approval that would delay the project by several months. Using aluminum as an alternative material required us to investigate obtaining an aluminum cladding that had the same perforation pattern as the specified stainless steel and that could also withstand the wind load requirements. The process required investigation of differing material sources including determining strengths and thicknesses of available profiles as



well as confirmation of the applicable engineering protocols that had to be observed by the specialty engineer to comply with the requirements of the code and the engineer of record. KVC orchestrated several meetings between all the parties, and we were able to demonstrate to the Owners benefit that the proposed system would provide the desired end result without sacrifice to quality, longevity or life cycle cost.

Another example of the benefits of value engineering and pre-construction review for this project is our determination that several Curtain wall glazing details had the potential for leaking due to the way they interfaced with adjoining cladding materials and exterior walls. Working with our glazing and cladding suppliers we were able to develop an alternative detail that provided the design team with the desired look, without impact on cost (*actually a cost savings*) and most importantly we eliminated the potential for leakage which would have caused problems for tenants and landlord in the future.

Life Cycle Cost Analysis: (4.2.4.4.g)

At KVC Constructors, Inc., life cycle cost analysis (LCCA) is a foundational element of our project planning and delivery strategy. We incorporate LCCA early in the preconstruction phase to evaluate not only initial construction costs, but also long-term operational, maintenance, and replacement costs associated with building systems and materials. This analysis is integrated into every stage of design development—from conceptual budgeting to final pricing—and is supported by detailed constructability reviews and value engineering workshops. Our estimating team collaborates closely with design professionals, subcontractors, and suppliers to identify solutions that deliver optimal value over the full life of the facility, whether through more durable façade selections, energy-efficient MEP systems, or reduced-maintenance assemblies. While LCCA is a critical component of LEED and sustainable projects, we apply the same rigorous methodology to all projects requiring preconstruction services. Furthermore, this analysis extends into the construction phase to ensure that any cost-driven changes are evaluated for long-term value and operational efficiency. Recognizing that many clients prioritize initial cost, we carefully vet all constructability improvements, options analysis, and value engineering recommendations to transparently communicate their long-term cost implications—helping clients make informed decisions that balance short-term budgets with future performance.

Capabilities & Project Level Responsibilities – Engineering & Permitting (4.2.4.4.c)

Geospatial Engineering

The KEITH Team believes that one of the key elements of design is discovering unknown physical elements, utilities, easements, potential utility relocations, or any other site encumbrances. It is imperative to have the best information before embarking on any land development effort as this will limit disruption to future development activities from design through construction. Our Geospatial team focuses on survey and subsurface utility engineering (SUE) brings decades of experience combined with best-in-class technology including mobile LiDAR. Our field crews are cross trained to have both survey and utility experienced personnel on each crew, allowing us to expand crews, if necessary. This added flexibility allows our teams to provide increased efficiency and client response times.

- **Survey** - The KEITH Team has completed and performed similar assignments which include numerous surveys for horizontal and vertical geodetic control surveys, construction layout and as-builts, topographic, digital terrain models (DTM), boundary determination, ALTA, trees, and other special purposes for the preparation of maps, plants, sketches, and legal descriptions. Data is collected using a wide variety of equipment from traditional levels and total stations, GPS units, static and Terrestrial Mobile LiDAR (TML) scanners and the hydron, a remote-controlled boat used for hydrographic surveys, the final surveying and mapping deliverables are provided in AutoCAD or MicroStation files.
- **Subsurface Utility Engineering (SUE)** – The KEITH Team provides the ability to research, locate, and map subsurface elements in an accurate method to provide a thorough understanding of what lies beneath. Primarily the intent is to coordinate existing utility locations, however, the team might also locate foundations, buried tanks, and other unknown underground elements. Through the use of Ground Penetrating Radar (GPR), test holes, and other exploration techniques the data collected can be invaluable to coordinating any development project.
- **GIS Mapping** - The KEITH Team provides an unparalleled, multi-disciplinary team of Professional Surveyors and Mappers (PSM), GIS Professionals (GISP), CAD/GIS technicians and programmers all with hands on experience. We offer a team of experienced practitioners who understand the full system development life cycle and the importance of approaching each project systematically in this regard. Our team has been working in association with the City of Hollywood and other municipalities across South Florida for more than twenty years to provide information, develop, and improve CAD/GIS functionality. We routinely apply CAD/GIS tools and techniques to standardize not only an efficient workflow, but a seamless communication process with each city.

Civil Engineering

The KEITH Team has the expertise to provide a wide variety of general and detailed civil engineering services to respond to the diverse needs within the City of Hollywood community. KEITH staff have provided comprehensive engineering services involving many government agencies, institutions, and municipalities. These many years of collective experience mean that the concerns of the City of Hollywood regarding project development will be taken into consideration throughout the entire design and construction processes. When planning, programming, and/or assessing new construction or renovations to existing facilities, the KEITH Team is cognizant of utility operational requirements and the impact they have on our design work and schedule to successfully complete any work authorizations.

- **Stormwater Management** — KEITH has the knowledge and proven abilities to understand the complex nature of stormwater management with low-lying areas and their susceptibility to high tide, rain event flooding, wind forces, and hurricanes. KEITH is familiar with this challenge and the many potential stormwater improvement solutions. KEITH is cognizant of the balance that must be achieved between the permitting requirements, restricted positive outfalls, budget limitations, and existing historical drainage patterns. Our team has professional acumen to fully investigate the existing conditions and propose creative solutions that will resolve and simplify the feasible alternatives. KEITH has successfully implemented Light Detection and Ranging (LiDAR) information for initial topographic investigation and determine key problem low areas and applied either ICPR or the EPA SWMM software models to analyze many projects with similar characteristics found in South Florida. In addition, we are routinely evaluating the National Pollutant Discharge Elimination System (NPDES) Program, and the requirements to implement it for other municipalities.
- **Water Distribution and Sanitary Sewer Collection System Services** — KEITH has vast experience with studies, designs, permitting, and construction administration tasks associated with water distribution and sanitary sewer collection systems. Our team has successfully worked with several South Florida utility providers, including the City of Hollywood Department of Public Utilities, and has been able to implement their engineering standards into the overall design to achieve permitting. KEITH has designed several sanitary sewer collection systems ranging from gravity collections to pressurized collection and transmissions systems including public

and private pump stations, and our team is also familiar with low pressure systems. These systems have been designed and completed throughout Broward and Miami-Dade County. KEITH construction administration staff has expertise with all AWWA/Florida HRS testing requirements of water distribution systems and all FDEP testing requirements for gravity/force main sanitary sewer collection systems. KEITH also has expert knowledge of all the latest construction methods being used by different municipalities to achieve project completion such as pipe bursting, directional drill, and other trenchless technologies.

- **Plan Development** — KEITH has developed numerous site plans to respond to the needs of the surrounding environment from a civil engineering perspective.

Landscape Architecture

Our Landscape Architecture Studio brings a fusion of creativity, sensibility, and vision to guide and assist with smart, long-term decisions that result in preserved or enhanced value for our projects and our community. Regardless of the scope of the project, we bring experience, knowledge, fresh energy, innovation and palpable enthusiasm to each and every project engagement, from pre-start through post-completion.

The KEITH Team believes that landscape architecture is the creative fusion of art and science to develop resilient solutions for the community. Our team of experts provides a wide range of services that blend our multi-disciplinary approach to create a solution for each development scenario. These solutions start with creative thinking, and decades of experience, and end with the development of the community.

Our team has provided innovative designs for institutional and commercial projects, residential and mixed-use developments, streetscape and roadway beautification, active and passive parks, plazas, and various urban redevelopments. Whether it is by creatively meeting the intent of the code or in creating spectacular lush destinations—we bring experience, knowledge, fresh energy, and innovation to every project.

KEITH has a vast amount of experience in providing professional landscape architectural services and has worked with dozens of agencies. This includes all phases of development from site due diligence and analysis, visioning and conceptual design, development of technical construction drawings through to construction and project close-out. Plans provided may include site plans, hardscape plans, fine grading, site lighting and photometrics, planting and irrigation design, specialty features, pools and water features and the supporting details. Our team communicates these solutions in a variety of formats including hand renderings, CADD, BIM or 3D Visualization to ensure ideas are clearly understood by the public, elected officials and/or the contractors. From the broadest stroke to the finest detail, our collective team is prepared to deliver.

In addition to landscape architecture, our team has licensed experts to provide Certified Arborist services. Combined with our geospatial team, our arborists will locate, identify, and accurately assess all the existing tree and palm canopy species on a site. The team will work with the local agency, contractors, and owners to determine the appropriate mitigation, preservation, or relocation efforts a site might require. From being in the field collecting data to successfully navigating an agency's mitigation/entitlement process, our team has the knowledge and experience needed to get the job done.

Capabilities & Project Level Responsibilities – Construction: (4.2.4.4 a-b & h-r)

KVC Constructors, Inc., has over two decades of proven experience delivering public sector projects through General Contracting, CMAR, and Design-Build delivery methods. For the Harrison Street Parking Garage, our team will lead the complete design and construction effort (a), leveraging our in-house estimating, procurement, and field management capabilities to streamline delivery. Our project managers are embedded early in preconstruction and remain through close-out, ensuring seamless project management and consistent coordination with City staff, design professionals, and subcontractors (b). We employ a collaborative and proactive communication model, as demonstrated during our successful delivery of the City of South Miami Municipal Parking and Retail Facility, where merchant concerns were resolved in real time via coordinated meetings and signage programs.

Our scheduling approach (h), powered by Primavera P6, includes milestone-based logic, long-lead tracking, and bi-weekly updates aligned with subcontractor input. This ensures full transparency, adaptability, and real-time performance tracking throughout project execution.

Our integrated Quality Control plan spans both design and construction phases (i). During design, KVC performs rigorous constructability reviews and cross-disciplinary coordination checks; during construction, quality is monitored through weekly walkthroughs, submittal tracking, and testing logs. Material mock-ups and field samples ensure owner expectations are met. Cost control and change order management (j) are core strengths—we identify cost-saving opportunities through constructability reviews, subcontractor engagement, and historical benchmarking. Notably, on both the Medley Municipal Building and Courthouse Center Parking Garage projects, our value engineering efforts yielded over \$5 million in savings without sacrificing quality or function. Shop drawing preparation and review (k) are managed through Procore, which tracks submittals, expedites long-lead items, and ensures design intent is met. Our approach to project mobilization (l) includes custom logistics strategies for constrained urban sites, minimizing disruption while maintaining progress. Punch list management and close-out (m) are supported by rolling punch list processes, real-time updates, and comprehensive turnover packages—including as-builts, warranties, and user training. Inspections (n) are scheduled proactively, coordinated with local authorities and inspectors to ensure timely TCO and final occupancy.

The assigned team has extensive experience with projects of similar size and complexity (o), having delivered numerous parking garages and mixed-use facilities across South Florida. These include the Miami Design District Museum Garage and the Pennsylvania Avenue Design-Build Parking Garage, both located on tight downtown sites requiring meticulous planning, phasing, and coordination. Our budget control expertise (p) is evidenced by our record of completing projects on or under budget, with no claims or litigation which is a direct result of tight subcontractor scope definitions, early procurement, and strict change order governance. KVC consistently meets or beats construction schedules (q), as shown in our early delivery of the Miami Parking Authority's Courthouse Garage despite extensive permitting delays. Additionally, several of our professionals are LEED Accredited, and our team routinely incorporates LEED strategies even when certification is not pursued (r). On the Courthouse Garage project, we diverted all demolition debris for recycling and implemented sustainable practices site-wide. As a result of our green building commitments, we have delivered LEED Silver and Gold certified facilities, further demonstrating our ability to align with the City of Hollywood's sustainability goals for this project.



TAB E

APPROACH TO SCOPE OF WORK



City's needs, goals and objectives from a design perspective: (4.2.5)

We are clear as to the City's expectations regarding this project, located in an urban setting, in a prominent site. The program is straight forward; approximately 350 parking spaces with space for City administrative and operational functions. To facilitate access to these City functions, we anticipate locating them on the ground floor. This facilitates pedestrian access for visitors and desired byproduct of activating the sidewalk. The design team will prepare a project program with inputs from the City delineating the required spaces, staff and public access, security and other factors to be taken into consideration. A zoning analysis will also be performed to ascertain the impact on the proposed design.

Upon completion and approval of the Program, we will commence with preparation of "Test-Fits", followed by schematic design phase and to 30% completed design documents which will be the "Design Criteria Package" used to prepare the GMP.

Given the prominent location of the site and adjacency to Young Circle, the exterior facades, particularly facing Harrison Street and 17th Avenue, will be scrutinized. We anticipate preparing several different schemes and will solicit input from stakeholders and will participate in community outreach if the City so desires.

We have effectively done this for two recent garage projects, Grove Harbour for Miami Parking Authority and on the Collins Park Mixed-Use for the City of Miami Beach.

Design-Build approach and philosophy - Design: (4.2.5.1)

KVC/WA's D-B approach and philosophy is time tested and results oriented. To truly take advantage of the opportunities provided by D-B project deliverable method there has to be open and on-going dialogue between the design team and the contractor's staff. This back-and-forth exchange is productive and results in a balance of architectural excellence, cost effectiveness and operational advantages. The teams must have trust in each other's opinions and collaborate in a transparent manner in the best interest of the project.

KVC and WA both have a long history of working on diverse project types employing D-B contracts. The team has demonstrated experience and project success on a full spectrum of D-B projects. As noted in other areas, WA & KVC have collaborated on several projects including award winning parking garages.

Presently, WA is working with a prominent local contractor on two (2) D-B parking garages for public entities.

Design-Build approach and philosophy - Construction: (4.2.5.2)

KVC as the Prime Contractor acknowledges that trust, full collaboration and transparency are key in delivering a cost-effective and architectural's pleasing parking garage. We have teamed up with our preferred Architectural firm Wolfberg Alvarez and Partners, who we have a long-lasting working relationship with and have completed multiple mixed used parking garages.

Our design build construction approach is based on establishing a partnership with the City of Hollywood and assembling the Right team. The construction approach includes the following:

1. Choosing the RIGHT Consultants based on experience and working relationships
2. Full collaboration between the Preconstruction and Construction Managers
3. Constant communication with the City of Hollywood from preconstruction through completion.
4. Choosing the RIGHT project staff based on delivering similar projects and results.
5. Open lines of communication between ALL Team members
6. Established TEAM working to accomplish ONE goal through complete transparency.
7. Selection of subcontractors who will work as effective team players.

The KVC Design Build Construction Approach is time tested and based on results evident on the similar projects and client references provided for the projects detailed throughout the RFQ.

Work Performance: - Construction: (4.2.5.2)

KVC Constructors, Inc. approaches the Harrison Street Parking Garage project with a proven, technology-enabled, and process-driven methodology that prioritizes quality, efficiency, and collaboration from preconstruction through final completion.

Our work plan and major tasks begins with a structured kickoff meeting involving the City of Hollywood, design team, and KVC leadership to establish project objectives, lines of communication, and scheduling parameters. A risk assessment plan will be established for the project to identify the major risks and how they will be mitigated. These risks will then be assigned to our key project staff. All major tasks are also detailed in our design-build construction schedule where all pre-construction and construction activities and milestones are divided into phases. These include design development and permitting, early procurement of long-lead items, mobilization and site logistics, construction execution, inspections, and project close-out . A rolling 4 to 6 week look-ahead schedule is also developed and managed for proper field execution by our onsite staff. Each phase is led and monitored by the KVC & Wolfberg Alvarez seasoned project team of professionals who have delivered over 10 award-winning municipal and mixed-use parking garages across South Florida.

The design and construction process will be managed using our robust suite of integrated software platforms as further described in (4.2.5.5 – Available Resources).

Assigned personnel include our Vice President as Principal-in-Charge, supported by dedicated Design and Construction Phase Project Managers, Chief Estimator, a full-time Project Manager, and Site Superintendent, all of whom have led similar projects in dense, urban environments. The team’s collaborative history, combined with our real-time field-to-office integration, ensures transparency, schedule control, and accountability throughout every phase of the project.

KVC Constructors, Inc. approaches the Harrison Street Parking Garage project with a proven, technology-enabled, and process-driven methodology that prioritizes quality, efficiency, and collaboration from preconstruction through final completion. Our work plan begins with a structured kickoff involving the City of Hollywood, design team, and KVC leadership to establish project objectives, lines of communication, and scheduling parameters. Major tasks are divided into phases including design development and permitting, early procurement of long-lead items, mobilization and site logistics, construction execution, inspections, and project close-out. Each phase is guided by a team of seasoned professionals who have delivered over 10 award-winning municipal and mixed-use parking garages across South Florida.

The design and construction process will be managed using our robust suite of integrated software platforms as further described in (4.2.5.5 – Available Resources).

Our proposed project schedule will be broken into distinct design phases, permitting, and construction, with milestone tracking, long-lead procurement timelines, and a rolling 4 to 6 week look-ahead schedule to manage field execution. Assigned personnel include our Vice President as Principal-in-Charge, supported by dedicated Design and Construction Phase Project Managers, Chief Estimator, a full-time Project Manager, and Site Superintendent, all of whom have led similar projects in dense, urban environments. The team’s collaborative history, combined with our real-time field-to-office integration, ensures transparency, schedule control, and accountability throughout every phase of the project.

KVC Constructors, Inc.		KVC		Constructors	
4.2.5.3 - Firm's Current Work load in Progress as of July 31, 2025					
Project Name	Owner	Architect	Contract Amount	% Complete	Scheduled Comp. Date
The Education Center at the Holocaust Memorial	Daniel R. Koffsky Skyline Mgmt. Group, Inc. 40 SW 13th Street, Suite 901 Miami, FL 33130 O 305.573.2626 M 305.439.7778 daniel@skylinemgmt.com	Ms. Carey Press Arquitectonica 2900 Oak Avenue Miami, Florida 33133 (305) 372 1812; ext. 1082 cpress@arquitectonica.com	\$14,152,525.00	60.00%	December-25
Cagni Park Phase 1	City of North Miami Mr. Whitney Padote Capital Project Manager Public Works Department 1855 NE 142 Street North Miami, FL 33181 305-893-6511, x14004 MAIN: 305-895-9874 wpadote@northmiamifl.gov	Bermello Ajamil & Partners Kirk J. Olney, Principal, Senior Landscape Architect 2601 South Bayshore Drive 10th Floor Miami, FL 33133 M: 305-859-2050 D: 305.860.3709 kirk.olney@woolpert.com	\$18,130,242.00	30.00%	March-26
9290 West Bay Harbor Condominium	Amidar Residences LLC Mr. Amnon Shalhov 40 Fulton Street, 22nd Floor NY, NY 10038 212.766.9651	Kobi Karp Architecture & Interior Design Mr. Kobi Karp 571 NW 28th Street Miami, FL 33127 305.992.5892 KobiKarp@KobiKarp.com	\$20,000,000.00	Project Start-UP 8/2025	December-26
Total Value of Work in Progress & Under Contract			\$52,282,767.00		
The above is a list of our current work load in progress. Based on the expected completion dates our proposed Project Team for the Harrison Street Parking Garage will be available to assist in the development of the Harrison Street Parking Garage from the Preconstruction phase through the construction completion. KVC Constructors, typically has between 3-6 on going projects. Our philosophy of "Building Relationships Through Quality Services", requires that the principals and upper management be involved in all on going projects. To assure that we deliver quality service we do not take on more work than we can properly over see. This management approach has allowed us to guage the pulse of every project and enabled us to acquire and maintain repeat clients from the day our doors opened on April 1, 2001.					

Ability to Solve Complex Project Issues (4.2.5.4):

KVC's has a straightforward approach to complex foreseen and unforeseen problem solving.

During the preconstruction and design phase we will evaluate the site, the proposed design criteria and any obvious obstacles and do a risk assessment of the project highlighting all issues or conflicts associated with building the Harrison Street Parking Garage. Upon completion of our evaluation a project specific risk assessment management plan will be provided. The plan will not only list the serious issues, and the steps and procedures needed to mitigate and resolve each problem. Our Risk Assessment Management process has allowed us to provide a clear picture for our clients of the potential issues and the answers on the actions owner may need to take if any and what the project Team will do to minimize the impact those risks and conflicts will have on the construction start-up and project completion.

However, during construction there are unfortunately unforeseen conditions which may not be evident until after construction commences. For those unforeseen problems encountered during construction, the ability to pivot and establish a work around procedure to mitigate and resolve issues is essential. Our philosophy and approach of facing a problem head-on with full transparency upon discovery has been successful on all our projects.

Allowing the entire TEAM, to be up to date on unforeseen issues promotes a team approach to problem solving that is effective in finding expedient resolutions. The objective is to not point fingers but rather promote teamwork and problem solving.

Available Resources: (4.2.5.5)

KVC Constructors, Inc. employs a modern, technology-enabled approach to the competitive administration and evaluation of bid packages, supported by decades of regional experience and continuously evolving best practices. Our headquarters spans over 4,000 square feet in Miami Shores, Florida, and is equipped with a centralized server system accessible remotely via VPN by all jobsite offices, ensuring secure and seamless connectivity. Each jobsite is further outfitted with high-speed printers, scanners, iPad's for onsite personnel to support real-time documentation and field coordination.

We utilize industry-leading software platforms to enhance technical performance, transparency, and collaboration across all phases of project execution. **PlanSwift** and **Bluebeam Revu** provide precise quantity takeoffs, collaborative markups, and digital documentation. **Procore** supports project management functions including RFIs, submittals, daily logs, and punch lists and plan management. **Primavera P6** facilitates critical path scheduling and milestone tracking, while **Sage 100** serves as our accounting system, managing job costing, contracts, payroll, and change orders with field-accessible reporting.

For bidding, subcontractor outreach and prequalification, we rely on **Autodesk Building Connected**, **PlanHub**, **Construction Journal**, and **Compass by Bespoke Metrics**. These tools broadcast bid opportunities, track subcontractor responsiveness, and ensure transparency throughout the solicitation process. Our prequalification process is integrated with Compass, leveraging standardized IForm data and Q-Scores to ensure only qualified trade partners advance to evaluation. Each bid is assessed using proprietary scope comparison and leveling tools to normalize inclusions and exclusions, flag inconsistencies, and identify potential risks such as schedule misalignment or incomplete pricing.

KVC's in-house estimating department oversees the full procurement lifecycle—from bid package development to final trade selection, working closely with project managers and designers to conduct live bid reviews and clarify assumptions. Bid competitiveness is further validated through historical benchmarking, cost indexing, and supplier feedback. Early project management involvement ensures a smooth handoff into construction, supporting continuity and risk mitigation.

These integrated systems, combined with KVC's structured cost control methodology and proactive oversight philosophy, have enabled us to deliver over 10 award-winning parking garage projects in complex, urban environments—on time, on budget, and with a proven commitment to quality.

Scheduling Methodology: (4.2.5.6)

KVC's approach to scheduling is through integration of the various aspects of project management through the design, preconstruction, construction and the close-out phases. The integration starts at the earliest planning stages where all known stakeholders are asked to provide their input for a preliminary Design Build project master schedule. The objective of this master schedule is to globally define the project parameters, phases and identify time blocks for major functions, milestones and decisions. The Design Build schedule for the Harrison Parking Garage will be separated into Phases allowing the City of Hollywood and the Design Build Team to track progress from Preconstruction through Close Out and Final Certificate of Occupancy.

The Harrison Street Parking Garage Construction schedule will be phased in the following manner:

Design Builder Selection & Contract Negotiation Phase

This phase will include the time stipulated by the City of Hollywood for design builder award, negotiations and notice to proceed for design.

Design & GMP Phase

The design and GMP phase includes the design development for the parking garage from conceptual plans through permitting and construction plans. This phase will account for all required City of Hollywood design reviews to assure that the expectations and all design criteria elements are incorporated into the final Design. Additionally, the budget will be established and checked concurrently throughout the design development of the project plans stage at the 30% (GMP), 60% and 90% completion.

Permitting Phase

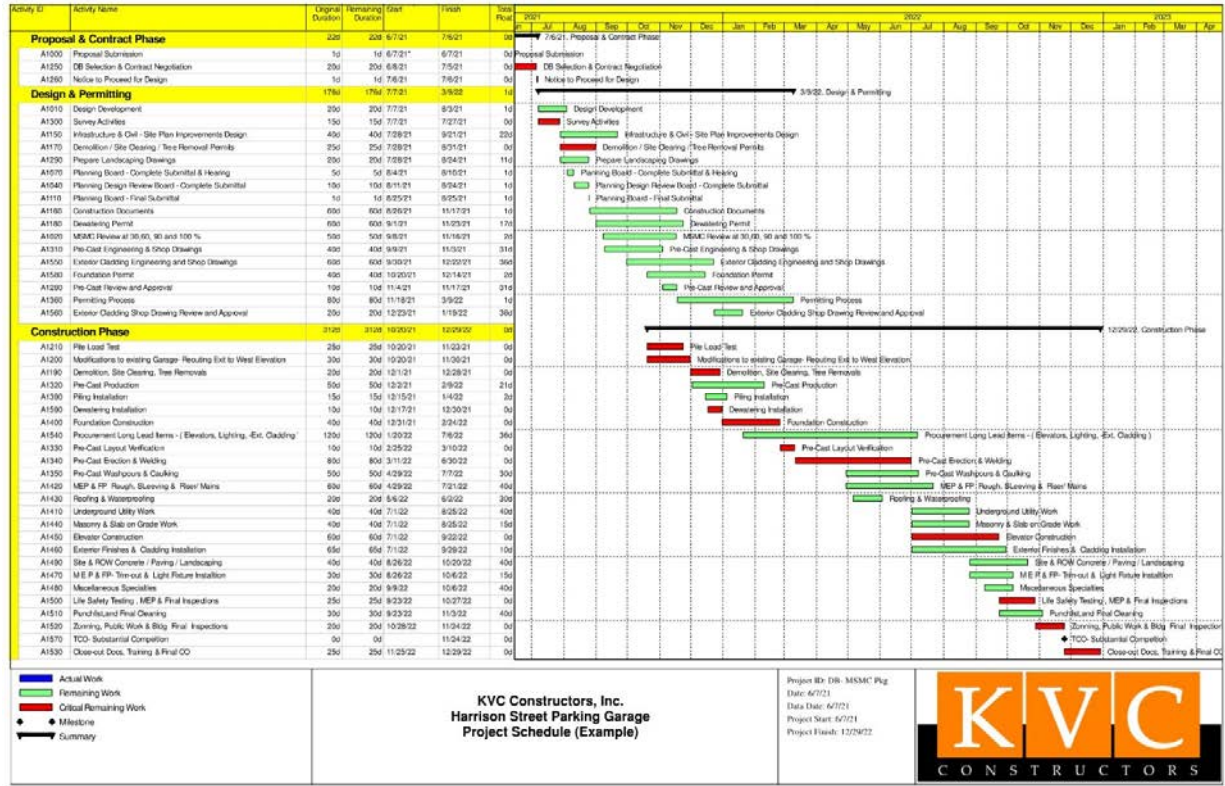
This phase of the design build construction schedule will include a comprehensive list of all the approvals needed by the authorities having jurisdiction to acquire a master permit. If needed and acceptable to the building department a foundation permit activity may be included in the schedule to expedite project start-up and mobilization.

Construction Phase

This phase of the schedule will include a detailed activity list and highlight all major milestones. Some of the **major milestones will include:**

- NTP/Mobilization
- Procurement (Long Lead items, Elevators, Mechanical & Electrical Equipment & Light Fixtures)
- Foundation Completion
- Concrete Shell - Top Out
- Roofing/ Dry-in
- Temporary Power for Testing of Mechanical Equipment and/ or Elevator
- Water Meter Installation – testing of Plumbing Fixtures and Plumbing Final
- Temporary Certificate of Occupancy

In addition to the waterfall critical path schedule layout, the schedule will be grouped by division as well as subcontractor. This level of breakdown is essential to evaluate that all scopes of work are detailed correctly. More importantly it allows for effective evaluations of the work activities, to spot potential delays and any work arounds or accelerations that may be needed to maintain on schedule.



Close-out & Final Inspection Phase

The Close-out document and final inspection phase will list all the documents requirements for approvals by all applicable departments to acquire the Final certificate of Occupancy. Our schedule will also detail all the Final Inspections needed by all departments including Fire Department, Elevator, Public Works, Zoning and Building Department Finals for the issuance of the Final Certificate of Occupancy.

Means and Methods to Minimally Impact Neighborhood, City Operations & Residents: (4.2.5.7)

The team recognizes that the Harrison Street Parking Garage Facility will serve a community that has seen imposing growth in recent years. The team will reach out to the community via City appointed officials and attend any Community Workshops and listen to the concerns of residents relating to the impact of the construction process on their community and provide the construction leadership necessary for the successful completion of the project, including collaboration with the City's staff from the onset of the project. The objective will be to have a significant exchange of information with the public to ensure the maximum possible recognition and acceptance of the final product.

Our approach will be to reach out directly to City staff, local political leaders and community groups, from the outset of the project. Our past successful experience in dealing with the interaction required to implement a municipal project successfully will ensure that this public involvement process is effective. We look to be proactive and inviting while working as a facilitator for drawing out and receiving opinions and ideas from the public.

We will approach the public with the requisite information so that they will understand the activities that will be taking place in and around the jobsite and offer solutions to the issues that are raised with respect to the impact of construction on the community. We will proactively address all local group concerns and will assign a community liaison if it becomes necessary to promulgate information to the public on a very frequent basis. As part of our neighborhood communications efforts our Privacy screening and/ or project signage will include a QR code that can provide information to the public of the activities that will take place and keep the public informed throughout the construction phase.

We can cite the public engagement process we undertook during the construction of the City of South Miami Municipal Parking and Retail Facility as an **example of proactive problem solving that succeeded** in turning public opinion that was previously negative as regarded to the project. In this case, KVC working with city staff and local merchants created a facility for the communication of merchant needs and construction staging needs. At each phase of construction, city staff, a merchant representative and a KVC representative would meet to exchange information, discuss impact and agree on solutions to minimize impact on local businesses. Implementation resulted in the development of signage to direct customers to merchants and the communication of upcoming site activities by the merchant representative to all other merchants. Misunderstandings were eliminated and by the end of the project, the many merchants who had previously objected to the project had become supportive. The key to minimizing the construction impact on the neighborhood, City of Hollywood operations and residents is **FULL TRANSPARENCY** and **CLEAR** lines of **COMMUNICATION**.



Equipment Storage: (4.2.5.8)

Based on our extensive experience in building municipal parking garages in urban settings we know that there is limited space for staging, material and equipment storage. Therefore, our approach is to provide a traffic study that will allow us to evaluate vehicle and pedestrian traffic to and from the project site. With the traffic study data, a Maintenance of Traffic Plan that considers peak traffic time slots will be developed. In past projects with the use of our M.O.T plan we minimize the need for storage areas by scheduling deliveries and placing / hoisting the equipment or materials on the working decks upon arrival to site, eliminating the need for onsite storage. This process will also allow us to minimize the impact of construction on the residents, neighborhood and maintain the site clear of clutter freeing up much needed working areas.

Scheduling and Cost Control Resources & Capabilities: (4.2.5.9)

KVC's approach to scheduling and cost control is through integration of the various aspects of project management through the design and construction phases. The integration starts at the earliest planning stages where all known stakeholders are asked to provide their input for a preliminary project master schedule. The objective of this master schedule is to globally define the project parameters and identify time blocks for major functions and decisions. Schedule and cost control functions are integral because any design rework time due to cost issues impacts the overall schedule for completion. A key element of succeeding in this process is communication between all stake holders. To that end, KVC is committed to employing not only firm and employee expertise but also, the latest technological developments that can offer a cost-effective solution that will contribute to project success.

All project management and estimating functions are supported by the latest computer equipment, software and project management software including but not limited to "Microsoft Office" which is used for General office support. Our estimating department provides accurate and detailed quantity take-offs with **Plan swift** and **Blue Beam estimating software** for computerized quantity take-offs.

We use "**Primavera Project Manager P6**" Software to produce project master and detailed schedules that define milestone dates, procurement of materials, shop drawing processes, sequencing of trades and progress and final inspection processes.

We use "**PROCORE**" Software for project management support and tracking of Requests for Information (RFI's), shop drawing submittals, daily Logs, plans, material expediting logging, meeting agendas/ meeting minutes and punch list.

We use "**Sage 100**" for our accounting system. This system handles receivables, payables, payroll, prime contract and subcontract management, purchase order management, and change order management. This system is fully accessible from our jobsites such that real-time reporting is available. The system is used to produce our job cost reporting and monitoring reports included project job cost summary reports and cost to complete reports.

All KVC jobsites are also equipped with onsite scanners and printers to facilitate documentation and communication of jobsite conditions with the onsite project team.

Record Keeping

Depending on project needs and requirements, most project records are kept at the jobsite with some level of duplication at the main office. This would include contracts, subcontracts and purchase orders and, correspondence. Shop drawings and other job specific records are generally kept at the jobsite. Since we are working from a server based system all electronic records are backed up nightly in the main office server. Accounting records are maintained at the main office unless the client specifically wants a copy of accounting records kept at the jobsite.

Reports, Monitoring Systems and Information Management Systems

Our reporting system is tailored depending on project needs. As a minimum every project will have the following reports updated monthly or more frequently.

- Project Schedule
- Purchasing Schedule
- RFI Log (Report of outstanding items is issued weekly)
- Shop Drawing Log (Report of outstanding items is issued weekly)
- Expediting Log
- Pending / Requested / Owner Changes Log
- Superintendent's daily reports
- OSHA Logs & Forms
- Job Cost summary Report
- Cost to Complete Report which includes monthly job cost review by project manager of the detailed job cost journal to ensure that his project costs are being coded accurately.

The level of cost reporting for a project will be determined by the client's requirements. We have the capability to produce a detailed cost book on a monthly basis which includes reports for current cost and cost to date including all supporting invoices and subcontractor billings as back up documentation. Subcontract audit reports for each subcontract which would include invoicing as well as change orders can also be generated. For some clients the monthly billing is enough.

There are several monitoring reports and logs that are maintained depending on how a project is structured and bought out. These would include the following:

- Construction Document Log (Plan/Spec/Document listing with latest revision and permitting status)
- Inspection Logs
- Soil Testing Log (if any)
- Reinforcing steel and post tensioning delivery logs
- Post Tensioning Equipment Calibration and Stressing Logs (if any)
- Concrete delivery, placement and testing log

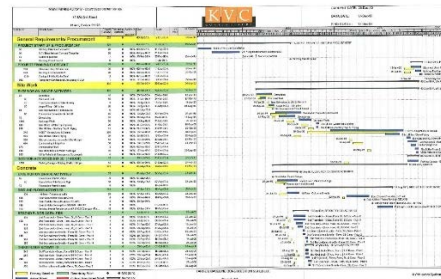
In addition to the above, meeting records are distributed and maintained for progress meetings with the client, subcontractor meetings, safety / toolbox meetings, and any special meetings required for the project.

Development and maintenance of project schedules

We utilize **Primavera P6 software** to develop pre-construction and post award construction schedules for all projects. Schedules are developed with the input of key project staff and senior management and through a series of pre-construction scheduling meetings with the Owner, major subcontractors and suppliers. Schedule logic is reviewed and updated as the project progresses. During pre-construction stages schedules are less detailed but definition of major trade activity and milestones takes place. As the process moves forward schedules are developed with further work breakdown structure sufficiently detailed sufficiently detailed to allow for accurate monitoring of progress; this includes the use of responsibility and area coding as well as crew and cost loading where requested by the client to facilitate the review of the schedule. All work and disciplines must be represented to allow for proper tracking of progress and definition of the critical path. Integral parts of schedule development are identification of major procurement items, long lead items and submittal/approval processes as well as identification of manpower issues and permitting and inspection requirements from the different governing bodies which may have jurisdiction over a project.

After the work has commenced, we update the construction schedule on a bi-weekly basis to coincide with our bi-weekly subcontractor meetings and a 4-6 week look ahead schedule is generated. The 4-6 week look ahead represents a snapshot of what needs to be completed by the next meeting by providing a more detailed and specific view of the activities that are to commence or complete in the immediate future.

When a schedule update indicates slippage, the project team is tasked with identifying the source of slippage and identifying a work around plan with affected trades to regain time lost. With the involvement and input of the project subcontractors our approach of including all parties has proven to be beneficial because most if not all time lost that's within our control is regained. At an appropriate number of days prior to completion KVC's project team will meet with the proper building officials and inspectors to review all pending inspections, close out documents and any miscellaneous requirements that will need to be completed to acquire a Temporary Certificate of Occupancy (TCO) for the facility. These TCO and final inspection meetings result in a list of requirements which is compared against our own TCO checklist and shared with all subcontractors onsite, to confirm concrete commitments in man power if required, and efforts to assure that the project is completed on time.



SAFETY RECORD

KVC is fully committed to a safe operation and an injury-free environment on all jobsites for the benefit of our employees and subcontractors, as well as our clients. Our commitment to employee and jobsite safety is further evidenced by our continued employee education and third-party oversight of jobsites as well as the six (6) USF Safety Recognition Awards we have earned in the last eight years. KVC can proudly state that we have never had a lost time injury on any of our jobsites. Our general safety plan addresses work rules, substance abuse and hazard communication. The implementation of our general safety plan is carried out by an independent safety consultant and the project management staff.



Each project has specific safety requirements determined by site logistics, structural systems and other factors. At project inception the safety consultant together with the project management team and sub-contractors will tailor the safety plan to the needs of the project. This may include the requirement that a subcontractor provides detailed information on erection procedures and safeguards or the simple submission of material safety data sheets

The project staging plan will be implemented taking into account the public safety, maintenance of traffic, material and equipment lay down areas, crane location(s), construction trailer and access into and out of the site. KVC's project team will provide all on site subcontractors with the safety standards, rules and regulations, practices and procedures that must be adhered to by all on-site personnel. Additionally, a risk assessment plan will be completed for the project to itemize all major risks, associated with the project and a plan on how each risk will be handled to minimize the impact on the construction process and daily activities.

An important aspect of any safety program is to communicate the proper message to the employees. KVC accomplishes this through a series of meetings and training sessions which involve everyone from the laborer to the president of the company. KVC realizes that it is important for everyone to be actively involved in safety.

The weekly safety meetings are attended by all field personnel, including subcontractors. These meetings are conducted by the jobsite superintendent and the safety director to address safety issues and upcoming work particular to the project. Everyone is encouraged to provide feedback and ideas in regard to safety on the jobsite.

All KVC personnel are issued a copy of KVC Safety Plan and Policy and are given initial documented training prior to stepping on our jobsites. Safety items such as personal protective equipment, emergency procedures, fall protection, along with company policies and procedures are reviewed. KVC employees and subcontractors are required to wear all the appropriate Personal Protective Equipment (PPE) suitable for the task to be undertaken.

Training programs are provided to employees depending on their assigned work. KVC's safety director conducts in-house training to employees periodically and all KVC field personnel possess, as a minimum, a 10 Hour OSHA training card and most Superintendents have a 30 Hour OSHA training card. Independent third party safety inspections are conducted at all job sites a minimum of twice per month.

Historical Experience Meeting Project Goals: (4.2.5.10)

KVC has an **excellent record of schedule and budget compliance**. The company has completed every project undertaken, on time or early. Recent examples that can be cited include the **Design Build** Mount Sinai Medical Center Parking Garage completed in January 2024; and the City of Miami Beach **Design Build Collins Park** Garage completed for occupancy in October 2020, **Proof that the KVC team delivers** is evident in the references that we acquire from **every** past client, including the (2) **Design Build** projects noted above, which are similar to the Harrison Street Parking Garage and illustrated in detail in Tab C.

Qualified Subcontractors

Qualified Subcontractors are also an integral element of **successful project execution from both a cost and schedule standpoint**. We manage the qualification of bidders with the cost control parameters by first selecting subcontractors and vendors who have a demonstrated ability to complete comparable work competitively, on time and without disputes at the required levels of quality. The first source is the many subcontractors who have been associated with our firm for many years and have created good working relationships through demonstrated performance. However, it is critical to a project's success that we allow for "new blood". This means facilitating bidding opportunities for vendors and subcontractors who have demonstrated ability on similar projects that may only be smaller in contract amount but similar in complexity. Provided a vendor or subcontractor can demonstrate the ability to perform the desired services both technically and fiscally they should be given an opportunity to be part of the project team. Selection of subcontractors and vendors is a critical element to the success of any project. *Achieving budget by selecting second rate suppliers and subcontractors will not ultimately serve the needs of the client, design consultants, users or contractor. The key is aligning the project with entities that can work creatively with the project team to achieve budget objectives without sacrificing quality.*

Assurance of subcontractor adherence to schedule

This is achieved through the use of the project schedule, purchasing and expediting logs and the subcontract management module of the accounting system. Our three-pronged approach is to monitor the subcontractor's ability to comply with schedule by monitoring the purchasing process; the expediting log defines the sequence and timeline for submissions. If the subcontractor's purchasing process is off track as evidenced by untimely or out of sequence submittals, the matter is addressed timely to prevent delays associated with procurement. Field progress is monitored through the progress schedule and observing levels of field labor and progress. If field progress is falling off track the matter is addressed with the subcontractor before it becomes a problem for the project. Finally, adherence to project schedules is further assured using the subcontract management module of our accounting system which provides the project manager with real time reporting on subcontractor billings and the payment process. We have achieved excellent results with subcontractors because of our quick payment policy, however, an integral part of that success is strict adherence to the principal of not allowing subcontractors and suppliers to get ahead on the payment schedule and as a result lose interest in completing or following through on the work.

Cost Control Method for the Pre-Construction Phase: (4.2.5.11)

Cost control methods during the pre-construction phase include review of the documents and preparation of budget estimates at various stages of document development (i.e., Order of Magnitude at early design development, 30%, 60%, and 90%) to assure the project is on track and within the Owner's budget. Constructability issues and jobsite conditions are addressed early in the document development phase to avoid later surprises. Key to the accuracy of early estimates is subcontractor and supplier input and the consideration of alternative materials that may fulfill project requirements more cost effectively.

Cost Control Method for the Construction Phase: (4.2.5.11)

The best method of cost control is good estimating and procurement during the pre-construction phase and aggressive project management during the construction phase. Key elements of cost control include early procurement based on firm pricing and tight subcontract preparation with accurate and thorough scope definitions to avoid change orders for work that was part of the original contract.

Competitively Administering & Evaluating Bid Packages: (4.2.5.12)

KVC Constructors, Inc. employs a modern, technology-enabled approach to the competitive administration and evaluation of bid packages, built upon decades of regional experience and continuously evolving best practices. We utilize robust platforms including Autodesk Building Connected, Plan Hub, and Construction Journal to broadcast bid opportunities, monitor subcontractor responsiveness, and maintain full transparency across solicitation efforts. These tools provide centralized access for subcontractors, while enabling real-time communication, bid tracking, and performance benchmarking. Our prequalification process is integrated with Compass, allowing us to evaluate subcontractors using standardized “1Form” data and risk-based Q-Scores, ensuring only qualified trade partners advance to the bid evaluation stage.

KVC’s in-house estimating department is responsible for the full life cycle of procurement administration—from bid package development and distribution to final trade selection. We develop detailed bid scopes and trade-specific instructions, aligning with design intent and owner objectives. Each bid is evaluated through proprietary scope comparison and leveling tools, which normalize inclusions/exclusions, flag inconsistencies, and identify risk factors such as schedule misalignment or incomplete pricing. Our team conducts live bid review and scope confirmation meetings, often in coordination with project managers and designers, to clarify assumptions and reinforce accountability.

We supplement our process with Bluebeam Revu and Plan Swift, which allow for collaborative markups, real-time measurement validation, and digital documentation of trade coverage. Bid competitiveness is further validated through historical benchmarking, cost indexing, and feedback from key suppliers and vendors. Our process ensures transparency, efficiency, and fairness, while driving maximum value for the client. Finally, early involvement of the project management team in the bid evaluation process ensures smooth handoff and continuity into construction, helping to mitigate risk and ensure alignment across all project phases.

Quality Control & Assurance Plan “Design & Construction”: (4.2.5.13)

The Team will employ a comprehensive firm-wide Quality Control & Assurance Program. The following procedures will be instituted for the project:

Quality Control during the Pre-construction Phase

Our pre-construction quality control function is integral to constructability analysis and design review. During the pre-construction phase we assist in providing quality control for component configurations, material specifications and functional performances during the design and planning stages. We also help to establish project criteria and assure that material selections, construction processes, and proprietary items are identified to provide the best possible project value and quality. Constructability review is an integral part of the pre-construction quality control function.

Quality Control during the Design Phase

Quality control is employed by WA from the onset of the project and is standard protocol for us. Prior to the issuance of a submittal milestone, concept, schematic design, etc. the project manager is tasked with reviewing the submittal for compliance with the agreement, program, code, constructability, and coordination amongst the disciplines. For projects that merit further scrutiny, a separate quality control staff member is assigned to review the project. This individual is experienced in multiple disciplines and is not involved with the project. We have found this set up to be very effective as it brings in a fresh set of eyes and a different perspective. The review comments are electronically generated using Bluebeam software and distributed to team members, internal staff and consultants.

As a result of this process, having in-house engineering for the disciplines of HVAC, plumbing, fire protection and electrical and a stable and long-term staff results in errors & omissions consistently and significantly below industry standards. Public sector clients typically evaluate the performance of design professionals and WA typically receive perfect or high scores for our performance.

Quality Control and Assurance Policies & Procedures

The Team will employ a comprehensive firm-wide Quality Assurance Program. The following procedures will be instituted for the project:

- A kick-off and goals setting meeting is held to review the project scope and determine the requirements for each team member. A project management and quality assurance plan is prepared and agreed upon at the onset of the project design / pre-construction phase.
- At each phase of document submittal, KVC & WA will jointly review the documents and provide comments as required to assist the Owner with respect to plan coordination and completeness of information as well as constructability and budget conformance.
- Project coordination checklists are used for each step of the design / pre-construction phase.
- KVC & WA will assign a quality control manager to review the documents for constructability and general coordination of disciplines. The project manager and quality control manager review the documents for incorporation of all items in the scope of services.

Quality Control during the Construction Phase

KVC's Quality control during the construction phase flows through the procurement process into the implementation process. During the estimating and procurement phase we confirm vendor compliance with project specifications, this is further confirmed during the submittal stage and finally through the inspection process during construction. KVC conducts quality control walkthroughs on a weekly basis. Upon finding a problem the Subcontractor responsible and/or reason for the problem is addressed immediately. To avoid quality control issues as related to finishes, KVC has samples approved and installed on the jobsite when appropriate; these provide the subcontractor with an approved quality control sample of what is expected by the Owner and Architect. Material

testing is an integral part of Construction Phase quality control. To that end, jobsite staff maintains logs that assist in pinpointing deliveries to on-site quality control testing.

Building Code Review / Inspection:

KVC will work closely with WA and the regulatory agencies during the initial stages of the project to define all applicable regulatory requirements. Additionally, the Team will submit documents for review at appropriate stages of the design effort to ensure compliance with regulatory requirements and facilitate the permitting process. During the Construction Phase, KVC will work very closely with the inspecting authorities as well as threshold and special inspectors, to identify areas of concern and implement timely solutions that provide for a smooth and seamless occupancy of the facility.

Pre-Construction Phase Overview

During the Pre-Construction Phase, KVC will review the Project requirements, existing on-site and off-site development, surveys and preliminary budget, and make recommendations to the Owner and the Architect/Engineer of Record (A/E) for the purposes of improving constructability, enhancing project value, assuring budget and schedule compliance or supporting sustainability efforts. KVC will prepare preliminary Project Schedules in accordance with the Contract Documents and in coordination with the City and the A/E, identifying all phases and critical path activities. KVC will, at each remaining design phase, or as the construction documents evolve, review the plans and specifications and advise Owner and the A/E regarding constructability of the design and of any errors, omissions, or conflicts it discovers. KVC will also implement cost control and quality control methodologies during the pre-construction phase.



Construction Phase Overview

During the Construction Phase, KVC will supervise and direct the work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the work in accordance with the Contract Documents. All means and methods, techniques, sequences and procedures for construction will be the responsibility of KVC.

KVC will also manage the selection of subcontractors with cost control parameters by selecting subcontractors and vendors who have a demonstrated ability to complete comparable work competitively, on time and without disputes at the required levels of quality.

Close-out Plan: (4.2.5.14)**Project Close-out**

We provide occupancy coordination with the architects, engineers and the Owner to obtain all inspections and a final occupancy for all phases of construction.

We provide close-out documentation such as as-Built drawings, material and equipment guarantees & warranties, shop drawings, maintenance and operational manuals, and other documents required for close-out.

We also provide equipment and operational Training, including complete training on operation and maintenance of all equipment supplied under our contract. The process of gathering the close-out documentation will start before the project concludes so that the owner can have all required documentation on the first day of use.

Warranty Period Services

A hallmark of KVC's success is our understanding that a building is a living organism that changes in time. With time the client's needs may also change. Our belief is that our commitment to provide service to the client does not end with final payment or the end of the warranty period. We will remain available as a resource to assist in trouble shooting and offering solutions to problems that may arise.

As part of the service that we provide, KVC will provide a **Pre-Warranty Expiration Walk Through**. While the College certainly has very qualified facilities management personnel to look after the facility and notify us if a warranty issue arises; we will provide the City of Hollywood with a pre-warranty expiration walk through, scheduled by KVC at the beginning of the 11th month after the project is turned over. Members of the design and construction team will walk the entire facility with facilities management personnel to make note of and resolve issues that should be covered by the builder's warranty. KVC will then schedule and coordinate any warranty repairs that may be required.

During and after the end of the warranty period, KVC will be available to assist the City of Hollywood in securing any warranty work that may arise and we will get involved in arriving at a solution should a supplier or subcontractor fail to fulfill their obligations

4.2.5.15 – Understanding of the City’s Vulnerability to Climate Change and Sea Level Rise, and Our Goal to Address Resiliency

As the team supporting the City of Hollywood’s recertification under Version 5 of the Florida Green Building Coalition (FGBC) Local Government program, CodeGreen has developed a strong understanding of the City’s sustainability and resilience goals, climate risks, and infrastructure priorities. Our ongoing work with City staff has given us insight into how these goals are being applied across departments and capital projects.

Understanding of Vulnerability

The City of Hollywood faces increasing risk from sea level rise, storm surge, flooding, and heat. According to the City’s published vulnerability assessments:

- Approximately 7.26% of the City’s land is vulnerable under a 1-foot sea level rise scenario (projected between 2040 - 2070)
- This increases to 11.24% under a 2-foot scenario (2060 - 2115)

Public assets affected include:

- 18 City parks, with several exceeding 75% parcel-level vulnerability
- Major roadways, including N 14th Avenue, which is 90% vulnerable at 2 feet
- Fire Rescue Station 40, with limited access during flooding
- Parts of the Hollywood Beach and Central CRA districts
- The Hollywood South Regional Wastewater Treatment Plant, with 5% of the parcel affected at 2 feet of sea level rise

The City also faces challenges from high groundwater levels, aging stormwater infrastructure, heat island effects, and saltwater intrusion, all of which impact the long-term durability of public infrastructure.

Our Goal to Address Resiliency

ConGreen has substantial experience providing sustainability, resilience, and performance consulting to municipal, infrastructure, and parking garage facilities across South Florida and the US. That experience, paired with our comprehensive understanding of resiliency vulnerability and adaptation strategies, and code compliance puts CodeGreen in a unique position to collaborate with the design-build team on developing a future-proof and durable parking facility.

CodeGreen’s role is to support the design-build team by advising on sustainability and resiliency strategies that align with the City’s priorities and project goals. We help ensure that key resilience measures are integrated in a way that is appropriate for the project type, site conditions, and long-term performance expectations.

For the Harrison Street Parking Garage, this includes guidance on:

- **Flood-resilient design approaches**, consistent with ASCE 24-14 and local projections
1350 Broadway, 5th Floor, New York, NY 10018
212.564.7972 codegreen.com

- **Material selection** that accounts for salt exposure, humidity, and heat durability
- **Site strategies** such as permeable paving, native landscaping, and bioswales
- **Infrastructure readiness** for electric vehicle charging and potential solar energy integration
- **Heat mitigation features**, including reflective surfaces and strategic shade

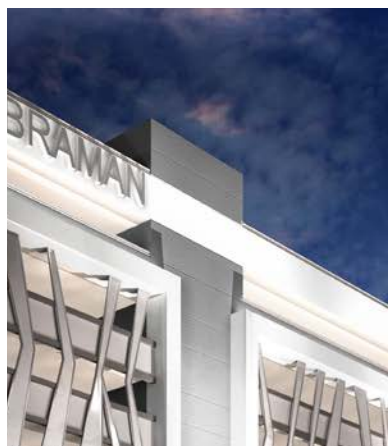
We will also use as reference the City’s broader resilience framework, which emphasizes:

- Assessing risk to critical assets
- Applying resilient design standards
- Planning for long-term operations and maintenance
- Strengthening community-serving infrastructure

By aligning our guidance with these principles, we help the project team deliver an asset that contributes to the City’s long-term vision for a more climate-ready and sustainable built environment.

Conclusion

With direct experience supporting the City’s sustainability and resilience efforts, CodeGreen brings localized insight to the Harrison Street Parking Garage project. Our advisory approach ensures that the design-build team is supported with clear and actionable recommendations that reflect both current climate risks and future adaptation needs.



TAB F



Knowledge of Site and Local Conditions: (4.2.6)

KVC is proud to include KEITH as a key partner on the Harrison Street Parking Garage project. Their local experience—combined with our design-build team’s deep understanding of area logistics, nearby school drop-offs, transit access, and site conditions—brings valuable insight that will directly support the project’s success.

As a long-time partner with the City of Hollywood, KEITH is extensively familiar with the conditions in and around the site for this project. A current KEITH project with the city, Block 57 Young Circle, is underway and just one block away from the proposed site for the Harrison Street Parking Garage. For the Hollywood Block 57 project, KEITH provides civil engineering, geospatial, transportation engineering, utility coordination, and landscape architecture. This has increased the familiarity of KEITH Engineering and our design build team to the area involved.

Experience in Local Areas Affected by Low Elevations: (4.2.6.1)Stormwater Management

KEITH has the expertise to address the complex challenges of stormwater management in low-lying areas vulnerable to tidal influences, heavy rainfall, wind forces, and hurricanes. We are well-versed in identifying and implementing effective stormwater solutions tailored to these conditions. Our team understands the balance required between permitting constraints, limited positive outfalls, budget limitations, and existing drainage patterns. We conduct thorough investigations of site conditions and propose creative, practical alternatives that streamline decision-making. We routinely use Light Detection and Ranging (LiDAR) data for preliminary topographic assessments to identify key low-lying areas. Our engineers apply advanced modeling tools such as EPA SWMM and ICPR software—successfully used across many South Florida projects—to analyze and design effective drainage systems. Additionally, KEITH regularly evaluates and implements National Pollutant Discharge Elimination System (NPDES) Program requirements for various municipalities, ensuring regulatory compliance and long-term system performance.

Experience in local areas affected by low elevations

KEITH has decades of experience helping municipalities address the impacts of low elevation and related stormwater issues. Portions of the area around the Parking Garage site lie within FEMA-designated Special Flood Hazard Areas (SFHAs), particularly along older streets and drainage systems. With elevations generally between 5 and 10 feet above sea level, the area is especially vulnerable to flooding during heavy rainfall. Our team has successfully delivered stormwater solutions for projects with similar conditions, including Hollywood Block 57 Young Circle, the City of Parkland Citywide Stormwater Master Plan and Zone 2 Drainage Study, Pompano Beach Hillsboro Shores Drainage Improvements, the Town of Surfside Abbott Avenue Drainage Project, and the Historic Miramar Drainage System. These projects reflect KEITH’s ability to implement tailored, high-performance stormwater strategies across South Florida.

Local Subcontractors & Suppliers: (4.2.6.2)

KVC has built long-standing relationships with a trusted network of high-performing local subcontractors and suppliers, many of whom have repeatedly delivered high-quality workmanship and reliable material supply on our projects. Our outreach methods include direct solicitations, email invitations, targeted advertisements, and plan room participation, ensuring we consistently receive comprehensive trade coverage and competitive pricing.

To maintain high standards of execution, we conduct live trade review sessions with subcontractors to confirm scope understanding, resolve discrepancies, and align expectations. We further support the local construction ecosystem by hosting small business workshops, prequalification sessions, and community-focused open houses to foster inclusivity and expand participation across economic tiers. This intentional and relationship-driven approach ensures that our teams are supported by qualified trade partners who understand local construction standards, permitting requirements, and client expectations—resulting in timely, quality-driven project execution.

Knowledge of Local Permitting: (4.2.6.3)

To facilitate an orderly flow of our design services, KVC/WA/KEITH utilizes a hands-on approach for permitting, meeting early in the process with regulatory agencies having jurisdiction over the site to evaluate their standards and assess the issues related to their approval process. This City of Hollywood project would be the same. Our team's project approach includes permitting as a specific task in our scheduling process and given the magnitude of the assignment, schedules may be updated more frequently to assure compliance with the overall project schedule. The team's experience in dealing with the regulatory agencies, including the City of Hollywood Building Division, City of Hollywood Division of Planning and Urban Design, City of Hollywood Fire Department, and Broward County, enables us to secure the necessary permits in a most expeditious manner. The initial step is to collect data and research existing approved documents/permits and/or agreements, Utility Atlas Maps or As-builts and review FEMA Maps. We also review GIS information to determine if there are, for example, any wetlands, well-field zones or contaminated sites on the property. Based on the information collected the Design Team also meets with the various Agency representatives to determine their jurisdiction, as well as any specific requirements for the project. We then create a Summary of Permits Log/Schedule listing all the required permits (or other approvals), agencies, agency contacts and the status of each permit/approval.

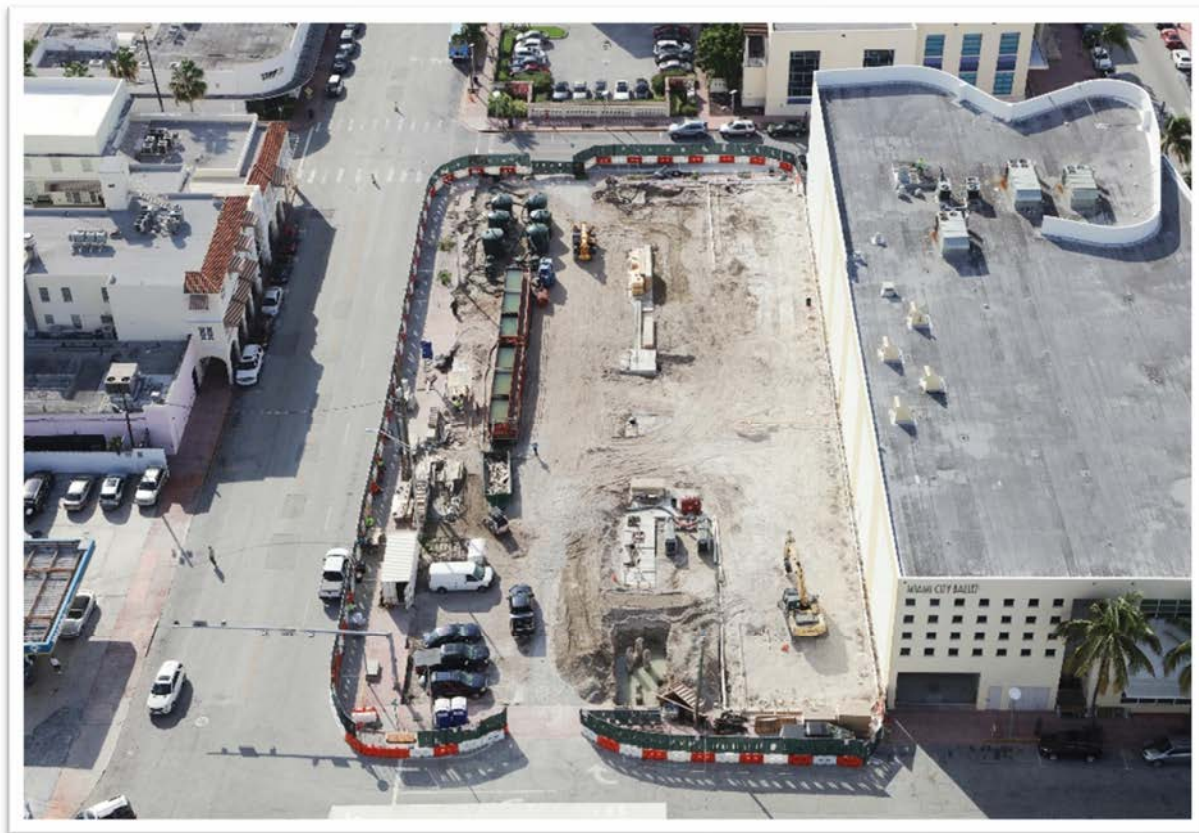
KVC/WA/KEITH then creates a Summary of Permits Log/Schedule listing all the required permits (or other approvals), agencies, agency contacts, and the status of each permit/approval. Our team's approach includes permitting as a specific task in our scheduling process and given the magnitude of the assignment, schedules may be updated more frequently to assure compliance with the overall project schedule. The team's in-depth experience in dealing with regulatory agencies enables us to secure the necessary permits in a most expeditious manner.

Experience in Complex Logistical Challenges: (4.2.6.4)

With the help of our Site Work consultant Keith Engineering and a traffic study we will develop and implement a Logistics and staging plan to facilitate access to and from the site. The Harrison Street Parking garage site is very similar to other South Florida downtown settings we have constructed on. Our Experience will facilitate the development of a complex logistical plan that considers public safety, pedestrian and vehicular traffic, site access points, truck delivery routes, hoisting equipment locations and construction trailer locations. The logistics plan will include sidewalk and parking lane closure, and we will work with the City of Hollywood Public Works department in developing a logistics plan that minimizes construction impact while maintaining public and construction staff safety. Below are some illustrations of projects with complex logistical challenges that our team has executed successfully in the past. We are certain with our prior experiences we are well equipped to successfully manage any logistical challenges that the Harrison Street Parking Garage can present.

Collins Park Garage Miami Beach

Zero lot line construction adjacent to Miami City Ballet and 23rd street major access point to Collins Avenue. Unforeseen ground contamination forcing installation of an onsite water treatment system for dewatering effluent making an already tight site even more congested. Project was completed without incident or negative



impact to the adjoining community.

Museum Garage Miami Design District

Mass excavation and dewatering operation for 72,000 SF basement. Maintaining adjacent commercial retail area open for business without interruption.



Mount Sinai Medical Center Employee Parking Garage Miami Beach.

The new parking structure is straddled to the east by an access road for delivery and emergency vehicles which must be open at all times, and the hospital loop road on the west which must also be kept open at all times. A significant amount of planning and coordination with hospital management was required to coordinate the movement of the crane for each phase of structural erection. In the final phase the crane was required to sit on the loop road which required our team to develop a traffic reroute around an adjacent construction site. The final location of the crane was also the dismantling point for the crane. The reroute of the loop road was coordinated in such a way that the total time frame of traffic reroute was only one week including completion of the structural erection, dismantling of the crane, and reopening of the loop road. The effort was supported by flagmen on the ground and constant communication between the KVC team and hospital management. The process was completed without incident or impact on hospital operations.

To further demonstrate our knowledge of local conditions and how they'll affect the project we've visited the site and have developed a preliminary layout based on the zoning information we've gathered. In the following pages you'll find preliminary site and zoning information we've collected as well as a "conceptual test fit" ground floor and typical floor plans.



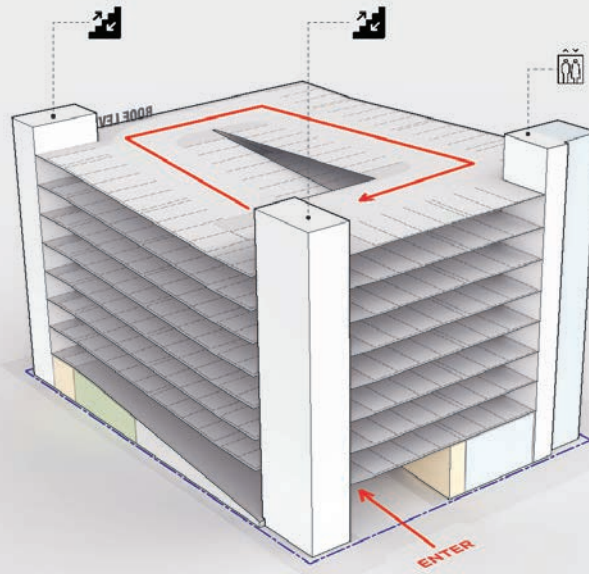
⊕ PRELIMINARY SITE/ZONING INFORMATION:

- THE PROJECT SITE APPEARS TO CONSIST OF TWO (2) CITY OWNED PARCELS. THE 1702-1710 HARRISON STREET PROPERTY (WITH PROPERTY ID: 514215021200) IS APPROXIMATELY 16,019SF. THE 1716 HARRISON STREET PROPERTY (WITH PROPERTY ID: 514215021200) IS APPROXIMATELY 5,122SF. THE COMBINED AREA OF BOTH PROPERTIES IS APPROXIMATELY 21,141SF (.486 ACRES)

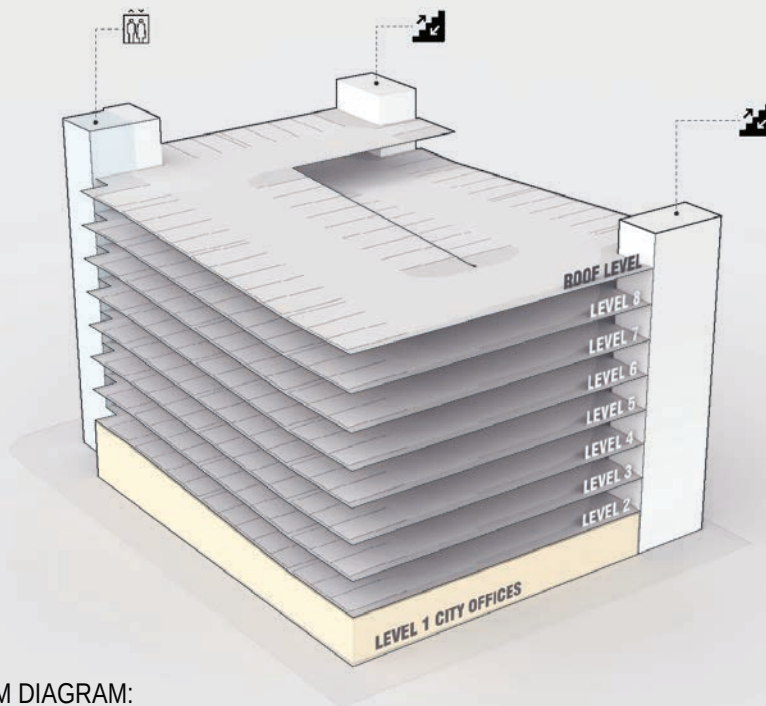
- IN ACCORDANCE WITH THE CITY'S ON-LINE INTERACTIVE ZONING MAP, THE SITE IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT DISTRICT), AND LIES WITHIN THE CENTRAL BUSINESS OVERLAY DISTRICT, AS WELL AS THE DOWNTOWN CORE AND DOWNTOWN CRA.

- SINCE THE PROPERTY IS OWNED BY THE CITY, IN ACCORDANCE WITH THE CITY OF HOLLYWOOD, FLORIDA CODE OF ORDINANCES, SECTION 4.9 GU GOVERNMENT USE DISTRICT REGULATIONS, WHEREAS IT STATES THAT ANY LAND ACQUIRED, OWNED OR LEASED BY THE CITY OR ANY OTHER GOVERNMENTAL ENTITY/AGENCY MAY BE GIVEN A ZONING DESIGNATION OF GU, IT IS ANTICIPATED THAT THE SITE WILL BE REZONED GU.

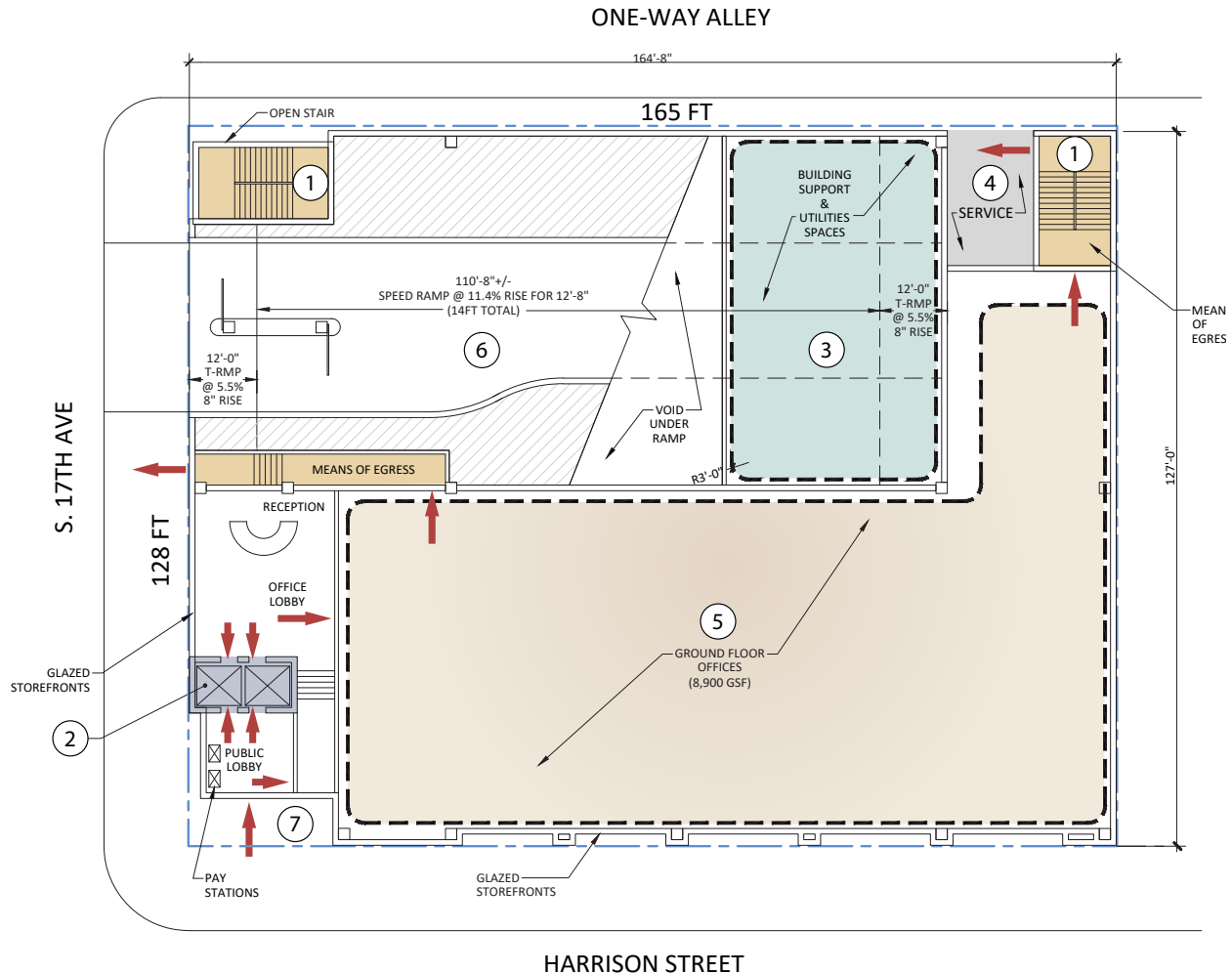
- UNDER GU REGULATIONS, THERE ARE NO MINIMUM PLOT SIZES, NO MAXIMUM HEIGHT RESTRICTIONS, NO MAXIMUM SITE COVERAGE, AND NO MINIMUM REQUIRED SETBACKS OR YARDS, EXCEPT THOSE IMPOSED BY THE CITY COMMISSION.



CIRCULATION DIAGRAM:



PROGRAM DIAGRAM:



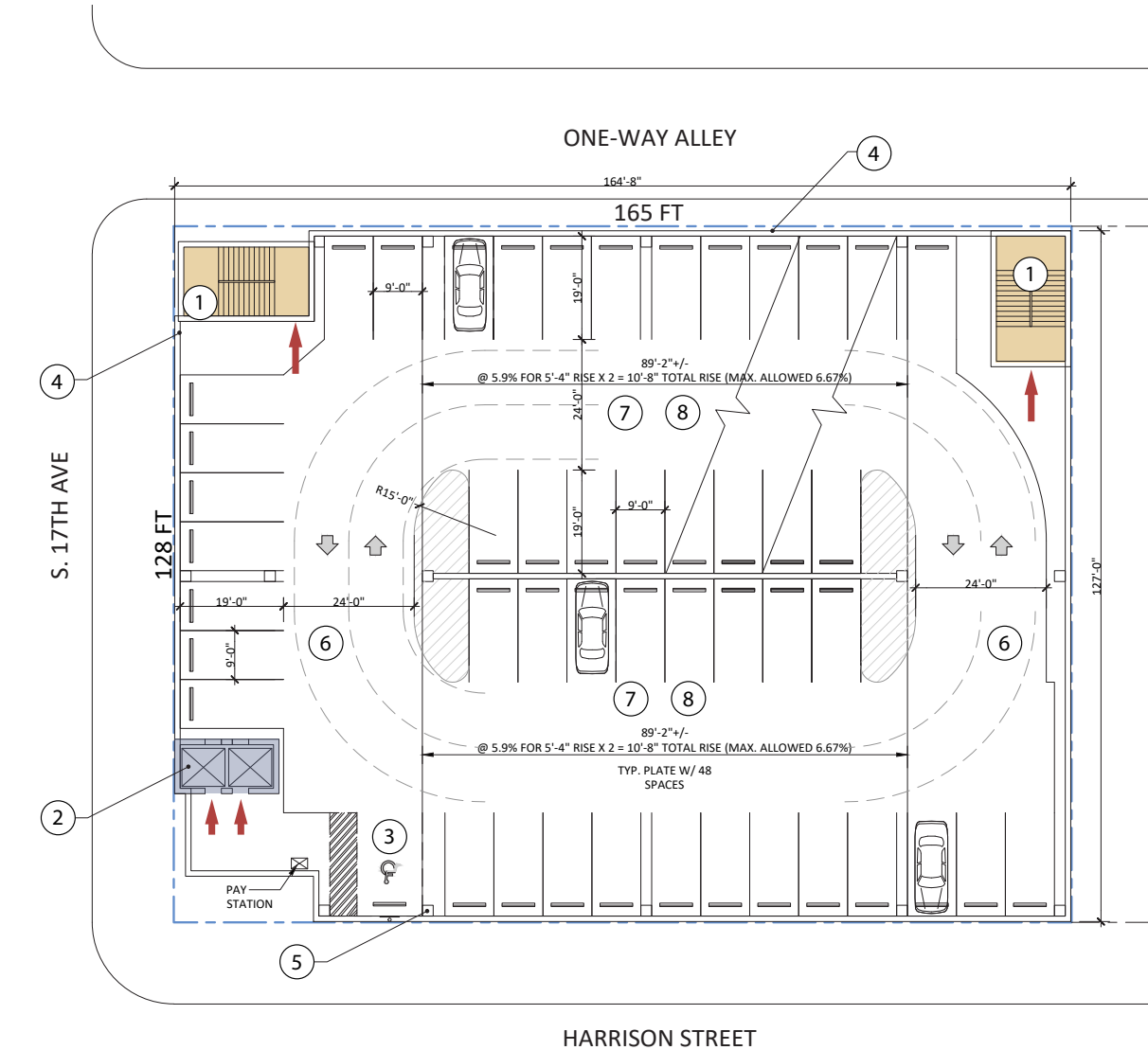
GROUND FLOOR

LEGEND

- | | | |
|---|---|---|
| ① STAIRS LOCATED TO MAXIMIZE PARKING EFFICIENCY. POSSIBLY DESIGN OPEN STAIRS TO ENHANCE SECURITY. | ④ SERVICE ACCESSED FROM ALLEY. | ⑦ PRIMARY PEDESTRIAN ACCESS TO GARAGE AND CITY OFFICES. |
| ② ELEVATOR CORE STRATEGICALLY LOCATED FOR ACCESS. CAN ALSO BE USED AS AN ARCHITECTURAL ELEMENT. DOUBLE ACCESS ELEVATORS ALSO USED FOR ADA COMPLIANCE. | ⑤ CITY OFFICE SPACE FACING PROMINENT HARRISON STREET. CONTIGUOUS AREA PROVIDES FOR SPACE PLANNING EFFICIENCY. FINISH FLOOR ELEVATIONS APPROXIMATELY 3'-0" ABOVE SIDEWALK GRADE TO COMPLY WITH FLOOD CRITERIA. | |
| ③ SUPPORT SPACES, UTILITY ROOMS. | ⑥ VEHICULAR SPEED RAMP. | |

NOTE:

CONCEPTUAL "TEST FIT"/FLOOR PLANS TO DEMONSTRATE GENERAL CONFIGURATION, PARKING COUNT, OFFICE SPACE AVAILABLE FOR CITY OFFICES AND PEDESTRIAN, VEHICULAR AND SERVICE ACCESS POINTS. FURTHER DISCUSSION AND INPUT FROM CITY IS REQUIRED.



TYPICAL FLOOR

LEGEND

- | | | |
|--|--|---|
| ① STAIRS LOCATED TO MAXIMIZE PARKING EFFICIENCY. POSSIBLY OPEN STAIRS TO ENHANCE SECURITY. | ④ PERIMETER OPEN 3-SIDES ALLOWS FOR GARAGE TO BE NATURALLY VENTILATED. | ⑦ SLOPE ALLOWS FOR RAMP TO BE USED FOR MEANS OF EGRESS. |
| ② ELEVATOR CORE STRATEGICALLY LOCATED FOR ACCESS. CAN ALSO BE USED AS AN ARCHITECTURAL ELEMENT. DOUBLE ACCESS ELEVATOR ALSO USED FOR ADA | ⑤ INBOARD COLUMNS REQUIRED TO MEET SITE DIMENSIONS. | ⑧ EFFICIENT DOUBLE-LOADED BAYS. |
| ③ HC. SPACES DIRECTLY ADJACENT TO ELEVATOR CORE. | ⑥ FLAT ENDS SIMPLIFY STRUCTURE AND IS MORE ECONOMICAL TO CONSTRUCT. | |





LEGEND

- 1 STAIRS LOCATED TO MAXIMIZE PARKING EFFICIENCY. POSSIBLY OPEN STAIRS TO ENHANCE SECURITY.
 - 2 ELEVATOR CORE STRATEGICALLY LOCATED FOR ACCESS. CAN ALSO BE USED AS AN ARCHITECTURAL ELEMENT. DOUBLE ACCESS ELEVATOR ALSO USED FOR ADA
 - 3 HC. SPACES DIRECTLY ADJACENT TO ELEVATOR CORE.
 - 4 PERIMETER OPEN 3-SIDES ALLOWS FOR GARAGE TO BE NATURALLY VENTILATED.
 - 5 INBOARD COLUMNS REQUIRED TO MEET SITE DIMENSIONS.
 - 6 FLAT ENDS SIMPLIFY STRUCTURE AND IS MORE ECONOMICAL TO CONSTRUCT.
 - 7 SLOPE ALLOWS FOR RAMP TO BE USED FOR MEANS OF EGRESS.
 - 8 EFFICIENT DOUBLE-LOADED BAYS.



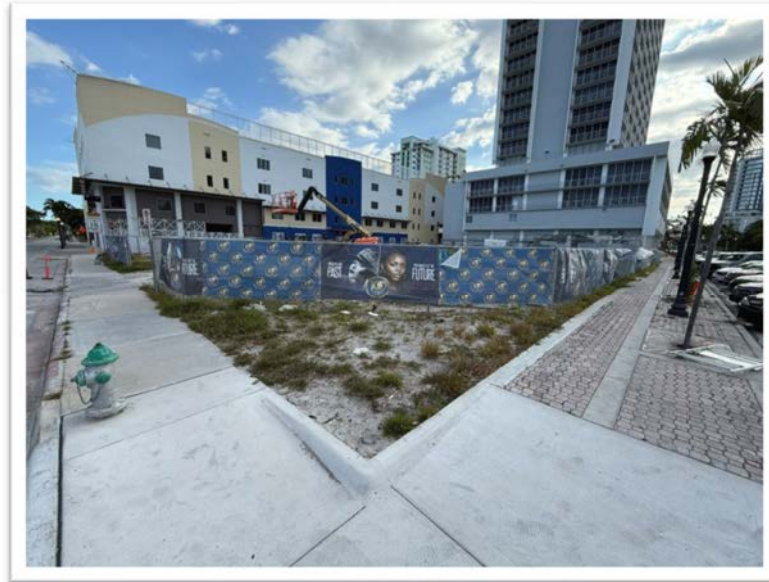


Figure 1: Existing Site (Corner 17th Ave. / Harrison St)

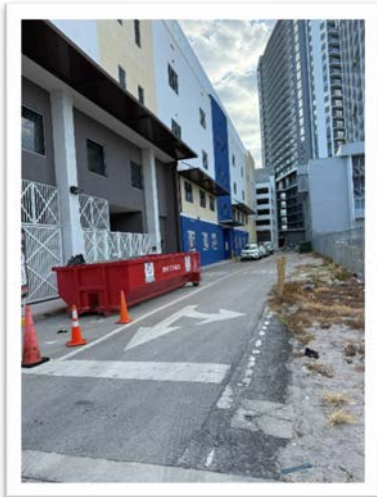


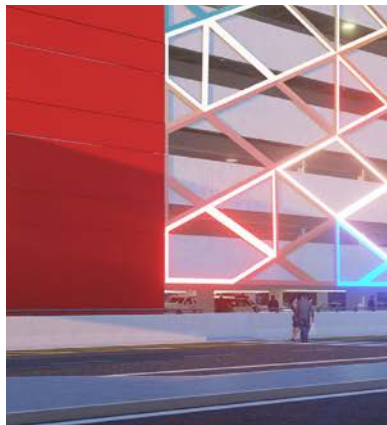
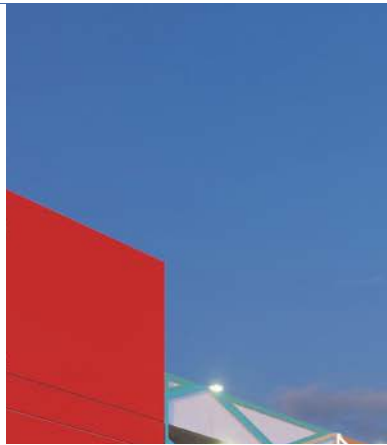
Figure 2: One-Way Alley - Student Dropoff & Stacking



Figure 3: School Dropoff / Loading Zone



Figure 4: School Zone



VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV
 Reference for: KVC Constructors

Organization/Firm Name providing reference: Mt. Sinai Medical Center

Organization/Firm Contact Name: Matt Barnard Title: Associate Vice President

Email: matthew.barnard@msmc.com Phone: 954-873-6064

Name of Referenced Project: Mt. Sinai Medical Center Contract No: _____

Date Services were provided: Start 2018 - Finish 2020 Project Amount: \$31,319,863

Referenced Vendor's role in Project: ☒ Prime Vendor ☐ Subcontractor/
 Subconsultant

Would you use the Vendor again? ☒ Yes ☐ No. Please specify in additional comments

Description of services provided by Vendor (provide additional sheet if necessary):
Design-Build 6 level Precast Parking Structure, 930 Spaces

Please rate your experience with the Vendor	Need Improvement	Satisfactory	Excellent	Not Applicable
Vendor's Quality of Service				
a. Responsive	☐	☐	☒	☐
b. Accuracy	☐	☐	☒	☐
c. Deliverables	☐	☐	☒	☐
Vendor's Organization:				
a. Staff expertise	☐	☐	☒	☐
b. Professionalism	☐	☐	☒	☐
c. Staff turnover	☐	☐	☒	☐
Timeliness/Cost Control of:				
a. Project	☐	☐	☒	☐
b. Deliverables	☐	☐	☒	☐

Additional Comments (provide additional sheet if necessary):

****THIS SECTION FOR CITY USE ONLY****				
Verified via:	Email:	☐	Verbal:	☐
Verified by:	Name:		Title:	
	Department:		Date:	

VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV
 Reference for: KVC Constructors

Organization/Firm Name providing reference:

A3 Atlantic Boulevard, LLC

Organization/Firm Contact Name:

Eric Bartos

Title:

Vice President

Email:

ericbartos@trumpgroup.com

Phone: 305-933-8301; ext 228

Name of Referenced Project:

Estates at Acqualina

Contract No:

Date Services were provided:

Project

Amount: \$19,732,592

Referenced Vendor's role in Project:

☒ Prime Vendor

☐ Subcontractor/
Subconsultant

Would you use the Vendor again?

☒ Yes

☐ No. Please specify in additional comments

Description of services provided by Vendor (provide additional sheet if necessary):

Ten level Precast parking structure with 432 spaces

Please rate your experience with the Vendor	Need Improvement	Satisfactory	Excellent	Not Applicable
Vendor's Quality of Service				
a. Responsive	☐	☐	☒	☐
b. Accuracy	☐	☐	☒	☐
c. Deliverables	☐	☐	☒	☐
Vendor's Organization:				
a. Staff expertise	☐	☐	☒	☐
b. Professionalism	☐	☐	☒	☐
c. Staff turnover	☐	☐	☒	☐
Timeliness/Cost Control of:				
a. Project	☐	☐	☒	☐
b. Deliverables	☐	☐	☒	☐

Additional Comments (provide additional sheet if necessary):

****THIS SECTION FOR CITY USE ONLY****					
Verified via:	Email:	☐	Verbal:	☐	Mail: ☐
Verified by:	Name:				Title:
	Department:				Date:



VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV
 Reference for: KVC Constructors

Organization/Firm Name providing reference: City of Miami Beach

Organization/Firm Contact Name: David Martinez Title: Ast. City Manager

Email: davidmartinez@miamibeachfl.gov Phone: 305-673-7071

Name of Referenced Project: Collins Park Garage Contract No:

Date Services were provided: Start 2018 - Finish 2020 Project Amount: \$23,921,877

Referenced Vendor's role in Project: ☒ Prime Vendor ☐ Subcontractor/
 Subconsultant

Would you use the Vendor again? ☒ Yes ☐ No. Please specify in additional comments

Description of services provided by Vendor (provide additional sheet if necessary):
 Design Build of a seven story facility that contains 185,000 square feet of parking space (516 spaces) and 16,720 square feet of retail space.

Please rate your experience with the Vendor	Need Improvement	Satisfactory	Excellent	Not Applicable
Vendor's Quality of Service				
a. Responsive	☐	☐	☒	☐
b. Accuracy	☐	☐	☒	☐
c. Deliverables	☐	☐	☒	☐
Vendor's Organization:				
a. Staff expertise	☐	☐	☒	☐
b. Professionalism	☐	☐	☒	☐
c. Staff turnover	☐	☐	☒	☐
Timeliness/Cost Control of:				
a. Project	☐	☐	☒	☐
b. Deliverables	☐	☐	☒	☐

Additional Comments (provide additional sheet if necessary):

****THIS SECTION FOR CITY USE ONLY****					
Verified via:	Email:	☐	Verbal:	☐	Mail: ☐
Verified by:	Name:				Title:
	Department:				Date:

VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV
 Reference for: KVC Constructors, Inc.

Organization/Firm Name providing reference: Goldman Properties, 310 NW 26th Street, Suite B, Miami, FL 33127
 Organization/Firm Contact Name: Mr. Victor Sanchez Title: Director of Development & Construction
 Email: Victor.sanchez@goldmanproperties.com Phone: 305-531-4411 or 786-525-6921
 Name of Referenced Project: Wynwood Garage Contract No: _____
 Date Services were provided: 4/2017 - 5/2019 Project Amount: \$26,554,272

Referenced Vendor's role in Project: ☒ Prime Vendor ☐ Subcontractor/
 Subconsultant
 Would you use the Vendor again? ☒ Yes ☐ No. Please specify in additional comments

Description of services provided by Vendor (provide additional sheet if necessary):
Eight level mixed use project including 30,000 SF office, 25,000 SF retail and 428 car parking garage spaces

Please rate your experience with the Vendor	Need Improvement	Satisfactory	Excellent	Not Applicable
Vendor's Quality of Service				
a. Responsive	☐	☐	x	☐
b. Accuracy	☐	☐	x	☐
c. Deliverables	☐	☐	x	☐
Vendor's Organization:				
a. Staff expertise	☐	☐	x	☐
b. Professionalism	☐	☐	x	☐
c. Staff turnover	☐	☐	x	☐
Timeliness/Cost Control of:				
a. Project	☐	☐	x	☐
b. Deliverables	☐	☐	x	☐

Additional Comments (provide additional sheet if necessary):
KVC was an amazing partner on my garage project. Highly professional and knowledgeable.
As a result, i have engaged them on other projects.

****THIS SECTION FOR CITY USE ONLY****				
Verified via:	Email:	☐	Verbal:	☐
Verified by:	Name:		Title:	
	Department:		Date:	



VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV
 Reference for: KVC Constructors

Organization/Firm Name providing reference: Oak Plaza Associates LLC

Organization/Firm Contact Name: Mr. David Holtzman Title: Chief Development Officer
 Email: david@dacra.com Phone: 305-903-1203
 Name of Referenced Project: Museum Garage Contract No: _____
 Date Services were provided: Start 2015 - Finish 2018 Project Amount: \$51,099,014

Referenced Vendor's role in Project: ☒ Prime Vendor ☐ Subcontractor/
 Subconsultant
 Would you use the Vendor again? ☒ Yes ☐ No. Please specify in additional comments

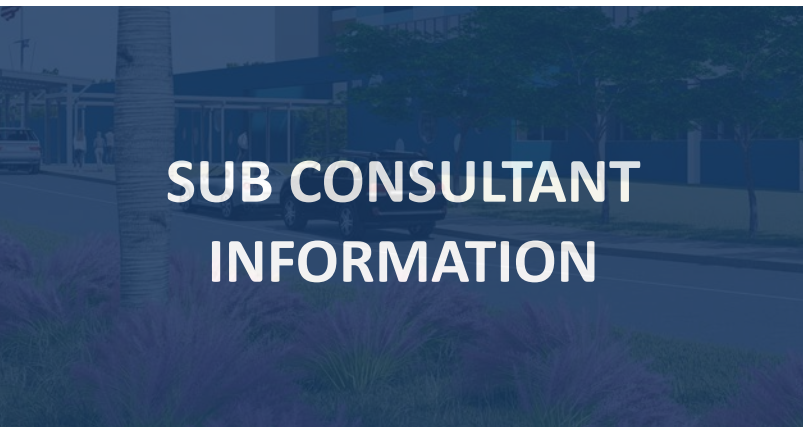
Description of services provided by Vendor (provide additional sheet if necessary):
837 car parking garage with eight levels including basement and 25,000 SF retail

Please rate your experience with the Vendor	Need Improvement	Satisfactory	Excellent	Not Applicable
Vendor's Quality of Service				
a. Responsive	☐	☐	☒	☐
b. Accuracy	☐	☐	☒	☐
c. Deliverables	☐	☐	☒	☐
Vendor's Organization:				
a. Staff expertise	☐	☐	☒	☐
b. Professionalism	☐	☐	☒	☐
c. Staff turnover	☐	☐	☐	☒
Timeliness/Cost Control of:				
a. Project	☐	☐	☒	☐
b. Deliverables	☐	☐	☒	☐

Additional Comments (provide additional sheet if necessary):
WE ENJOY WORKING WITH KVC AND WILL CONTINUE TO DO SO IN THE FUTURE.

THIS SECTION FOR CITY USE ONLY				
Verified via:	Email:	☐	Verbal:	☐
Verified by:	Name:			Title:
	Department:			Date:





Basic Company Information & Years In Business: (4.2.8)

Company Name	Wolfberg Alvarez	Bliss & Nyitray	Keith Engineering	Code Green
Address with zip code	5757 Waterford District Dr. Suite 300 Miami, FL 33126	5835 Waterford District Dr. Suite 400 Miami, FL 33126	301 E Atlantic Boulevard Pompano Beach, FL 33060	1350 Broadway, 5th Floor New York, NY 10018
Telephone and Fax number	305-666-5474	786-269-5862	954-788-3400	561-437-6749
Email address	marcel.morlote@wolfbergalvarez.com	p-zilio@bniengineers.com	SWilliams@KEITHteam.com	cwhitfield@codegreen.com
Name of primary contact	Marcel Morlote	Paul A. Zilio	Steve Williams	Carolina Whitfield
Year in business	49	70	27	50
Scope of Work	Architecture and MEPF	Structural	Civil & Landscape	Sustainability LEED



**Financial Summary Statement: (4.2.9.2)**

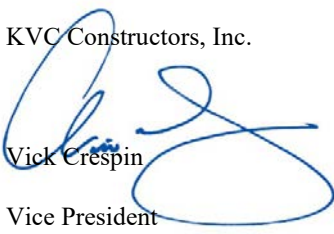
KVC Constructors commenced operations in April of 2001. The firm has experienced continued growth and profitability throughout its history.

The present financial condition of the Company is well capitalized to undertake a book of work significantly above our current book. This is further evidenced by our available bonding capacity. The company and its officers have never been involved in any bankruptcy proceedings nor are there any contemplated.

There are no planned office closures, mergers or lay-offs.

If there are any questions regarding this financial summary statement, please feel free to contact the undersigned at 305.757.7707.

KVC Constructors, Inc.



Vick Crespin

Vice President

Page 1



July 31, 2025

City of Hollywood
Office of Procurement and Contract Compliance
2600 Hollywood Boulevard, Room 303
Hollywood, FL 33020-4807

Re: KVC Constructors, Inc. Bonding Capacity
RFQ-335-25-WV
Design-Build Services for Harrison Street Parking Garage for the
City of Hollywood, Florida (City)

To Whom It May Concern:

We represent KVC Constructors, Inc., in their relationship with their surety bond carrier, Western Surety Company. Western Surety Company has been providing KVC Constructors, Inc. with surety support and services since 2001 and provides a program of surety support inclusive of Single Jobs up to the \$75,000,000 range within a \$140,000,000 Aggregate Program. KVC is held in the highest regards and remains financially viable to execute the above-mentioned project. Support in excess of these parameters will be considered if requested, subject to the Surety's standard underwriting procedures.

The issuance of any specific performance, labor material payment or other bonds on a project is contingent upon confirmation of 100% project financing, receipt and satisfactory review of contract documents, bond forms and relevant underwriting information. Further, the issuance of any bonds is strictly a matter between KVC Constructors, Inc., and Western Surety Company and we assume no liability to you or other parties if, for any reason, Western Surety Company does not approve or execute bonds.

Western Surety Company is listed on the U.S. Treasury Department's current Listing of Approved Sureties (Department Circular 570) and is presently rated A+ XV in the most recent A.M. Best Guide.

KVC Constructors, Inc., enjoys an excellent reputation and we are pleased to have them as a client. Should you need any additional information or clarification, please do not hesitate to contact me.

Very truly yours,


Lisa Betancur
Assistant Vice President, Surety

360 Mount Kemble Ave., 3rd Floor / Morristown, NJ 07960 / 212.233.0010 / NFP.com

Insurance services provided through NFP Property & Casualty Services, Inc., a subsidiary of NFP Corp. (NFP) and Alta Associates, Inc., an affiliate of NFP. Doing business in California as NFP Property & Casualty Insurance Services, Inc. (License # OF15715) and as Hyde Insurance Agency (License # OJ16726).



CITY OF HOLLYWOOD
REQUEST FOR QUALIFICATIONS RFQ 335-25-WV
DESIGN-BUILD SERVICES FOR HARRISON STREET PARKING GARAGE

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

David W Garese, Audrey C Skeen, Maria Rufino, Donna Borja, Brooke A Skeen, Lisa Betancur, Individually

of Sacramento, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 23rd day of September, 2023.



WESTERN SURETY COMPANY

Larry A. Kasten

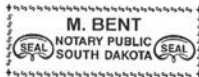
Larry A. Kasten, Vice President

State of South Dakota } ss
County of Minnehaha

On this 23rd day of September, 2023, before me personally came Larry A. Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent

M. Bent, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 31st day of July, 2025.



WESTERN SURETY COMPANY

L. Nelson

L. Nelson, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry A. Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.enasurety.com > Owner / Obligor Services > Validate Bond Coverage, if you want to verify bond authenticity.

Form F4280-6-2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

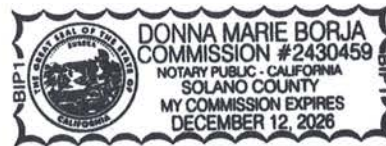
On July 31, 2025 before me, Donna Marie Borja, Notary Public
(insert name and title of the officer)

personally appeared Lisa Betancur,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Donna Marie Borja (Seal)





July 30, 2025

City of Hollywood
Office of Procurement and Contract Compliance
2600 Hollywood Boulevard, Room 303

Re: Design-Build Services for Harrison Street Parking Garage for the City of Hollywood, Florida (City)
RFQ-335-25-WV
KVC Constructors, Inc. – Insurance

With the attached certificate, our agency is providing evidence that our client, KVC Constructors, Inc, carries the required insurance coverage and risk-transfer endorsements required on the RFQ for the above-referenced project. This includes but is not limited to all property & casualty requirements, professional liability, pollution liability, cyber liability, worker's compensation and builder's risk. Please advise if our office can be of any further assistance.

Kindest Regards,

James E. Powell, CIC
Managing Partner

2201 SE 30th Avenue, Suite 100
Ocala, Florida 34471
(352) 368-1051



KVCCONS-01

BERNARDG

CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 7/25/2025

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

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

PRODUCER Insurance Office of America 2201 SE 30th Avenue Suite 101 Ocala, FL 34471		CONTACT NAME: PHONE (A/C, No, Ext): (352) 368-1051 FAX (A/C, No): (352) 368-2309 E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : Transportation Insurance Company	
		INSURER B : Travelers Property Casualty Company of America	
		INSURER C : Continental Casualty Company	
		INSURER D : Evanston Insurance Company	
		INSURER E :	
		INSURER F :	

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	X	X	6081794389	11/1/2024	11/1/2025
						EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	X	X	6043531566	11/1/2024	11/1/2025
						COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED ☒ RETENTION \$ 10,000	X	X	CUP8S14494624NF	11/1/2024	11/1/2025
						EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	6043531597	11/1/2024	11/1/2025
						☒ PER STATUTE E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Excess Liability	X	X	FFX7017864771	11/1/2024	11/1/2025
						Each Occur/Aggregate 10,000,000
D	Excess Liability	X	X	MKLV2EUE101963	11/1/2024	11/1/2025
						Each Occur/Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Re: Design-Build Services for Harrison Street Parking Garage - 1702-1710 Harrison St Hollywood FL 33020

Contractor's Pollution Liability - Policy #CPL116203- Crum & Forster Specialty Insurance Company - NAICS #44520 - Effective 11/01/2024 - 11/01/2025

-Limits \$5,000,000 Each Occurrence / \$5,000,000 Aggregate

Professional Liability - Policy #EEO106045 - Crum & Forster Specialty Insurance Company - NAICS #44520 - Effective 11/01/2024 - 11/01/2025 - Limits

\$2,000,000 Each Wrongful Act / \$2,000,000 Aggregate

SEE ATTACHED ACORD 101

CERTIFICATE HOLDER City of Hollywood c/o Office of Procurement Services 2600 Hollywood Blvd, Room 303 Hollywood, FL 33020	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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CITY OF HOLLYWOOD
 REQUEST FOR QUALIFICATIONS RFQ 335-25-WV
 DESIGN-BUILD SERVICES FOR HARRISON STREET PARKING GARAGE

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Cyber Liability - Policy #AB-6705078092 - At-Bay Specialty Insurance Company - NAICS#19607 -
Effective 11/1/2024 - 11/01/2025 - Aggregate Limit of Insurance \$2,000,000

City of Hollywood is included as an additional insured with regard to General Liability and Excess Liability policies, on a primary and non-contributory basis, when required by written contract or governmental permit, with respect to claims arising from the operations of the named insured. Waiver of Subrogation applies in favor of the holder regarding the General Liability, Excess Liability, Commercial Auto, and Workers Compensation policies referenced above. City of Hollywood is included as an additional insured on Automobile Liability when required by written contract. 30 days' prior to cancellation or modification of any stipulated coverage notice applies.

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**Legal Proceedings & Performance – Others, Bankruptcies, Termination & Bond: (4.2.10.3 – 4.2.10.6)**

KVC Constructors Inc. confirms that, within the past five (5) years, there have been no lawsuits, administrative proceedings, or hearings initiated by the National Labor Relations Board or any similar state agency concerning the firm's labor practices. Likewise, there have been no such actions initiated by the Occupational Safety and Health Administration regarding the company's project safety practices. KVC Constructors Inc. has never had a bankruptcy petition filed in its name, whether voluntarily or involuntarily. The firm has not had any contracts terminated by the other party, nor has it ever been required to use bonding money to complete a project or to pay a subconsultant or supplier.

References:

- 4.2.10.3 — Other proceedings: National Labor Relations Board or similar state agencies
- 4.2.10.4 — Bankruptcies
- 4.2.10.5 — Termination
- 4.2.10.6 — Utilization of bonding money to pay subconsultant or supplier

A handwritten signature in blue ink, appearing to read 'Vick Crespin', is written over a large, empty oval shape.

KVC Constructors Inc.

Vick Crespin, Vice President



Legal Proceedings & Performance – Arbitrations & Lawsuits: (4.2.10.1 & 4.2.10.2)

Litigation history at July 2025

Case No. 2019-011370-CA-01 was filed in late April 2019 and received by our office in early May of 2019. **The matter was handled through our insurance company and dismissed based on settlement.**

Case No. 2019-030692-CA-01 was filed in late April 2019 and received by our office in early May of 2019. **The matter was handled through our insurance company and voluntarily dismissed with prejudice.**

Case No. 2021-011816-CA-01 Florida Bar No.: 283886 was filed in Mid-May 2021 and received by our office on June 4th, 2021. **This matter was handled through our insurance company and is settled.**

Case No. 2023-009592-CA-01 was filed in March 2023 and amended in June 2023 and received by our office on August 18, 2023. **This matter was handled through our insurance company and is settled.**

Case No. 2023-019804-CA-01 was filed in July 2023 and received by our office on August 21, 2023. **This matter is being handled through our insurance company and is still pending.**

Case No. 2025-012548-CA-01 was filed on July 1, 2025, and received by our office on July 14, 2025. **This matter is being handled through our insurance company and is still pending.**

Case No. 2023-019804-CA-01

Oscar Felipe Fernandez, and individual, Plaintiff v.

CITY OF DORAL, a political subdivision of the State of Florida, KVC CONSTRUCTORS, INC., a Florida Profit Corporation, and A&A BUILDERS OF FLORIDA, LLC, a Florida Limited Liability Company, Defendants

Status: **PENDING**

This is a personal injury claim filed against KVC Constructors, Inc. and other parties as noted above at the Doral Cultural Center project where an inspector employed by the Threshold Inspection firm is claiming injury due to a shore falling on him. The case was filed in July 2023 and received by our office on August 21, 2023. This matter is being handled through our insurance company and is still pending.

Case No. 2025-012548-CA-01

Mariana Bernstein, Plaintiff v.

KVC Constructors, Inc. et. al.

Status: **PENDING.**

This is a personal injury claim filed against KVC Constructors, Inc. and others at the Aventura Medical Tower project where a member of the public claims to have slipped and fallen. The case was filed on July 1, 2025, and received by our office on July 14, 2025. This matter is being handled through our insurance company and is still pending. **Our attorneys are in the process of filing a motion for dismissal.**

KVC CONSTRUCTORS

9499 NE 2ND AVENUE | Miami Shores, FL 33138 | p. 305-757-7707 | f. 305-575-7701

WWW.KVCSTRUCTORS.COM