



DESIGN BUILD SERVICES FOR HARRISON STREET PARKING GARAGE

RFQ-335-25-WV
AUGUST 5, 2025



KallerArchitecture



**THE SAME TEAM THAT DESIGNED &
BUILT NEBRASKA STREET GARAGE**

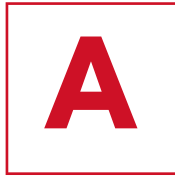


TABLE OF CONTENTS



PARTNERS PROVIDING OPTIONS



TAB A: TABLE OF CONTENTS



TAB A	Table of Contents	2
TAB B	Executive Summary	4
TAB C	Firm Qualifications and Experience	11
TAB D	Organizational Profile & Project Team Qualifications.....	37
TAB E	Approach to Scope of Work	81
TAB F	Knowledge of the Site and Local Conditions	95
TAB G	References – Vendor Reference Form	99
TAB H	Sub Consultant Information.....	110
TAB I	Financial Resources.....	122
TAB J	Legal Proceedings and Performance	125

B

EXECUTIVE SUMMARY



PARTNERS PROVIDING OPTIONS





500 East Broward Boulevard | #1710
Fort Lauderdale, FL 33394
☎ 954.320.7022 | 📠 954.320.7025
www.kaufmanlynn.com
CGC 021732

William Varandas, Senior Purchasing Agent
City of Hollywood, Office of Procurement Services
2600 Hollywood Blvd., Suite 303
Hollywood, FL 33020

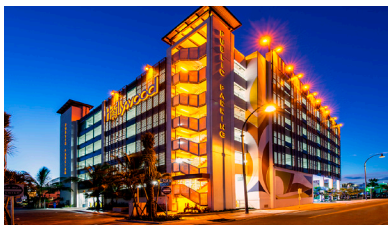
August 5, 2025

Re: RFQ-335-25-WV - Design-Build Services for Harrison Street Parking Garage

Dear Mr. Varandas and Members of the Selection Committee,

Kaufman Lynn Construction (KL) is a full-service general contractor founded locally in South Florida with a 36-year track record of successfully completed projects. We specialize in municipal projects and have built dozens of parking garages, including your most recent Nebraska Street Parking Garage. Along with our subconsultant partners Kaller Architecture and DESMAN, we are confident that you will conclude that we are the best choice to provide design build services for Harrison Street Parking Garage for the following reasons.

Partners with the Right Experience



KL **DESMAN** KallerArchitecture

A Proven Parking Garage Team

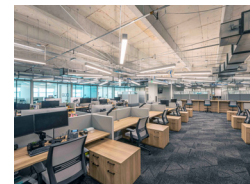
This **SAME TEAM** of KL, Kaller Architecture and DESMAN completed the City of Hollywood's last parking garage project on Nebraska Street. We understand your processes and standards. Our firms have completed hundreds of parking garage projects both here in South Florida and nationally. Further, are proposing the same on-site project team that has experience working together for you!

Optimized for Design-Build Success

With **decades of experience utilizing the Design-Build delivery method**, the KL team will lead the City in designing and building a parking garage that exceeds expectations. Our team is DBIA-trained and prides itself in active communication and collaborative engagement with the entire team throughout the process.

Hollywood Expertise

KL has been Hollywood's trusted partner for over 20 years, successfully completing projects ranging from parking garages to public safety complexes and sports fields. We recently completed the Hollywood Library 2nd Floor Buildout, office space located within a traffic circle housing offices for multiple City of Hollywood agencies. Our design partner, Kaller Architecture, is located on Hollywood Blvd. and has played a key role in **defining the style of architecture throughout the City of Hollywood**.



A Custom-Tailored Approach

As you will see in more detail, we have a specific approach to constructing your project and have done our homework to be able to provide the Harrison Street Parking Garage the best results possible. Our approach encompasses all aspects of your site and takes into consideration your list of necessary items from the RFQ, including all technology and sustainability scope items. With our established relationship with both the design team and the area's top subcontractors for parking garage components, we will ensure the City of Hollywood gets the best value garage.

Executive Summary Required Information

Design-Builder: Kaufman Lynn Construction

MAIN OFFICE: 3185 South Congress Avenue, Delray Beach, FL 33445

BROWARD OFFICE: 500 East Broward Boulevard, #1710, Fort Lauderdale, FL 33394

OFFICERS:	CEO/Director: Michael Kaufman	CLO/Corporate Secretary: Joshua Atlas
	President: Chris Long	Vice President: Timothy Bonczek
	CFO/Treasurer: Doug Simms	Director: Jack Evans

Architect: Joseph B. Kaller & Associates dba Kaller Architecture

MAIN OFFICE: 2417 Hollywood Blvd, Hollywood, FL 33020

OFFICERS: Manager: Joseph B. Kaller

Parking Garage Specialist: DESMAN

MAIN OFFICE: 3 West 35th Street, 3rd Floor, New York, NY 10001

BROWARD OFFICE: 100 SE 3rd Avenue, 10th Floor, Fort Lauderdale, FL 33394

OFFICERS: President: Steve Rebora
Executive Vice President: Anup Chhabra
Executive Vice President: Tim Tracy

KL is dedicated to the success of the Harrison Street Parking Garage project. We appreciate your thorough consideration of our team's capabilities and proven experience. We look forward to being a reliable, cost-effective and quality partner on this important project for the City of Hollywood.



Sincerely,
Chris L. Long, President

TAB B: EXECUTIVE SUMMARY



DESIGN-BUILDER: KAUFMAN LYNN CONSTRUCTION

1. BASIC COMPANY INFORMATION

- a. Kaufman Lynn Construction, Inc.
- b. Broward Office: 500 East Broward Boulevard, #1710, Fort Lauderdale, FL 33394
Headquarters: 3185 South Congress Avenue, Delray Beach, FL 33445
- c. t: 954-320-7022 | f: 954-320-7025
- d. jzalkin@kaufmanlynn.com
- e. Jeff Zalkin

2. YEARS IN BUSINESS

Kaufman Lynn Construction, Inc. (KL) was founded in South Florida in 1989. We have been in business for 36 years.

3 - 5. LICENSES

Kaller Architecture's Architect's License

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

LICENSE NUMBER: AR0009239

EXPIRATION DATE: FEBRUARY 28, 2027

THE ARCHITECT HEREIN IS LICENSED UNDER THE

PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

KALLER, JOSEPH B

JOSEPH B. KALLER & ASSOCIATES PA

2417 HOLLYWOOD BLVD

HOLLYWOOD FL 33020

ISSUED: 12/02/2024

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

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.

Kaufman Lynn Construction General Contractor's 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

LONG, CHRISTOPHER LEE

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

LICENSE NUMBER: CGC1536884

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/22/2024

Do not alter this document in any form.

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



Kaufman Lynn Construction Certificate of Authority

State of Florida Department of State

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

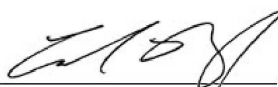
The document number of this corporation is K60557.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 2, 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 Second day of January, 2025*




Secretary of State

Tracking Number: 4844399992CC

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

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

The firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project. We affirm that the team maintains certification and is in good standing with the Florida Department of Business and Professional Regulation. For additional subconsultant's license please see Tab H.

6. NATIONAL, REGIONAL OR LOCAL COMPANY

Kaufman Lynn Construction is a regional company with a satellite office in Bonita Springs. We were founded here in South Florida and have a proven track record of successful projects built for local municipalities, including the City of Hollywood.

7. FIRM DESCRIPTION

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

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

8. YEARS IN BUSINESS

Kaufman Lynn Construction, Inc. (KL) was founded in South Florida in 1989. We are a corporation and have been in business for 36 years.

9. CORPORATION INFORMATION

- a. Date of Incorporation: January 24, 1989
- b. State of Incorporation: Florida
- c. President’s Name: Chris Long

10 - 12. N/A

Kaufman Lynn is not a partnership, individually owned, or a limited liability company.



PARKING GARAGE EXPERTISE



GOLDEN GLADES GARAGE



NEBRASKA ST. GARAGE



POMPANO PIER GARAGE

For a full list of subconsultants’ information, including licenses, please see Tab H.



FIRM QUALIFICATIONS AND EXPERIENCE



PARTNERS PROVIDING OPTIONS



TAB C: FIRM QUALIFICATIONS AND EXPERIENCE



Kaufman Lynn Construction (KL) and Kaller/DESMAN have unique qualifications and experience with municipal parking garages, projects for and in the City of Hollywood, utilizing the design-build delivery method, and operating on tight sites. We will use this experience to benefit your project from day one. The following pages detail our meeting and exceeding the minimum qualifications, show our relevant project experience, and answer all your specific questions from the RFQ.



PARKING GARAGE PROJECTS

This **SAME TEAM** of KL, Kaller Architecture and DESMAN completed the City of Hollywood's last parking garage project on Nebraska Street. We understand your processes and standards. Our firms have completed hundreds of parking garage projects both here in South Florida and nationally.



HOLLYWOOD PROJECTS

KL has been Hollywood's trusted partner for over 20 years, successfully completing projects ranging from parking garages to public safety complexes and sports fields. Our design partner, Kaller Architecture, is located on Hollywood Blvd. and has played a key role in **defining the style of architecture throughout the City of Hollywood.**



DESIGN- BUILD PROJECTS

With **decades of experience utilizing the Design-Build delivery method**, the KL team will lead the City in designing and building a parking garage that exceeds expectations.



ZERO LOT LINE PROJECTS

As a local South Florida company we understand building in dense urban environments. We have visited the site and have a **custom plan for how best to approach your project** with its limited space constraints and close proximity to neighbors.

MINIMUM QUALIFICATIONS

Tab C Required Information

Design-Builder: Kaufman Lynn Construction

ADDRESS: 3185 South Congress Avenue, Delray Beach, FL 33445
PHONE: 561-361-6700
FAX: 561-361-6979
EMAIL: jzalkin@kaufmanlynn.com
WEBSITE: www.kaufmanlynn.com
FIRM SIZE: 220, including 13 management and 42 technical/support staff
YEARS EXPERIENCE: 36
BUSINESS STRUCTURE: S. Corporation

2.8.1 - REGISTRATIONS AND LICENSES

We affirm we are properly registered and in compliance with the Secretary of State in Florida, in addition to being licensed and registered with the Florida Department of Business and Professional Regulation as a general contractor. Please see below sections for our licenses.

2.8.2 - ARCHITECTURE LICENSE

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

LICENSE NUMBER: AR0009239

EXPIRATION DATE: FEBRUARY 28, 2027

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

KALLER, JOSEPH B
 JOSEPH B. KALLER & ASSOCIATES PA
 2417 HOLLYWOOD BLVD
 HOLLYWOOD FL 33020



ISSUED: 12/02/2024

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

2.8.3 - STATE OF FLORIDA LICENSE

State of Florida Department of State

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

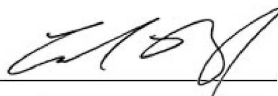
The document number of this corporation is K60557.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 2, 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 Second day of January, 2025*




Secretary of State

Tracking Number: 4844399992CC

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

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

2.8.4 - JUDGMENTS & LAWSUITS

We affirm that our firm and principals have no record of judgments, pending lawsuits against the City or criminal activities involving moral turpitude and do not have any conflicts of interest that have not been waived by the City Commission.

2.8.5 - DEFAULTS & DEBTS

We affirm that neither Firm nor any principal, officer, or stockholder is in arrears or in default of any debt or contract involving the City, (as a party to a contract, or otherwise); nor have failed to perform faithfully on any previous contract with the City.

2.8.6 - GENERAL CONTRACTOR'S LICENSE



2.8.7 - MINIMUM REQUIREMENTS

We meet the Minimum Qualification Requirements as set forth in this RFQ and understand that if awarded the Contract, we will be required to maintain the Minimum Qualification Requirements during the term of the Contract and any contract renewals.





MINIMUM QUALIFICATIONS, CONTINUED

1. FEATURED SIMILAR PROJECTS

Please see the following pages for our featured projects that are similar in nature, including parking garages, design-build projects, projects located in a downtown setting, and municipal parking structures. We have capability to build your project successfully, evidenced by the fact that we built your last parking garage on Nebraska Street.



PARKING GARAGE TEAM EXPERIENCE



GOLDEN GLADES GARAGE



HOLLYWOOD GARAGE



FAU GARAGE III

2. LIST OF COMPLETED PROJECTS

As a proven design-builder of municipal parking garages, we have the experience necessary to complete this project successfully and maximize the City's goals. The following pages contain more details on the completed parking garage projects within the past 5 years:

- **Hollywood Nebraska Street Parking Garage**
- **Brightline Boca Raton Station Parking Garage**
- **Golden Glades Intermodal Transit Center Garage**
- **JM Family Parking Garage**
- **Naples 1st Avenue Parking Garage**
- **Hay Street Parking Garage**

3. RESUMES OF TEAM PERFORMING THE WORK

Please see Tab D for resumes of our complete project team, including KL's Project Manager and Superintendent, as well as our subconsultant team. The same project team that successfully completed Nebraska Street Parking Garage is proposed, offering continuity and team cohesion. Our Project Manager, Cameron Sheedy, has 7 years of experience and worked on the below three similar projects, which include references.

PROJECT MANAGER SIMILAR EXPERIENCE - CAMERON SHEEDY



PROJECT REFERENCES:



BRIGHTLINE BOCA GARAGE

Brian Kronberg
SVP, Development
(305) 521-4805



HOLLYWOOD GARAGE

Moshe Anuar
Sr. Coastal PM
(954) 921-3599



PBSC DENTAL/MEDICAL

James Storms
Asst. Manager, Facilities
(561) 868-3744

4. SIMILAR PROJECTS

Kaufman Lynn Construction (KL) and our subconsultant partners have unique qualifications and experience with parking garages, projects utilizing the design-build GMP delivery method, operating in downtown settings, and municipal parking projects. We will use this experience to benefit your project from day one.



PARKING STRUCTURE EXPERIENCE



DESIGN-BUILD EXPERIENCE



DOWNTOWN SETTING EXPERIENCE



MUNICIPAL PARKING EXPERIENCE

5. UNIQUE SKILLS

KL and our subconsultant partners have designed and built hundreds of parking garages. Our collaborative approach to design-build projects starts with identifying the project needs, optimizing for budget and schedule constraints. We have built numerous projects both in and for the City of Hollywood, including large private projects as well as municipal parking facilities for the City.

We know the City – we know the local nuances – we know the product type. What does this mean for you? We understand your processes and procedures which allows us to focus on getting the results you are looking for.

We will work with you from day one to establish a GMP that is within your budget and also includes everything on the City's wish list. We have a proven and methodical approach to making sure the plan of construction is well thought out and the budget and schedule works for the City of Hollywood.

Approach

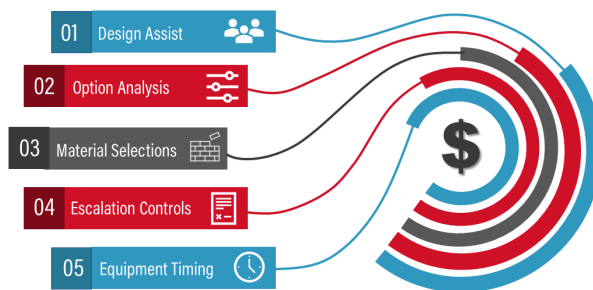
As outlined in detail in this proposal under the approach section, we have already begun our analysis and plan for how to perform the work with a team that has specialists for each section of your project. This proven experience with parking garage design and construction will result in a parking garage that is not only advanced, but built to last.

6. LOCAL SUBCONTRACTOR EXPERIENCE

KL has one of the largest preconstruction/estimating departments in South Florida, which means we can provide the attention this project needs. With multiple parking garage projects completed within the past 5 years, our teams have up-to-date pricing information and established relationships with the area's top subcontractors.

Between COVID-19, supply chain issues, and tariffs over the last few years, construction costs have continued to increase. To combat these rapid, and often erratic shifts in pricing, KL has added several key components to our comprehensive process, listed below:

- 1. DESIGN ASSIST:** Key subcontractors work directly with design engineers to right-size systems
- 2. OPTIONS ANALYSIS:** Provide information on specific building methods
- 3. MATERIAL SELECTION:** In addition to first cost, long-term cost, and durability, we evaluate availability
- 4. ESCALATION CONTROLS:** Obtain subcontractor signatures and Notice to Proceed prior to GMP
- 5. EQUIPMENT TIMING:** Pre-purchase materials and equipment to lock-in prices and assure availability when needed



Municipal Parking Garage

Cast-In-Place Structure

Security Cameras

Storage Rooms

EV Chargers

DESIGNED AND BUILT BY
THE SAME TEAM!



HOLLYWOOD NEBRASKA STREET PARKING GARAGE

HOLLYWOOD, FL

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

Role:	Construction Manager
Completion Date:	September 2019
Construction Schedule:	April 2018 - September 2019
Project Size and Cost:	128,542 SF, 304 spaces \$12.8 million
Original/Final Budget:	\$14 million / \$12.8 million
Savings:	\$1.2 million
GCs, Profit & Overhead:	7.93% CM Fee
Change Orders:	0
Status:	Completed



Parking Garage

Automated Payments

License Plate Readers

EV Chargers



BRIGHTLINE BOCA RATON STATION PARKING GARAGE

BOCA RATON, FL

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

Role:	Construction Manager
Completion Date:	December 2022
Construction Schedule:	November 2021 - December 2022
Project Size and Cost:	146,795 SF, 455 spaces \$14.7 million
Original/Final Budget:	\$15 million / \$14.7 million
Savings:	\$300,000
Fee:	6% CM Fee
Change Orders:	0
Status:	Completed



Parking Garage

Storage Rooms

Security Cameras

EV Chargers



GOLDEN GLADES INTERMODAL TRANSIT CENTER GARAGE

MIAMI, FL

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

Role:	Design Builder
Completion Date:	December 2022
Construction Schedule:	December 2018 - December 2022
Project Size and Cost:	1,028,445 SF, 2,375 spaces \$56.2 million
Original/Final Budget:	\$56.3 million / \$56.2 million
Savings:	\$100,000
GCs, Profit & Overhead:	8.8%
Change Orders:	19 (no impact to GMP, DOP Savings)
Status:	Completed





JM FAMILY PARKING GARAGE

DEERFIELD BEACH, FL

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

Role:	Design Builder
Completion Date:	October 2019
Construction Schedule:	October 2018 - October 2019
Project Size and Cost:	309,572 SF, 831 spaces \$15.3 million
Original/Final Budget:	\$15.3 million / \$15.3 million
Savings:	None
Fee:	6% CM Fee
Change Orders:	0
Status:	Completed



Municipal Parking Garage

Downtown Setting

Parking Guidance System

EV Chargers



NAPLES 1ST AVENUE PARKING GARAGE

NAPLES, FL

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

Role:	Construction Manager
Completion Date:	May 2025
Construction Schedule:	February 2024 - May 2025
Project Size and Cost:	123,146 SF, 366 spaces \$17.2 million
Original/Final Budget:	\$17.2 million / \$17.2 million
Savings:	\$4,082
Fee:	5% CM Fee
Change Orders:	0
Status:	Completed



Municipal Parking Garage

Downtown Setting

Security Cameras

EV Chargers

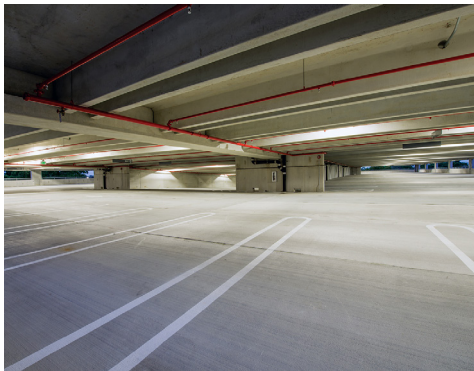


CORAL SPRINGS CITY HALL PARKING GARAGE

CORAL SPRINGS, FL

New construction of a 4-level, 600-space parking garage adjacent to a City Hall. The Municipal Complex was designed with the highest standard of sustainability and energy efficiency within budget. During construction, a pollution prevention plan was incorporated, locally sourced building materials were used, and the natural habitat was preserved. Selective building fenestration with high efficiency glazing, low-flow plumbing, and low-energy light fixtures were used throughout the building and site.

Role:	Construction Manager
Completion Date:	June 2018
Construction Schedule:	June 2016 - June 2018
Project Size and Cost:	217,000 SF, 600 spaces \$34 million
Original/Final Budget:	\$32.8 million / \$34 million
Savings:	None
GCs, Profit & Overhead:	2.8% CM Fee
Change Orders:	30 (owner added scope and technology)
Status:	Completed

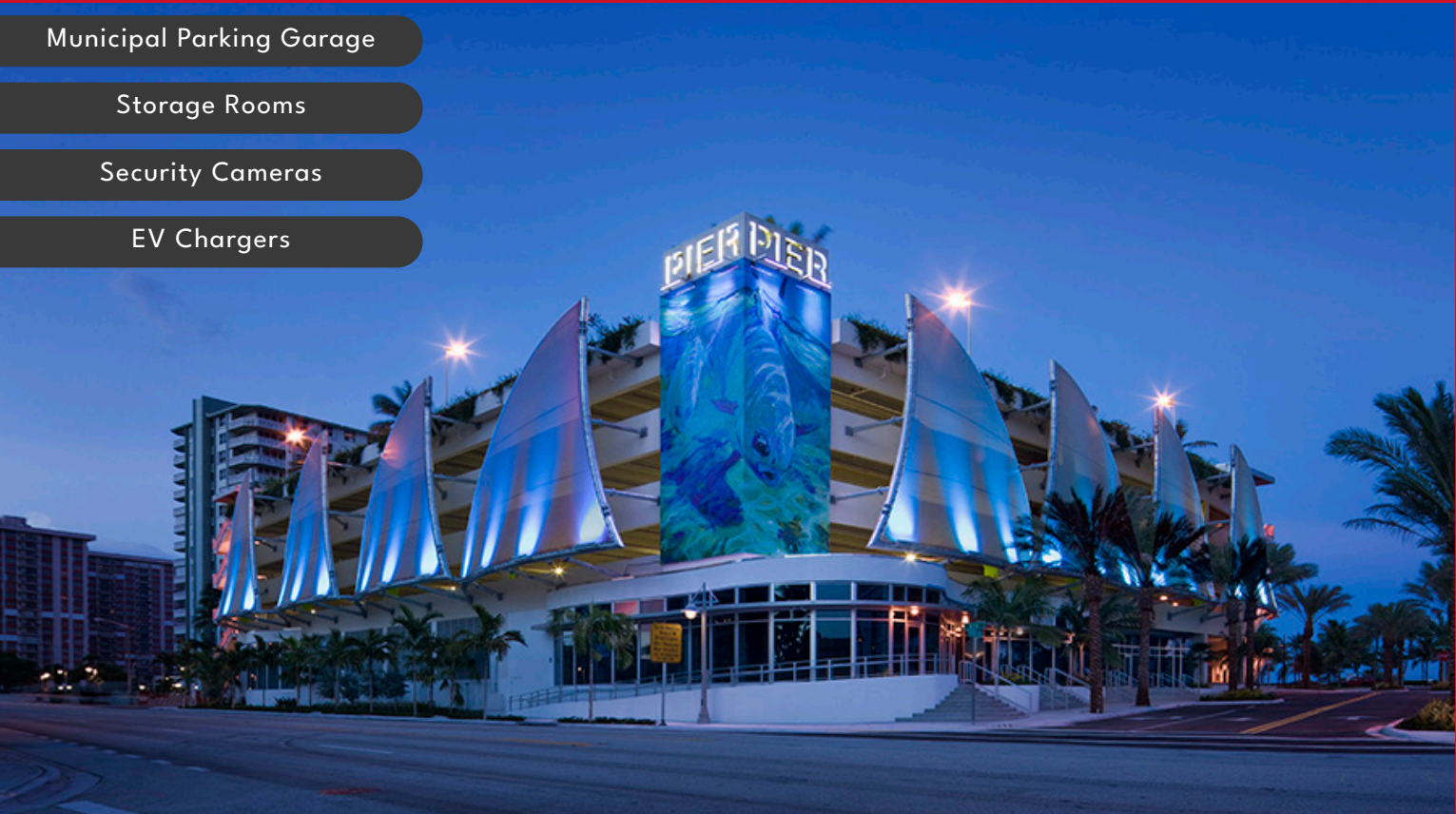


Municipal Parking Garage

Storage Rooms

Security Cameras

EV Chargers



POMPANO BEACH MUNICIPAL PIER PARKING GARAGE

POMPANO BEACH, FL

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

Role:	Design Builder
Completion Date:	June 2016
Construction Schedule:	June 2015 - June 2016
Project Size and Cost:	239,646 SF, 662 spaces \$20.5 million
Original/Final Budget:	\$19.7 million / \$20.5 million (owner added scope)
Savings:	None
GCs, Profit & Overhead:	6.7% CM Fee
Change Orders:	19 (owner added scope)
Status:	Completed



Municipal Parking Garage

Downtown Setting

Security Cameras

EV Chargers



HAY STREET PARKING GARAGE

FAYETTEVILLE, NC

New construction of a 200,000 SF, 5-level, cast in place parking garage with 492 spaces. The garage features a large podium slab to support the future addition of a 5-level hotel and 6-level core and shell office building. The downtown Fayetteville location, proximity to the new baseball stadium and lack of laydown area makes this project logistically challenging.

Role:	Construction Manager
Completion Date:	April 2019
Construction Schedule:	June 2018 - April 2019
Project Size and Cost:	200,000 SF, 492 spaces \$17.5 million
Original/Final Budget:	\$16.4 million / \$17.5 million (owner added scope)
Savings:	None
GCs, Profit & Overhead:	4.5% CM Fee
Change Orders:	15 (owner added scope)
Status:	Completed



FAU PARKING GARAGE III

BOCA RATON, FL

New construction of a 4-story, 1,000 space structural precast concrete parking garage constructed to allow for future retail space on ground floor. Pre-Cast concrete Double T.

Role:	Construction Manager
Completion Date:	December 2013
Construction Schedule:	March 2013 - December 2013
Project Size and Cost:	325,000 SF, 1,000 spaces \$11.5 million
Original/Final Budget:	\$12 million / \$11.5 million
Savings:	\$500,000
GCs, Profit & Overhead:	6% CM Fee
Change Orders:	0
Status:	Completed

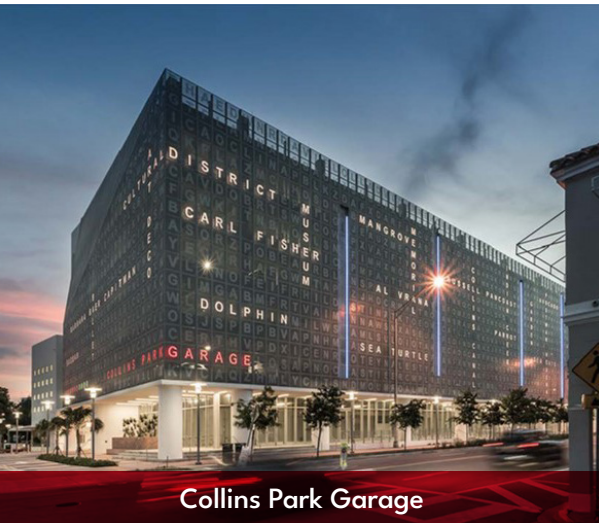




PortMiami Terminal B Garage



Miami Dade College Garage



Collins Park Garage



Reedy Creek Garage



709 Alton Road Garage



PortMiami Terminal A Garage



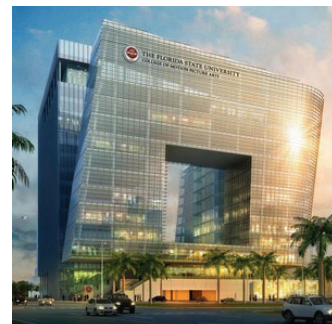
MIA Airport Employee Garage

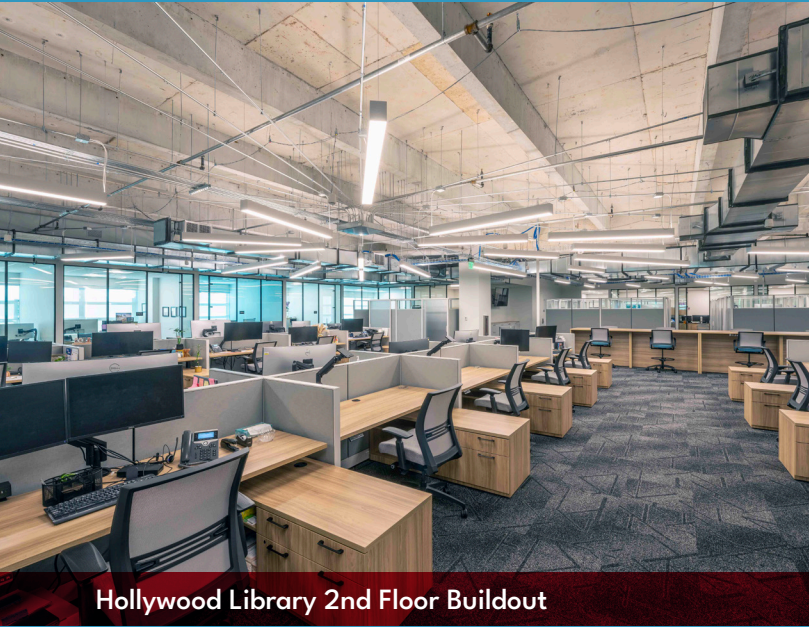
DESMAN



NOTABLE FLORIDA PARKING PROJECTS

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





Hollywood Library 2nd Floor Buildout



Hollywood East



Hollywood Rotary Park



Hollywood 56th Ave. Public Safety Training



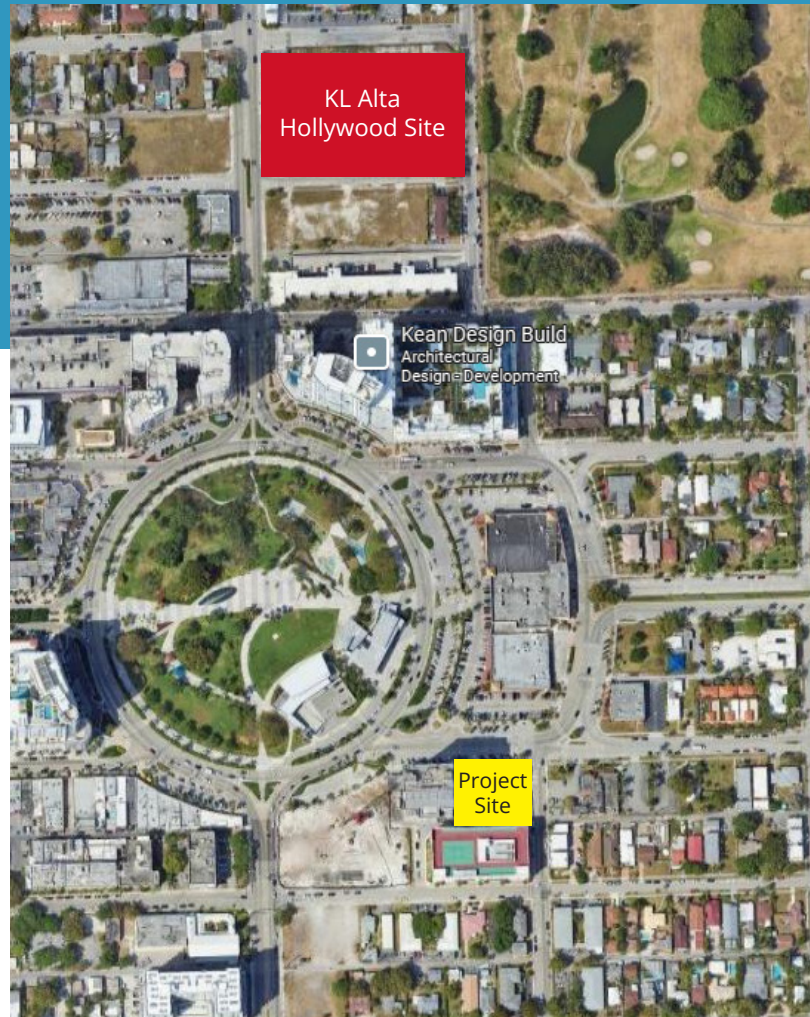
Hollywood Beach Safety Complex



Hollywood Nebraska Street Parking Garage



Hollywood Fire Station #31



ALTA HOLLYWOOD

HOLLYWOOD, FL

New construction of two 18-story towers featuring 466 units and a structured parking podium. This project is in preconstruction and located just a half mile away from your project site. With its close proximity and larger footprint, KL proposes to **use this area for subcontractor parking and a materials laydown area.**

Kaller Hollywood Experience



As a local Hollywood company for over 40 years, Kaller Architecture has played a key role in developing the design vernacular for the City. With over 25 projects both for and in the City of Hollywood, Kaller is a proven design partner that understands the City's processes.

In fact, this is the **same firm that designed both the Nebraska Street and Garfield Street Parking Garages**. Please see below select Hollywood experience for Kaller Architecture.



Hollywood EXPERTS



SELECT KALLER HOLLYWOOD EXPERIENCE

- Nebraska Street Parking Garage
- Garfield Street Parking Garage
- CRA Downtown Parklet Design
- Tyler Street Financial Center
- City National Bank
- Jackson Street Apartments
- Hollywood Bridge
- Bellamar Residences
- Eterna Condo
- Hollytown Townhomes
- Quint Harbor Townhomes
- 1739 Washington St
- Sky Harbor
- Kosher Hotel
- Hotel Sheldon
- Wesley At Fillmore
- Wesley At Jackson
- Wesley At Taylor
- Balboa Homes
- Elm Homes
- Chabad Of Hollywood
- Seacrest Synagogue
- 2-Story Mixed Use Demarco
- Buro Hollywood
- Mg3 Hollywood Office
- CRA Streetends
- Pinnacle at 441



KL has been **utilizing the Design-Build delivery method for over 30 years**. One example of our recent DB Parking Garage success is for the City of Pompano Beach, where we designed and built the award winning Pier Parking Garage. Additionally, Golden Glades Intermodal Parking Garage is one of the largest garages in South Florida. Our staff is DBIA-trained and optimized for Design-Build success.



KL DESIGN BUILD PROJECTS PAST 5 YEARS

- Central Charter School
- Davie Town Hall
- Don Soffer Aventura High School
- Golden Glades Intermodal Parking Garage
- Greenacres EOC
- JM Family Complex and Parking Garage
- Jupiter Cinquez Park Fire Station
- Jupiter Piatt Place and Cinquez Park Fire Stations
- KL Office Headquarters
- Pompano Beach Municipal Pier Parking Garage
- Vida Kannapolis
- Riviera Beach Fire Station 88
- Riviera Beach Fire Station 87
- Riviera Beach Fire Station 86 and Water Storage Tank
- Royal Palm Beach Recreation Center
- Cutler Bay Legacy Park

Design Build EXPERTS





D

ORGANIZATIONAL PROFILE & PROJECT TEAM QUALIFICATIONS



PARTNERS PROVIDING OPTIONS



TAB D: ORGANIZATIONAL PROFILE AND PROJECT TEAM QUALIFICATIONS



Same Team!



KallerArchitecture

We are proposing the **same team that designed and built the most recent Hollywood Parking Garage**, located on Nebraska Street.

The team of Kaufman Lynn Construction (KL), Kaller Architecture, and DESMAN already have an established working relationship and are prepared to keep the success going for the City of Hollywood.

Further, KL's on-site project team is the same as Nebraska Street Parking Garage. This offers the City of Hollywood an established team with proven communication strategies and the ability to work together effectively.



Same KL project team!

DESIGN BUILDER: KAUFMAN LYNN CONSTRUCTION



PROJECT TEAM

Project Executive
Marc Savoy

Marc Savoy will
serve as your
primary point of
contact

Project Manager
Cameron Sheedy

Superintendent
Zac Fritzler

KL SUPPORT TEAM

Senior Vice President
Mishel Mako

Design Coordinator
Jeff Zalkin

QC Director
Chase Sammons

Safety Director
Winston Newman

DESIGN LEAD: KALLER ARCHITECTURE



ARCHITECT: KALLER

Principal-in-Charge
Joseph B. Kaller

**Senior Designer/Project
Manager**
Jaime Gianoli

Project Manager
Alejandra Molina-Jackson



PARKING GARAGE SPECIALIST: DESMAN

Project Coordinator
Joseph Kochak

Senior Functional Designer
Timothy Tracy

Structural Engineer
John Judge, P.E.

Parking Technology
Gregory Shumate

Parking Consultant
Christian Luz, P.E.



GEOTECHNICAL ENGINEERING: NV5

Senior Engineer
Alfredo Budik, P.E.

**Senior Geotechnical
Engineer**
Qingyi "Tom" Qian, PHD, P.E.

Geotechnical Engineer
Garfield Wray, P.E.



TRAFFIC ENGINEERING: TRAF TECH

**Senior Transportation
Engineer**
Joaquin E. Vargas, P.E.

**Senior Project
Manager**
Karl B. Peterson, P.E.



CIVIL/LANDSCAPE/SURVEY: MILLER LEGG

Senior Engineer
Joaquin Mojica, P.E.

**Senior Landscape
Architect**
Brian Shore, RLA

Project Engineer
Martin Grinbank

Senior Surveyor
Martin Rossi, PSM

**President / Landscape
Architecture QA/QC**
Michael Kroll, RLA, FASLA

**Survey / SUE Project
Manager**
Sandro Elvir, CST I



SUSTAINABILITY: SOCOTEC



MEPF ENGINEERING: DELTA G

President
George SanJuan, P.E., LEED AP

RELATED EXPERIENCE



HOLLYWOOD NEBRASKA ST. PARKING GARAGE \$13.1 MILLION

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

MIAMI, FL \$56.3 Million

GOLDEN GLADES INTERMODAL PARKING GARAGE

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

BOCA RATON, FL \$27 Million

BOCA RATON BRIGHTLINE STATION/GARAGE

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

BOCA RATON, FL \$11.5 Million

FAU PARKING GARAGE

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



PARKING GARAGES

HOLLYWOOD EXPERIENCE

MARC SAVOY

PROJECT EXECUTIVE

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

EDUCATION

B.S. Building Construction, University of North Florida

YEARS WITH FIRM/TOTAL

21/12

PERCENTAGE ASSIGNED

33%

RELATED EXPERIENCE



HOLLYWOOD NEBRASKA ST. PARKING GARAGE \$13.1 MILLION

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

BOCA RATON, FL \$15.4 Million

BOCA RATON BRIGHTLINE PARKING GARAGE

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

LOXAHATCHEE, FL \$53 Million

PBSC DENTAL/MEDICAL BUILDING

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

JUPITER, FL \$25 Million

MALTZ JUPITER THEATRE

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



PARKING GARAGES

HOLLYWOOD EXPERIENCE

CAMERON SHEEDY

PROJECT MANAGER

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

EDUCATION

B.S. Business Administration, Florida Atlantic University

YEARS WITH FIRM/TOTAL

7/7

PERCENTAGE ASSIGNED

100%



ZAC FRITZLER

SUPERINTENDENT

Zac is an intense, result-oriented, self-starter whose drive and sense of urgency are tempered and disciplined by his concern for the accuracy and quality of his work. Though easy to get along with, Zac knows how to motivate the subcontractors he works with and drive for results. He will be focused on maintaining the required effort for the length of the project. He has experience working with the assigned Project Executive and Project Manager, and served as the closeout superintendent for the City of Hollywood's last parking garage.

EDUCATION

Owosso High School

YEARS WITH FIRM/TOTAL

13/20

PERCENTAGE ASSIGNED

100%

RELATED EXPERIENCE



HOLLYWOOD NEBRASKA ST. PARKING GARAGE

\$13.1 MILLION

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



BOCA RATON, FL

\$15.4 Million

BOCA RATON BRIGHTLINE PARKING GARAGE

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



LOXAHATCHEE, FL

\$53 Million

PBSC DENTAL/MEDICAL BUILDING

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



JUPITER, FL

\$25 Million

MALTZ JUPITER THEATRE

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



PARKING GARAGES



HOLLYWOOD EXPERIENCE

This project team has extensive experience working together, including for the City of Hollywood’s latest parking garage on Nebraska Street. Project Executive Marc Savoy, Project Manager Cam Sheedy, and Superintendent Zac Fritzler are an award-winning team of proven professionals. Their experience collaborating on successful project spans multiple project types, including municipal parking garages, educational projects, complex renovation and additions, and multifamily projects. Please see below some of the of projects this exact same team has worked on together.

	Marc Savoy	Cam Sheedy	Zac Fritzler
Hollywood Nebraska Street Garage	✓	✓	✓
PBSC Dental/Medical Building	✓	✓	✓
PBSC Stair Towers/Facade	✓	✓	✓
Brightline Boca Raton Parking Garage	✓	✓	✓
Maltz Jupiter Theatre	✓	✓	✓
Tower 155		✓	✓



MARC AND CAM HAVE 5
PROJECTS TOGETHER

CAM AND ZAC HAVE 6
PROJECTS TOGETHER

MARC AND ZAC HAVE 5
PROJECTS TOGETHER



RELATED EXPERIENCE



HOLLYWOOD NEBRASKA ST. PARKING GARAGE **\$13.1 MILLION**

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

JEFF ZALKIN

DESIGN COORDINATOR

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

EDUCATION

M.B.A., Florida International University

B.S. University of Florida

YEARS WITH FIRM/TOTAL

27/8

PERCENTAGE ASSIGNED

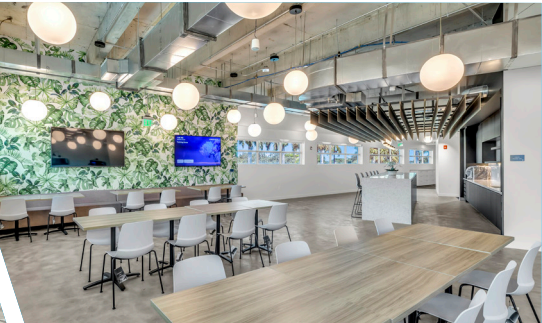
As needed

SELECT PARKING GARAGE EXPERIENCE:

- Boca Raton Brightline Parking Garage | \$15.4 million
- Golden Glades Intermodal Parking Garage | \$56.3 million
- Miami Beach 72nd Street Parking Garage | \$80 million
- Pompano Beach Pier Municipal Parking Garage | \$16.1 million
- Naples 1st Avenue Parking Garage | \$12.1 million
- JM Family Parking Garage | \$15.3 million
- Hollywood 2nd Floor Library Buildout | \$5.8 million
- Office Depot Headquarters Parking Garage | \$150 million
- Lee County Justice Center Parking Garage



PARKING GARAGES



HOLLYWOOD EXPERIENCE



JOSEPH B. KALLER

**AIA, LEED AP BD+C
PRESIDENT & PRINCIPAL**

Joseph B. Kaller serves as President and Managing Principal of the Kaller Architecture in Hollywood, Florida. He has been the Owner and President of the firm for more than 32 years and offers more than 36 years of Architectural, Planning and Interior Design Experience. His experience includes Design, Project Management, Urban Planning, Construction Administration and the Development of Performance Specifications. Joseph provides a very close-knit relationship with all his clients, giving them personalized service always with open lines of communication. Joe listens and researches the client's needs and wants and creates unique suggestions which are functional yet creative, refreshing and inventive. As a result, we have been fortunate enough to have a large majority of our clients become repeat clients. Joseph believes strongly in the integrity of exceptional Architectural Design with sensitivity to the client's needs.

EDUCATION

Bachelor's of Architecture, University of Miami

YEARS WITH FIRM/TOTAL

32 / 36

PERCENTAGE ASSIGNED

33%

RELATED EXPERIENCE

KallerArchitecture



HOLLYWOOD NEBRASKA ST. PARKING GARAGE **\$13.1 MILLION**

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

HOLLYWOOD, FL
\$16.5 Million

GARFIELD STREET PARKING GARAGE
Role: Designer/Project Manager – Conceptual, Design Development, CDs, Construction Admin | The Garfield Garage is a contemporary parking structure designed in a nautical deco style, accommodating approximately 400 vehicles across five levels, with access to activated rooftop areas. The facility is complemented by an adjacent two-story community center that includes public restrooms and a paddle ball pro shop at ground level, with a banquet hall situated on the upper floor.

HOLLYWOOD, FL
\$1.5 Million

SHELDON HOTEL RENOVATION
Role: Designer/Project Manager – Conceptual, Design Development, CDs, Construction Admin | Comprehensive interior and exterior renovation of a four-story, post-war hotel originally built in the 1940s. The project preserved the building's Art Deco character while upgrading all guest rooms, common areas, and building systems to meet contemporary standards. Exterior enhancements included facade restoration, improved accessibility, and upgraded outdoor amenities to enhance the guest experience.

HOLLYWOOD, FL
\$250,000

HOLLYWOOD WOMEN'S CLUB
Role: Designer/Project Manager – Conceptual, Design Development, CDs, Construction Admin | This historic building has served as a dedicated gathering space for the women of Hollywood since 1927. Over the decades, it has hosted countless events, standing as a testament to the civic engagement and cultural contributions of local women throughout the city's history.



PARKING GARAGES

HOLLYWOOD EXPERIENCE



JAIME GIANOLI

SENIOR DESIGNER & PROJECT MANAGER

Jaime Gianoli has been with Kaller Architecture as a Senior Designer and Project Manager since 2011 and was previously with Diez Architecture in Miami for 7+ years. Jaime has extensive experience in the Design and Construction Documents of Multifamily Developments, Public Parks & Facilities, Commercial Development, and Restaurants. Jaime thoroughly understands the Florida Building Code, Construction Methods and other essential to facilitate successful design Projects from Schematic Design, Site Plan Approval and through to Construction Documentation with ease and accuracy. Jaime is also experienced with Civil and Structural systems, allowing for educated input during the design and construction process.

Jaime is extremely client-centric and is sensitive to the client's requests and needs so that our firm may provide the most effective results for the projects.

EDUCATION

B.A. Design in Architectural Studies
Florida International University

YEARS WITH FIRM/TOTAL

14 Years / 21 Years

PERCENTAGE ASSIGNED

1/3

RELATED EXPERIENCE

KallerArchitecture



SEASIDE VILLAGE

Role: Designer/Project Manager – Conceptual, Design Development, CDs, Construction Admin
Cost: \$10,000,000

A 23-unit residential planned development located in North Beach, designed to offer waterfront living with resort-style amenities. The project includes a private marina facility and a landscaped pool deck, enhancing the lifestyle experience for residents. Each building features modern architectural elements, spacious balconies, and direct views of the adjacent waterway. The design emphasizes coastal elegance, efficient site planning, and a seamless connection between indoor and outdoor living.

AVENTURA, FL \$2,600,000

WESTSIDE AVENTURA

Role: Designer/Project Manager – Conceptual, Design Development, Site Plan, CDs, Construction Administration

5-building multifamily development on a 3.9-acre site in Miami-Dade's Ojus Core Subdistrict, featuring 108 apartment units and 6 retail bays across 3–4 story modern structures. The design emphasizes individuality through simple, distinctive material treatments, with ample on-grade parking throughout.

NORTH MIAMI, FL \$1,000,000

17200 BISCAYNE

Role: Designer/Project Manager – CDs, Construction Administration
Two 4,000 SF multi-tenant retail buildings on a narrow 0.63-acre site in North Miami Beach. The project addresses steep elevation changes, an irregular corner lot, and proximity to FEC railroad crossings with strategic on-grade parking and site circulation.

Modern in design, the buildings feature unique geometric footprints shaped by the site's constraints and create a distinctive presence along Biscayne Boulevard.

HOLLYWOOD, FL \$6,000,000

HOLLYWOOD INTRACOASTAL BRIDGE

Role: Designer/Project Manager – Conceptual, Design Development, Site Plan, CDs, Construction Administration

Architectural design of new and renovated bridge operator towers on opposite sides of the Hollywood Boulevard Intracoastal Bridge, integrating contemporary aesthetics with critical infrastructure needs. Balancing functionality, environmental, and security considerations, the cohesive design enhances the bridge's identity and earned a National Recognition Award from the American Council of Engineering Companies.



PARKING GARAGES

HOLLYWOOD EXPERIENCE



ALEJANDRA MOLINA-JACKSON

AIA, NCARB, NCIDQ, LEED AP
BD+C, GGP, MBA
PROJECT MANAGER

Alejandra Molina-Jackson joined Kaller Architecture as a Senior Architect and Interior Designer, bringing over two decades of international experience across the U.S. and Latin America. Previously, Alejandra held leadership roles at globally recognized firms including Arquitectonica, Arcadis International, and HOK, overseeing large-scale projects in multifamily residential, institutional, commercial, hospitality, and transportation sectors.

Alejandra is deeply client-focused and brings exceptional leadership skills, having managed multidisciplinary teams on projects ranging from luxury towers like 444 Brickell to government infrastructure and educational facilities. Bilingual in Spanish and English, and with active credentials in both the U.S. and Argentina, Alejandra offers a global, thoughtful approach to design excellence.

EDUCATION

Masters of Architecture
Mar del Plata, National University
Argentina

YEARS WITH FIRM/TOTAL

1 Year / 25 Years

PERCENTAGE ASSIGNED

1/3

RELATED EXPERIENCE

KallerArchitecture



1177 KANE CONCOURSE

Role: Designer/Project Manager – Design Development, Construction Documents
Cost: \$91,000,000

This mixed-use project in Bay Harbor Miami, features a nine-story mid-rise with 54 high-end luxury condominiums totaling 155,966 GSF of residential space and 21,736 GSF of terraces, 198,237 GSF of parking for 514 vehicles, and 118,239 GSF of office and commercial-retail space. Designed in a U-shape, it frames an open-air courtyard and communal lounge. The building showcases a glass and aluminum facade, terrace balcony enclosures, a rooftop pool deck and recreation terrace, wellness amenities, retail, and food and beverage space.



COCONUT GROVE, FL
\$87,500,000

COCOWALK

Role: Designer/Project Manager – Construction Documents, Construction Administration

As part of the RSP, Beame Design Team, the project involved the renovation of 70,000 SF of the iconic CocoWalk in Coconut Grove, including the open plaza, retail and restaurant spaces, and a three-story parking garage. The redevelopment was completed with the addition of a new five-story, 86,000 SF office building.



DAVIE, FL
\$10,000,000

POSNACK MIDDLE SCHOOL

Role: Designer/Project Manager – Schematic Design, Design Development, Construction Administration

As the final addition to the Posnack campus, a 30,000 SF, three-story private middle school was constructed. The building integrates with the central courtyard and connects seamlessly to the existing campus structures. It features a kosher kitchen for culinary training, a flexible multipurpose space that engages with the surrounding landscape, and a variety of student activity areas in addition to traditional classrooms.



DAVIE, FL
\$20,000,000

ALOFT HOTEL

Role: Designer/Project Manager – Design Development, Construction Documents

A 78,500 SF, five-story hotel in Davie Florida, featuring ground-floor amenities including a restaurant, convention spaces, W XYZ Bar, fitness center, and an outdoor pool with solarium. The project provides parking for 115 vehicles utilizing parking lift technology. The building's bold, modern aesthetic reflects Aloft's vibrant brand identity, with clean lines and an active street presence. Its layout promotes seamless indoor-outdoor connections, enhancing the guest experience through open, light-filled communal spaces.



PARKING GARAGES



HOLLYWOOD EXPERIENCE

RELATED EXPERIENCE



MIAMI INTERNATIONAL AIRPORT/MDAD EMPLOYEE GARAGE

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



JACKSONVILLE, FL
\$30 million

JACKSONVILLE INTERNATIONAL AIRPORT

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



NAPLES, FL
\$11 million

NAPLES 1ST AVENUE PARKING GARAGE

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



MIAMI BEACH, FL
\$22 million

72ND STREET COMMUNITY CENTER & GARAGE

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

JOSEPH KOCHAK

PROJECT COORDINATOR

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

EDUCATION

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

YEARS WITH FIRM/TOTAL

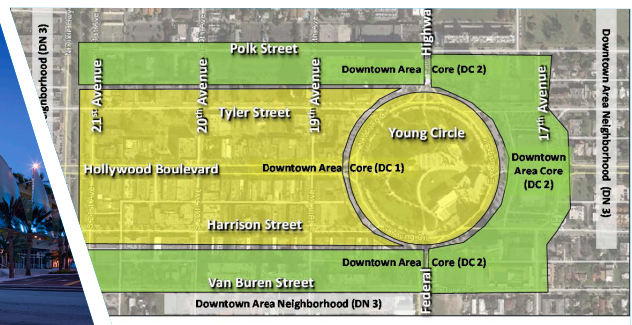
2 / 10

PERCENTAGE ASSIGNED

35%



PARKING GARAGES



HOLLYWOOD EXPERIENCE



TIMOTHY TRACY

SENIOR FUNCTIONAL DESIGNER

Mr. Tracy is an Executive Vice President and oversees the parking planning and feasibility assignments and project management for the firm. He is the Principal-in-Charge for all Florida parking projects. He has designed and managed projects for both public and private clients and has designed and managed a diversified number of projects, developing a wide range of planning studies that include feasibility studies, master planning, parking demand and municipal parking programs. He has been involved in developing parking master plans for institutional, corporate, transportation agencies, municipal and medical facilities. Through this experience, conceptual and functional planning techniques have been applied to integrate internal roadway circulation and access, pedestrian movement and parking garage siting, functional planning and geometrics into short and long-range infrastructure improvements and master plans.

EDUCATION

New Jersey Institute of Technology
B.S. Civil Engineering

YEARS WITH FIRM/TOTAL

27 / 37

PERCENTAGE ASSIGNED

25%

RELATED EXPERIENCE

DESMAN



MIAMI INTERNATIONAL AIRPORT/MDAD EMPLOYEE GARAGE

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

MIAMI, FL
\$27.8 million

COLLINS PARK MIXED-USE GARAGE

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

NAPLES, FL
\$11 million

NAPLES 1ST AVENUE PARKING GARAGE

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

MIAMI BEACH, FL
\$22 million

72ND STREET COMMUNITY CENTER & GARAGE

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



PARKING GARAGES

HOLLYWOOD EXPERIENCE

RELATED EXPERIENCE



NAPLES 1ST AVENUE PARKING GARAGE

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

JOHN JUDGE, PE

STRUCTURAL ENGINEER OF RECORD

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

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

EDUCATION

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

YEARS WITH FIRM/TOTAL

27 / 35

PERCENTAGE ASSIGNED

25%



MIAMI, FL
\$27.6 million

COLLINS PARK MIXED-USE GARAGE

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



PALM BEACH, FL
\$12.8 million

DISTRICT OF THE GARDENS PARKING GARAGE

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



ORLANDO, FL
\$54 million

LAKE NONA HQ OFFICE PARKING GARAGE

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



PARKING GARAGE EXPERTISE

RELATED EXPERIENCE



CITY OF HOLLYWOOD PARKING MASTER PLAN

DESMAN was retained by the City of Hollywood to deliver to the Office of Parking a parking management action plan that outlines in great detail the steps necessary to improve the efficiency and sustainability of the public parking system. The Plan will assess current and future market conditions, review the physical condition of the Office of Parking's assets in downtown Hollywood and along the beach front, and make policy, procedure, rates and fee recommendations which would improve the parking system's performance both operationally and financially.

ROCHESTER, MN \$64,000

CITY OF ROCHESTER, MN PARCS EQUIPMENT

DESMAN was retained by the City to formulate a plan to upgrade the PARCS hardware equipment and facility management software at 6 downtown parking garages with a total of 25 equipped access lanes. DESMAN wrote the performance specifications document used to solicit PARCS system replacement proposal.

PITTSBURGH, PA \$54,400

CITY OF PITTSBURGH, PA PARCS EQUIPMENT

DESMAN was retained by the Public Parking Authority of Pittsburgh to formulate a plan to replace and upgrade the PARCS hardware equipment and facility management software at 10 downtown parking garages consisting of a total of 60 equipped access lanes. DESMAN wrote the performance specifications document used to solicit PARCS system replacement proposal.

CHEVY CHASE, MD \$15,000

CHEVY CHASE LAKE DEVELOPMENT

DESMAN was retained by the Bozzuto Development Company located in Greenbelt, MD to formulate a plan to acquire and install leading-edge PARCS hardware equipment and facility management software for a new underground 1025-space parking garage constructed to support a new mixed-use town center style development which included 100,00SF of retail, including a grocery store, 280 apartments, and 65 condominiums.

GREGORY SHUMATE

PARKING TECHNOLOGY

Greg has over 40 years of professional experience. For eleven years, Greg held various senior level public sector positions in urban planning, economic development, and parking where he was involved in the planning and implementation of public-private partnership projects and the management/operation of public parking assets and programs. Since joining DESMAN in 1995, he has had central involvement in a variety of parking studies and consulting assignments dealing with master planning, supply/demand assessments, market rate studies, project planning, O&M of facilities and systems, new technology applications and deployment, and due diligence fiscal assessments and bond funding feasibility.

EDUCATION

University of Cincinnati
B.S. in Urban Planning & Design

YEARS WITH FIRM/TOTAL

30 / 42

PERCENTAGE ASSIGNED

25%



PARKING GARAGE EXPERTISE



CHRISTIAN LUZ, PE

PARKING CONSULTANT

Mr. Luz leads DESMAN's South Florida office, bringing extensive expertise in parking design, site planning, and transportation consulting. A Professional Engineer, Certified Planner, and Parksmart Advisor, he has contributed to industry-defining publications, including ULI's Shared Parking Manual and the APA's Parking Standards. As a past Chair of the NPA-Parking Consultants Council, he co-authored Parking Geometrics and served as Editor-in-Chief for the 4th Edition of The Dimensions of Parking. Mr. Luz's leadership extends across municipalities, universities, corporate campuses, mixed-use developments, and major transportation hubs, including ports and airports, ensuring innovative, efficient, and sustainable parking solutions.

EDUCATION

University of Wisconsin
M.S. Civil Engineering

YEARS WITH FIRM/TOTAL

12 / 40

PERCENTAGE ASSIGNED

25%

RELATED EXPERIENCE

DESMAN



MIAMI INTERNATIONAL AIRPORT/MDAD EMPLOYEE GARAGE

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

 **MIAMI, FL**
\$27.6 million

COLLINS PARK MIXED-USE GARAGE

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

 **NAPLES, FL**
\$11 million

NAPLES 1ST AVENUE PARKING GARAGE

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

 **MIAMI BEACH, FL**
\$22 million

72ND STREET COMMUNITY CENTER & GARAGE

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



PARKING GARAGES

HOLLYWOOD EXPERIENCE



ALFREDO BUDIK, PE

SENIOR ENGINEER

Mr. Budik is a Florida licensed professional engineer with more than 34 years of experience in geotechnical, foundation and construction materials testing. Mr. Budik has been with the operations since 1991 and has successfully provided these services for municipal, civil, roadways, runways and structures ranging from simple residential housing to over 50-story high-rises.

EDUCATION

Northeastern University, MSCE
Metropolitan University, Venezuela, BSCE

YEARS WITH FIRM/TOTAL

15 / 34+

PERCENTAGE ASSIGNED

60%

RELATED EXPERIENCE



WEST PALM BEACH JUDICIAL CENTER GARAGE

(\$2,000 FEE)

NV5 performed slip coefficient test at the floor slab of the referenced project. The slip coefficient test will be performed at locations determined in the field and in general accordance with ASTM C 1028.07E-1. Friction testing was performed on the concrete slab of the Judge's parking garage at the referenced address after the contractor prepared the surface by grinding the concrete.



MIAMI, FL

\$4M

MARLINS PARKING GARAGE

NV5 performed test excavations in the field, stratify/ classify the soils encountered in the field, collect bulk soil samples for laboratory testing, conduct laboratory tests, provide an opinion about the suitability of the sampled soils for compacted fill, and to prepare an engineering report with the data collected.



MIAMI, FL

\$10M

WYNWOOD 8 LEVEL PARKING GARAGE

NV5's role for this project was to explore the subsurface conditions in order to provide recommendations for foundation design and construction.



AVENTURA, FL

\$10M

AVENTURA PARKING GARAGE

NV5 performed pile load testing, pile monitoring and construction materials testing services. NV5 observed, collected data & analyzed the augercast pile load tests to finalize the design loads provided in our Report.



SUNRISE, FL

\$35M

MIAMI DADE COLLEGE HIALEAH CAMPUS

NV5 responsibilities were to explore the subsurface conditions and to provide recommendations for foundation design and construction. The purpose of the project was to observe the installation of the test piles, monitor the load testing of an 18-inch diameter compression, tension and lateral pile load test.



PARKING GARAGES



HOLLYWOOD EXPERIENCE





QINGYI "TOM" QIAN, PHD, PE

SENIOR GEOTECHNICAL ENGINEER

Dr. Qian has over 15 years experience in civil and geotechnical engineering, and materials testing services. He has served as geotechnical engineer for a variety of projects at the local, state and federal government levels, as well as for commercial projects. These projects have included roadways, embankments, highway and bridge projects, dams, commercial/residential structures. His extensive experience has included soil modeling and testing, foundation design, deep excavation. Review of plans, geotechnical reports, pile/drilled shaft logs, as well as observation of drilled shaft installation are also among his strongest abilities.

EDUCATION

Ph.D., Geotechnical Engineering, Illinois Institute of Technology
 MS, Civil/Geotechnical Engineering, Anhui University of Science & Technology, China
 BS, Civil Engineering, Anhui University of Science & Technology, China,

YEARS WITH FIRM/TOTAL

15 / 3

PERCENTAGE ASSIGNED

65%

RELATED EXPERIENCE



WEST PALM BEACH JUDICIAL CENTER GARAGE
(\$2,000 FEE)

NV5 performed slip coefficient test at the floor slab of the referenced project. The slip coefficient test will be performed at locations determined in the field and in general accordance with ASTM C 1028.07E-1. Friction testing was performed on the concrete slab of the Judge’s parking garage at the referenced address after the contractor prepared the surface by grinding the concrete.

- 
MIAMI, FL
 \$13M
- 
MIAMI, FL
 \$8M
- 
AVENTURA, FL
 \$10M
- 
SUNRISE, FL
 \$35M

- FACTORY TOWN PARKING GARAGE**
 NV5 performed test excavations in the field, stratify/classify the soils encountered in the field, conducted laboratory tests.
- DULCE VIDA 8-LEVEL RESIDENTIAL BUILDING AND 8-LEVEL PARKING GARAGE**
 The project consists of an 8-level residential building with an 8-level detached parking garage structure. NV5’s role for this project was to explore the subsurface conditions in order to provide recommendations for foundation design and construction.
- AVENTURA PARKING GARAGE**
 NV5 performed pile load testing, pile monitoring and construction materials testing services. NV5 observed, collected data & analyzed the augercast pile load tests to finalize the design loads provided in our Report.
- MIAMI DADE COLLEGE HIALEAH CAMPUS**
 NV5 responsibilities were to explore the subsurface conditions and to provide recommendations for foundation design and construction. The purpose of the project was to observe the installation of the test piles, monitor the load testing of an 18-inch diameter compression, tension and lateral pile load test.



PARKING GARAGES

HOLLYWOOD EXPERIENCE



NV5

GARFIELD WRAY, PE

GEOTECHNICAL ENGINEER

Mr. Wray has over 40 years of engineering experience and has provided project management and performed engineering analyses and design for a wide variety of engineering projects. He has worked on many projects throughout the United States including Florida, Louisiana, Texas, California, Washington D.C, Maryland, Virginia, the New England area, and throughout the Caribbean. He has extensive knowledge of geotechnical and foundation engineering design and construction issues. His projects include bridges, roadways airports, marine ports, and other infrastructure developments, industrial facilities including LNG terminals, oil and bauxite refineries, water and wastewater treatment plants, and commercial and residential buildings up to 93 stories tall.

EDUCATION

Howard University, Master of Engineering
University of the West Indies, Bachelor of Science

YEARS WITH FIRM/TOTAL

16 / 40+

PERCENTAGE ASSIGNED

30%

RELATED EXPERIENCE



MIAMI GARDENS MUNICIPAL PARKING GARAGE

\$25M

NV5 performed Geotechnical Engineering services providing written reports of our observations and testing activities to the client and others, as designated. Explored the subsurface conditions in order to provide recommendations for foundation design and construction.



MIAMI, FL
\$4M

MARLINS PARKING GARAGE

NV5 performed test excavations in the field, stratify/ classify the soils encountered in the field, collect bulk soil samples for laboratory testing, conduct laboratory tests, provide an opinion about the suitability of the sampled soils for compacted fill, and to prepare an engineering report with the data collected.



MIAMI, FL
\$10M

WYNWOOD 8 LEVEL PARKING GARAGE

NV5's role for this project was to explore the subsurface conditions in order to provide recommendations for foundation design and construction.



AVENTURA, FL
\$10M

AVENTURA PARKING GARAGE

NV5 performed pile load testing, pile monitoring and construction materials testing services. NV5 observed, collected data & analyzed the augercast pile load tests to finalize the design loads provided in our Report.



SUNRISE, FL
\$35M

MIAMI DADE COLLEGE HIALEAH CAMPUS

NV5 responsibilities were to explore the subsurface conditions and to provide recommendations for foundation design and construction. The purpose of the project was to observe the installation of the test piles, monitor the load testing of an 18-inch diameter compression, tension and lateral pile load test.



PARKING GARAGES



HOLLYWOOD EXPERIENCE



Years of Experience: 26

Years With the Firm: 9

Registrations & Certifications:

Registered Professional Engineer, FL, 2003

Education:

*Bachelor of Science, Civil Engineering
University of Central Florida, 1997*

Professional & Civic Activities:

*Member, American Society of Civil Engineers
Member, Florida Engineering Society
Member, International Council of Shopping
Centers
Member, Urban Land Institute*

Joaquin Mojica, PE

Senior Engineer

Professional Experience:

Mr. Mojica has extensive project management, design and permitting experience in Florida and the Caribbean. He has provided civil engineering design and management services to both private and public sector clients. As Regional Engineering Manager, Mr. Mojica's responsibilities include preparation of proposals, negotiation of engineering contracts, client relations, project reporting, scheduling, budgeting, management of technical staff and subconsultants, design, and permitting. He is highly skilled in CAD/Civil 3D, ICPR and POND5 software.

Relevant Project Experience:

Memorial Regional Hospital Design Build (D/B) Parking Garage & Public Roadway Improvements - Miller Legg provided site development design for a new 7-story, 1,302-space Parking Garage at Johnson Street and Garfield Street on the Memorial Regional Hospital campus in Hollywood. The Parking Garage included 570,330 SF of parking garage space, ground-floor retail, a courtyard, an auditorium, and hospital staff training room and offices. Associated off-site roadway and signal improvements were provided on Johnson Street along with roundabout modifications on Garfield Street at 35th Avenue. Services included civil engineering, permitting, paving, drainage, water, sewer, traffic engineering, signalization, topographic survey, underground utility designations (SUE), landscape architecture, irrigation, and hardscape design, as

well as construction observation. Miller Legg was a subconsultant to Zyscovich Architects on the Stiles/Thornton team.

Broward County Sheriff's Office New Training Center Parking Garage Design/Build - Miller Legg

was part of the ANF Group Design/Build Team for the new Training Center Parking Garage in Fort Lauderdale. The project consisted of an 80,000 SF 7-story structure, 2 stories for training and 5 stories for 700+ parking spaces, administrative offices, fire rescue simulation labs, a rappel tower, indoor firearm ranges, and a memorial lobby honoring the victims of the Marjory Stoneman Douglas School Shooting. Miller Legg's scope comprised site surveying, site civil and utility infrastructure engineering, landscape architecture and permitting assistance. Survey services included topographic and tree surveying as well as underground utilities designation and mapping. Landscape architecture scope landscape involved planting and irrigation design. The firm's certified arborists collected site data/inventory to prepare tree disposition, permitting and mitigation construction documents. Permitting was coordinated with Broward County Environmental Management Division, Fire Department, Health Department and SFWMD. This project was awarded ASCE Florida Section Broward Branch 2023 Project of the Year and is being pursued for LEED Silver Certification.

Memorial Hospital West Southwest Parking Garage -

Miller Legg provided surveying, site development design, permitting and

construction administration/ observation services for a six (6)-story parking garage with 1,477 spaces on the Memorial Hospital West campus in Pembroke Pines. Services included subsurface utility engineering (SUE), surveying, site planning, campus-wide master stormwater study/improvements design/plans, on-site paving and drainage/water and sewer. Miller Legg also provided off-site roadway turn lane modifications and temporary access driveway engineering design/plans, site lighting photometrics, landscape planting and overall campus landscape mitigation design/plans, irrigation system modification design/plans, arborist and construction administration/ observation services. Permitting agencies involved the City, SBDD, SFWMD, FDOT and Broward County. Prior to design work, a topographic survey and campus utility infrastructure were mapped and coordinated with the owner and architectural design team for this expansion project and the enabling master stormwater, roadway modifications and infrastructure improvements.

Jackson South Medical Center (JSMC) Parking Garage & Site Improvements Design Criteria Package - Miller Legg is providing landscape architecture, surveying, SUE, irrigation and civil engineering design services for development of Design Criteria Professional (DCP) for the new 1,151 parking space, 63,342 SF Jackson South Medical Center Garage and Site improvements as a member of the MOBIO architecture team. The scope of services includes a site topographic survey, SUE and a existing trees survey. The project encompasses a new single-span golf cart/pedestrian bridge across a SFWMD canal to connect campus surface parking with adjacent Medical Office Building property.

citizenM Hotel South Beach -

The firm provided site civil engineering services for development of the 3-story mixed-use citizenM Hotel South Beach on Lincoln Road in Miami Beach. The hotel portion rises 12-stories and the project will also include a 5-story Parking Garage. Miller Legg's scope includes on-site schematic civil and utility infrastructure schematic design, design development and construction document preparation. Government agency permitting is being coordinated with Miami-Dade DERM, WASD, Health Department, City and FDOT. Bidding assistance and construction administration services include civil engineering. Construction observation was also rendered. The scope included design and permitting of sidewalk enhancements / improvements. An existing stormwater well-system designed for an earlier project at the same location served as a means of conveying stormwater runoff.

1212 Lincoln Road - 1212 Lincoln Road was a six-story mixed-use redevelopment project on Alton Road between Lincoln Road and 16th Street on Miami Beach. The project included a 300-space structured Parking Garage facility, 67,000 SF open marketplace, 26,000 SF retail space, and 46,000 SF hotel space. Miller Legg provided site civil engineering including signing and pavement marking, water, sewer and drainage utility engineering, construction observation and permitting with agencies included City of Miami Beach, Miami-Dade County, FDOT and DERM.

Miami-Dade County Integrated Command & Communications Center (IC3) Lightspeed Facility and Parking Garage - The project includes the interior renovation of the existing Lightspeed Facility in Sweetwater to house the 108,700 SF of existing shell space to be

converted to new office space for Miami Dade County Fire Rescue Department (MDFR), Emergency Management and Transit Departments. It also includes construction of a new 12-story Parking Garage for 1,600 cars and critical mobile assets for various departments including MDRF and County Police Department (MDPD). Site improvements include new paved parking/drive lanes and associated underground utilities. Miller Legg is providing civil engineering, landscape architecture and irrigation design, tree dispositions / permitting, agency permitting assistance and construction administration services. Permitting will be coordinated with the City of Sweetwater, WASD, DERM, FDOT and SFWMD.

City of Coral Springs Municipal Complex - Miller Legg provided assistance with master planning of the new Municipal Complex. Services provided for this 5-story 74,000 SF City Hall building/4-story 607-space Parking Garage included site civil engineering, survey, traffic and utilities infrastructure requirements, site permitting, overall project scope development and significant construction observation services. Site civil engineering support-related services concerned the surface water management system, canal reconfiguration, vehicular/pedestrian access/connectivity, signing, pavement marketing, parking improvements and cost estimates. Survey services comprised as-built design, cross-sections and various site design surveys. In addition, community-oriented programming and planning process including meeting attendance was provided. Miller Legg was a subconsultant to Song & Associates Architects. The project was a Florida AIA 2019 People's Choice Award nominee.





Years of Experience: 31

Years With the Firm: 3

Registrations & Certifications:

Local Technical Assistance Program, FL, 2023

Education:

*Bachelor of Science, Civil Engineering
Florida International University, 1993*

Martin Grinbank

Project Engineer

Professional Experience:

With a 31-year civil engineering career in South Florida, Mr. Grinbank has led a range of multi-discipline, multi-office teams through the development and execution of a wide array of public and private sector projects. He is experienced in all aspects of land development civil engineering facets and is highly proficient in all relevant industry software.

Relevant Project Experience:

Broward County Sheriff's Office New Training Center Garage Design/Build - Miller Legg was part of the ANF Group Design Build Team contracted to develop the Broward County Sheriff's Office (BSO) planned new Training Center Parking Garage in Fort Lauderdale. The project consisted of an 80,000 SF 7-story structure, 2 stories for training and 5 stories for 700+ parking spaces, administrative offices, fire rescue simulation labs, a rappel tower, indoor firearm ranges, and a memorial lobby honoring the victims of the Marjory Stoneman Douglas School Shooting. Miller Legg's scope of services comprised site surveying, site civil and utility infrastructure engineering, landscape architecture and permitting assistance. Survey services included topographic and tree surveying as well as underground utilities designation and mapping. Landscape architecture scope landscape involved planting and irrigation design. The firm's certified arborists collected site data/inventory to prepare tree disposition, permitting and mitigation construction documents. Permitting was coordinated with Broward

County Environmental Management Division, Fire Department, Health Department and with SFWMD. The firm was responsible for civil, landscape and irrigation, construction observation and administration. This project was awarded ASCE Florida Section Broward Branch 2023 Project of the Year and is being pursued for LEED Silver Certification.

Jackson South Medical Center (JSMC) Garage & Site

Improvements Design Criteria Package - Miller Legg is providing landscape architecture, surveying, SUE, irrigation and civil engineering design services for development of Design Criteria Professional (DCP) for the new 1,151 parking space, 63,342 SF Jackson South Medical Center Garage and Site improvements as a member of the MOBIO architecture team. The scope of services includes a site topographic survey, SUE and a existing trees survey. The project encompasses a new single-span golf cart/pedestrian bridge across a SFWMD canal to connect campus surface parking with adjacent Medical Office Building property.

Miami-Dade County Integrated Command & Communications Center (IC3) Lightspeed Facility and Parking Garage

- The project includes the interior renovation of the existing Lightspeed Facility in Sweetwater to house the 108,700 sf of existing shell space to be converted to new office space for Miami Dade County Fire Rescue Department (MDFR), Miami Dade County Office of Emergency Management and Miami Dade County Transit Department. This

project incorporates construction of a new 12-story Parking Garage for approximately 1,600 cars and critical mobile assets for various departments including MDR and County Police Department (MDPD) on the ground floor. Site improvements include new paved parking/drive lanes and associated underground utilities. Miller Legg is providing civil engineering and landscape architecture and irrigation design, agency permitting assistance and construction administration services. Tree disposition and permitting is included. Permitting will be coordinated with the City of Sweetwater, WASD, DERM, FDOH and SFWMD.

Broward Health Surface Parking Garage / Lot Evaluation - Miller Legg provided site civil due diligence for the proposed filling of an existing lake to construct a surface parking lot or a 300-500 space Parking Garage within the Broward Health Coral Springs property. An additional three locations were also considered.

City of Tamarac D/B Caporella Park Overflow Parking Lot - For the design/build Caporella Park improvement project, Miller Legg is providing civil engineering, landscape architecture and arborist services, permitting, and construction administration services for the overflow parking lot. Services include civil engineering schematic design, design development, construction documents, permitting with the City of Tamarac, BCRED, and BCHCED, landscape architecture and irrigation design, tree removal, tree relocation and tree permitting. Other services include pre-design meetings, design review meetings, site investigation visits as well as coordination with other disciplines. Park amenities include an amphitheater, a picnic shelter, 4,000 SF playground, multi-purpose court, boat launch dock, fishing pier, splash pad, and shaded

fitness station. Miller Legg is a subconsultant to Waypoint Contracting.

School District of Palm Beach County (SDPBC) Forest Hill Elementary School Parking Addition - Miller Legg was selected to provide civil engineering and construction administration services for parking additions including pedestrian connectivity in two locations at Forest Hill Elementary School. The firm is responsible for design, permitting and construction services. Permitting entails coordination with the City of West Palm Beach, Palm Beach County, South Florida Water Management District and Lake Worth Drainage District.

School Board of Broward County (SBBC) Hollywood Hills Elementary School Fire Main Protection - The firm was retained to perform engineering design services for this fire main site work project as well as topographic and SUE services for this project. Engineering responsibilities included due diligence investigation, construction document preparation and governmental agency approvals.

Vizcaya Village Five Building Restoration - Miller Legg is providing civil engineering design services, permitting assistance and construction phase services for the restoration of the Staff Residence, Mule Stable, Carriage House, Dairy Barn and Poultry Barn buildings. Additional scope includes the preparation of a sketch and legal description of the proposed FPL easement, as well as a tree inventory and disposition plan. This work is being performed as a subconsultant to Beyer Blinder Belle Architect. JM Family Enterprises Corporate Campus (Individual Experience) - Project manager and engineer for the design, permitting and construction

certification of a 16-acre corporate campus including the demolition of existing office buildings and construction of a new office buildings, dining building, parking garage and pedestrian plazas in Deerfield Beach.

LIVE! Pompano Resorts Development (Individual Experience) - Team leader and project manager for the design, permitting and construction certification of a 125-acre mixed-use development including entertainment venues, hotels, commercial and residential developments, lakes, and Parking Garages in the area surrounding the existing Isle Casino in Pompano Beach.

Casamar Multi-Family Residential Development (Individual Experience) - Project manager and engineer for a high-end residential development in Pompano Beach. The project entailed the design, permitting, and construction certification of a residential tower including water, sewer, drainage, drainage wells and Parking Garage.

Solemar Multi-Family Residential Development (Individual Exp) - Project manager and engineer for a high-end residential development in Pompano Beach. The project entailed the design, permitting, and construction certification of a residential tower including water, sewer, drainage, drainage wells and Parking Garage.

Broward Health Surface Parking Garage / Lots Evaluations - Miller Legg provided site civil due diligence for the proposed filling of an existing lake to construct a surface parking lot or a 300-500 space Parking Garage within the Broward Health Coral Springs property. An additional three locations were also considered.





Years of Experience: 39

Years With the Firm: 37

Registrations & Certifications:

Registered Landscape Architect, FL, 1989

Fellow American Society of Landscape Architects, 2014

Education:

Bachelor of Landscape Architecture

University of Florida, 1986

Graduate Studies, Urban and Regional Planning

Florida State University, 1989

Publications & Presentations:

American Society of Landscape Architects, Resiliency of Broward's Natural Habitats: West Lake to Weston, July 2023, Presenter/Speaker

Florida Planning and Zoning Association, Public Private Partnerships, June 2007, Presenter/Speaker

Florida Recreation & Park Association, Inventories of Tree Resources in Park and Urban Settings, August 2022, Presenter/Speaker

Professional & Civic Activities:

Fellow, American Society of Landscape Architects

Past Member, American Society of Landscape Architects, Florida Executive Committee

2021 Chair, Broward County Bicycle & Pedestrian Advisory Committee, 2009-present

Member, Broward Section, American Planning Association

Past Chair, Broward Section, American Society of Landscape Architects

Member, Florida Board of Landscape Architecture, 2013-current

Commercial Emerald Member, Florida Recreation and Park Association

Recipient, UF Distinguished Landscape Architect Alumnus Award, 2013

Member, Urban Land Institute

Michael Kroll, RLA, FASLA

President / Landscape Architecture QA/QC

Professional Experience:

Mr. Kroll, President of Miller Legg, has been actively involved in projects ranging from large scale habitat restoration to international urban redevelopment projects. His 35+/- year career has concentrated on planning, infrastructure, open space, transportation and redevelopment, principally in South Florida.

Mr. Kroll's diverse professional experience has led to projects that successfully integrate environmental, planning and landscape architectural services. Under his leadership, Miller Legg develops project solutions that respond to the natural environment, respect the social fabric and create sustainable aesthetic spaces.

Relevant Project Experience:

Memorial Regional Hospital Design Build (D/B) Parking Garage & Public Roadway Improvements - Miller Legg provided site development design services for a new 7-story, 1,302-space parking garage located at Johnson Street and Garfield Street on the Memorial Regional Hospital campus in Hollywood. The parking garage included 570,330 SF of parking garage space, ground-floor retail, a courtyard, an auditorium, and hospital staff training room and offices. Associated off-site roadway and signal improvements were provided on Johnson Street along with roundabout modifications on Garfield Street at 35th Avenue. Specific services included: civil engineering, permitting, paving, drainage, water, sewer, traffic engineering, signalization, topographic survey, underground

utility designations (SUE), landscape architecture, irrigation, and hardscape design, as well as construction observation. Miller Legg was a subconsultant to Zyscovich Architects and was on the Stiles/Thornton design/build team.

Florida International University (FIU) Parking Garage 5 Market Station - This project involved FIU's Parking Garage No. 5 on the Modesto Maidique Campus in Miami. The project consisted of a 7-story Parking Garage that included a 2,000-space student parking garage, retail components on the first floor along with the new home of the Category 5-hardened FIU Police and Public Safety Department facilities. In addition, the facility included a health clinic and consolidated offices for FIU's Parking and Transportation Department. Miller Legg served as the civil and transportation engineer for the project as part of the PGAL design team. The new building was delivered using BIM. Miller Legg prepared the paving, drainage, water, sewer, signing, marking, demolition and pollution prevention plans for the project. Miller Legg reviewed and prepared pedestrian movement plans in accordance with FIU's latest master plan. The project included the design of a lift station to serve this project neighboring the site. The project included permitting with DERM and Miami-Dade WASD. Miller Legg performed construction administration services including coordination during bidding, review of RFI's, construction observation and closeout services. Miller Legg prepared several traffic studies reviewing traffic counts and queuing analyses to propose a driveway connection from the east side of the

parking garage to FDOT District 6. Miller Legg designed and permitted the redesign and relocation of SW 10th Street and SW 108th Avenue to improve vehicular movement and flow for this portion of the campus in conjunction with the new parking garage and public facilities and considering the expansion of the future adjacent medical campus.

Florida International University (FIU) Parking Garage 6 Traffic Study - Miller Legg performed a traffic analysis (for design year 2013) related to the proposed construction of the new Parking Garage no. 6 (PG6) located at the FIU Modesto A. Maidique Campus. The analysis involved evaluating the traffic impacts on the internal and external street network immediately adjacent to the proposed garage due to the revised traffic circulation and recommending improvements for any deficiencies in levels of service.

Broward College (BC) Central Campus Parking Garage Design Criteria Package - Miller Legg prepared civil and landscape architecture schematic documents and design criteria for the parking garage on the Central Campus that was completed as a design-build project selected by the College separately. Coordination was required with the following agencies: Broward County EPGMD, Traffic Engineering, Highway Construction & Engineering Division, and Health Department, Central Broward Water Control District, Town of Davie, FDEP and SFWMD.

Miami Dade College (MDC) Wolfson Campus Parking Garage Survey & SUE - Miller Legg provided boundary and topographic surveys as well as subsurface utility engineering (SUE) location and designation services within the proposed Miami-Dade College Wolfson Campus parking

garage in Miami-Dade County. The firm also provided tree inventory and permitting services. Miller Legg provided an updated survey with above ground improvements and topographic elevations.

Florida International University (FIU) Parking Garage 6 Civil Engineering - Miller Legg provided the engineering design services for FIU's 1,960-space 51,500 SF mixed-use Parking Garage No. 6 (PG6) on the Modesto Maidique campus in Miami. The design included water, sewer, paving, grading, drainage, traffic and transportation design. The planning for a future express bus rapid transit hub was also integrated into the site's design. The project included retail space, six large-format multiuse classrooms, a 3,386 SF indoor seating area, a computing and information sciences lab, offices and support spaces. Off-site improvements included widening of the campus loop road, NW 10th Street and the design of a two-lane roundabout to serve as the primary entrance to the Campus. Intersection improvements to SW 8th Street and SW 112th Avenue included coordination and permitting with FDOT for signalization and roadway improvements. Full scope of services included: survey, subsurface utility engineering (SUE), design, permitting, lake infill and reshaping, significant construction observation and closeout for new and realigned spine roads with one additional roundabout (including a utility corridor of telecommunication duct banks, electrical duct banks, chilled water lines, sanitary sewer gravity mains, sanitary sewer force mains, drainage system, water mains, gas mains, and irrigation mains). The project was awarded the *International Parking Institute's 2016 Award of Excellence in Category II (Best Design of a Parking Facility with fewer than 800 Spaces)*. Miller Legg was a subconsultant to PGAL.

Baptist Health Parking Garage SUE - Miller Legg provided subsurface utility engineering (SUE) services to locate horizontally and vertically an existing FPL FiberNet line. The firm determined specific locations for vacuum excavation (test holes) to assist in construction and installation of a roadway, drainage structures and additional utilities. A prior as-built location was used to properly identify the correct location of the lines underground and within the project work area.

Memorial Hospital West Southwest Parking Garage - Miller Legg provided surveying, site development design, permitting and construction administration/observation services for a six (6)-story parking garage with 1,477 spaces on the Memorial Hospital West campus in Pembroke Pines. Services included subsurface utility engineering (SUE), surveying, site planning, campus-wide master stormwater study/improvements design/plans, on-site paving and drainage/water and sewer. Miller Legg also provided off-site roadway turn lane modifications and temporary access driveway engineering design/plans, site lighting photometrics, landscape planting and overall campus landscape mitigation design/plans, irrigation system modification design/plans, arborist and construction administration/observation services. Permitting agencies involved the City, SBDD, SFWMD, FDOT and Broward County. Prior to design work, a topographic survey and campus utility infrastructure were mapped and coordinated with the owner and architectural design team for this expansion project and the enabling master stormwater, roadway modifications and infrastructure improvements.



Years of Experience: 25

Years With the Firm: 25

Registrations & Certifications:

Registered Landscape Architect, FL, 2005
FDOT Intermediate Maintenance of Traffic, FL, 2013

Education:

Bachelor of Science, Landscape Architecture
North Carolina A&T State University, 2000

Continuing Education:

Eminent Domain for Landscape Architects, 2013
 FDOT Landscape Highway Seminar, 2005, 2006, 2008 and 2013
 FDOT Outdoor Advertising Workshop, November 2008 and February 2010
 FDOT Plan Reviewer's Workshop, November 2006 and November 2007
 FDOT Specifications Package Preparation Training Certificate, 2016
 Irrigation: The End to Water Waste in Landscapes 2013
 Landscape Palm Diseases, 2013
 LAP Project Inception to Notice to Proceed, October 2007
 LAP Training for Right-of-Way and Real Estate Acquisition, May 2008
 PSMJ Project Management Boot Camp, 2007

Professional & Civic Activities:

Member, American Society of Landscape Architects

Brian Shore, RLA

Senior Landscape Architect

Professional Experience:

As a Senior Landscape Architect, Mr. Shore has significant experience in landscape architectural design and landscape construction services for a variety of public and private projects. Specialties include landscape, hardscape, and irrigation design services for streetscape and roadway projects including the Florida Department of Transportation (FDOT), all aspects of active and passive park design, healthcare campuses, and environmental wetland habitat creation. Other experience includes various residential and commercial projects. Mr. Shore is a Senior Associate of the firm.

Relevant Project Experience:

Memorial Regional Hospital Design Build (D/B) Parking Garage & Public Roadway Improvements - Miller Legg provided site development design services for a new 7-story, 1,302-space parking garage located at Johnson Street and Garfield Street on the Memorial Regional Hospital campus in Hollywood. The parking garage included 570,330 SF of parking garage space, ground-floor retail, a courtyard, an auditorium, and hospital staff training room and offices. Associated off-site roadway and signal improvements were provided on Johnson Street along with roundabout modifications on Garfield Street at 35th Avenue. Specific services included: civil engineering, permitting, paving, drainage, water, sewer, traffic engineering, signalization, topographic survey, underground utility designations (SUE), landscape

architecture, irrigation, and hardscape design, as well as construction observation. Miller Legg was a subconsultant to Zyscovich Architects and was on the Stiles/Thornton design/build team.

Memorial Hospital West Southwest Parking Garage -

Miller Legg provided surveying, site development design, permitting and construction administration/observation services for a six (6)-story parking garage with 1,477 spaces on the Memorial Hospital West campus in Pembroke Pines. Services included subsurface utility engineering (SUE), surveying, site planning, campus-wide master stormwater study/improvements design/plans, on-site paving and drainage/water and sewer. Miller Legg also provided off-site roadway turn lane modifications and temporary access driveway engineering design/plans, site lighting photometrics, landscape planting and overall campus landscape mitigation design/plans, irrigation system modification design/plans, arborist and construction administration/observation services. Permitting agencies involved the City, SBDD, SFWMD, FDOT and Broward County. Prior to design work, a topographic survey and campus utility infrastructure were mapped and coordinated with the owner and architectural design team for this expansion project and the enabling master stormwater, roadway modifications and infrastructure improvements.

Baptist Health South Miami Hospital SW 62nd Avenue Parking Lot - Miller Legg provided engineering schematic design and an

estimation of cost for the construction of over 30,000 sf of two new parking lots located on SW 61st Court and 62nd Avenue at South Miami Hospital, a part of Baptist Health. Additionally, Miller Legg detailed an illustration of pervious areas in order to comply with City ordinances, lighting, a pedestrian walkway, and fencing.

Town of Lauderdale-By-the-Sea Poinciana/Bougainvillea Roadway and Parking

Improvements - Under the firm's Continuing Services Contract, Miller Legg provided design and permitting services for parking, roadway and landscape architectural improvements for the Poinciana Street and Bougainvillea Drive area north of Commercial Boulevard to alleviate congestion along the parallel corridor of SR A1A in the Town of Lauderdale-By-The-Sea. Services include: roadway and parking area design, lighting, utility coordination, permitting, landscape, hardscape and irrigation, and pre- and post-construction observation services.

Broward Health Surface Parking Garage / Lot Evaluation - Miller Legg provided site civil due diligence for the proposed filling of an existing lake to construct a surface parking lot or a 300-500 space Parking Garage within the Broward Health Coral Springs property. An additional three locations were also considered.

School District of Palm Beach County (SDPBC) Hope Centennial Elementary School Parking Expansion

- Under our Continuing Services Contract, Miller Legg is providing civil engineering, surveying, landscape architecture, photometric, permitting and construction administration services related to site plan improvements as part of the parking lot expansion.

Village of Wellington Municipal Complex Design/Build - This was

a design-build project of a new municipal complex for the Village of Wellington, located in Palm Beach County. The facility is a two-story 54,000-SF LEED Gold Certified building composed of office space for the village staff, public space, and village council chambers. The site is approximately 6 acres and consists of a 300-space parking lot, open plaza space, vegetated swales and detention areas. The project was completed within a very tight construction schedule of less than 18 months for design, permitting and construction. LEED Gold certification was achieved through the use of several innovative techniques such as adding a stormwater cistern system that collects, stores, and provides rainwater to the bathroom fixtures. Bioswales and native landscaping were also provided throughout the site to create a more sustainable habitat. Services provided include civil engineering, landscape architecture and irrigation design. Miller Legg was a subconsultant to Leo A. Daly.

Miami-Dade Expressway Authority (MDX) D/B Dolphin Station Park & Ride Transit Terminal Facility

- This project was a partnership between Miami-Dade Expressway Authority, Miami-Dade Transit and Florida Department of Transportation. We were a subconsultant to the design/build team of BCC Engineering, lead engineer, and Halley Engineering Contractors, contractor. Miller Legg provided landscape architecture design, permitting and construction services for a 900-parking space Park and Ride Transit Facility located at the Northwest corner of NW 12th Street and the Homestead Extension of the Florida's Turnpike.

Florida Atlantic University (FAU) Schmidt Family Complex for Academic and Athletic Excellence - Miller Legg provided engineering, survey/SUE and irrigation design for FAU's new Schmidt Family Complex on the Boca Raton campus. The project consisted of design and construction of a new state-of-the-art 166,000 SF facility for its academic and athletic program with a grand lobby and main street, athletic and academic learning center, weight and training room, coaches offices, two (2) outdoor football practice fields with lighting and natural grass, and expansion of the ground floor at Parking Garage 3 which houses classroom and office space for the College of Business. Miller Legg provided boundary and topographic survey and subsurface utility engineering (SUE) location services, along with engineering design for utilities, pavement, signing and marking, drainage, ADA accessibility, irrigation, grading, redevelopment, road circulation solutions, tree inventory and arborist review. Permitting services were provided through the City, Palm Beach County, SFWMD, Lake Worth Drainage District, and the FAU Building Department. In addition, Miller Legg provided bidding assistance, construction administration and certification services. The construction contract administration services provided included project meetings, site visits to observe the quality and quantity of construction and preparing interval field observation reports, contractor pay application review, shop drawing, product data and sample review/approval, contract document RFI response, construction completion inspection for accuracy and completeness, record document preparation.



Years of Experience: 46

Years With the Firm: 40

Registrations & Certifications:

*Registered Professional Surveyor & Mapper, FL,
1998*

Continuing Education:

*Land Boundaries, 2018
Wetlands Delineation, 2018*

Professional & Civic Activities:

*Past Vice President, Florida Surveying & Mapping
Society, Broward Chapter*

Martin Rossi, PSM

Senior Surveyor

Professional Experience:

Mr. Rossi is a Senior Project Surveyor with more than four decades of surveying and subsurface utility engineering (SUE) experience. His principal areas of experience include surveys such as boundary, topographic, ALTA/ACSM land title surveys, quantity, environmental and wetland, condominium, construction layout, as-built, right-of-way, specific purpose and subdivisions and platting, as well as subsurface utility engineering (SUE). He currently manages the South Florida survey department and field crews and is an Associate with the firm.

Relevant Project Experience:

Memorial Regional Hospital Design Build (D/B) Parking Garage & Public Roadway Improvements - Miller Legg provided site development design services for a new 7-story, 1,302-space Parking Garage at Johnson Street and Garfield Street on the Memorial Regional Hospital campus in Hollywood. The parking garage included 570,330 SF of parking garage space, ground-floor retail, a courtyard, an auditorium, and hospital staff training room and offices. Associated off-site roadway and signal improvements were provided on Johnson Street along with roundabout modifications on Garfield Street at 35th Avenue. Specific services included: civil engineering, permitting, paving, drainage, water, sewer, traffic engineering, signalization, topographic survey, underground utility designations (SUE), landscape architecture, irrigation, and hardscape design, as well as

construction observation. Miller Legg was a subconsultant to Zyscovich Architects and was on the Stiles/Thornton design/build team.

Memorial Hospital West Southwest Parking Garage -

Miller Legg provided surveying, site development design, permitting and construction administration/observation services for a six (6)-story parking garage with 1,477 spaces on the Memorial Hospital West campus in Pembroke Pines. Services included subsurface utility engineering (SUE), surveying, site planning, campus-wide master stormwater study/improvements design/plans, on-site paving and drainage/water and sewer. Miller Legg also provided off-site roadway turn lane modifications and temporary access driveway engineering design/plans, site lighting photometrics, landscape planting and overall campus landscape mitigation design/plans, irrigation system modification design/plans, arborist and construction administration/observation services. Permitting agencies involved were the City of Pembroke Pines, South Broward Drainage District, South Florida Water Management District, FDOT and Broward County. Prior to design work, a topographic survey and campus utility infrastructure were mapped and coordinated with the owner and architectural design team for this expansion project and the enabling master stormwater, roadway modifications and infrastructure improvements.

Florida International University (FIU) Parking Garage 5 Market Station - This project involved FIU's Parking Garage No. 5 on the

Modesto Maidique Campus in Miami. The project consisted of a 7-story Parking Garage that included a 2,000-space student parking garage, retail components on the first floor along with the new home of the Category 5-hardened FIU Police and Public Safety Department facilities. In addition, the facility included a health clinic and consolidated offices for FIU's Parking and Transportation Department. Miller Legg served as the civil and transportation engineer for the project as part of the PGAL design team. The new building was delivered using BIM. Miller Legg prepared the paving, drainage, water, sewer, signing, marking, demolition and pollution prevention plans for the project. Miller Legg reviewed and prepared pedestrian movement plans in accordance with FIU's latest master plan. The project included the design of a lift station to serve this project neighboring the site. The project included permitting with DERM and Miami-Dade WASD. Miller Legg performed construction administration services including coordination during bidding, review of RFI's, construction observation and closeout services. Miller Legg prepared several traffic studies reviewing traffic counts and queuing analyses to propose a driveway connection from the east side of the parking garage to FDOT District 6. Miller Legg designed and permitted the redesign and relocation of SW 10th Street and SW 108th Avenue to improve vehicular movement and flow for this portion of the campus in conjunction with the new parking garage and public facilities and considering the expansion of the future adjacent medical campus.

Miami Dade College (MDC) Hialeah Campus Parking Garage Utility Survey - For use in design and construction of a future parking garage at the Miami Dade College

Hialeah Campus location, Miller Legg provided updated boundary and topographic surveys that included tree identification, title review chart and utility atlas created with full SUE services. These services included: utility research, designation, locates and mapping for preparation of campus utility atlas. Miller Legg was a subconsultant to Haskell.

Miami Dade College (MDC) Wolfson Campus Parking Garage Survey & SUE - Miller Legg provided boundary and topographic surveys as well as subsurface utility engineering (SUE) location and designation services within the proposed Miami-Dade College Wolfson Campus parking garage in Miami-Dade County. The firm also provided tree inventory and permitting services. Miller Legg provided an updated survey with aboveground improvements and topographic elevations.

City of Miami Beach Collins Park Parking Garage Phase 2 - Miller Legg was a subconsultant to the KVC Constructors/Shulman + Associates Team (and previously the Zaha Hadid Architects/Berenblum Busch Architects Team) providing property boundary and topographic surveying of the Collins Park Parking Garage, as well as topographic surveys of Liberty Avenue from 21st to 23rd Streets. The project will include 513 parking spaces, 15,000 square feet of ground floor retail, and a public plaza. Collins Park is at the southern end of South Beach, adjacent to the Bass Museum, Miami City Ballet and Miami-Dade Regional Public Library, a neighborhood considered the cultural destination of Miami Beach.

City of Miami Beach Collins Park Parking Garage Phase I - Miller Legg was a subconsultant to

the Zaha Hadid Architects/Berenblum Busch Architects Team providing property boundary and topographic surveying of the proposed Collins Park Parking Garage, as well as topographic surveys of Liberty Avenue from 21st to 23rd Streets. Collins Park is at the southern end of South Beach, adjacent to the Bass Museum, Miami City Ballet and Miami-Dade Regional Public Library, a neighborhood considered the cultural destination of Miami Beach.

City of Coral Springs Municipal Complex - Miller Legg provided assistance with the master planning phase of the new Coral Springs Municipal Complex development, which is part of a larger effort to redevelop the downtown section of Coral Springs. Services provided for this 5-story 74,000 SF City Hall building/4-story 607-space Parking Garage include: site civil engineering, survey, traffic (vehicular/pedestrian) and utilities infrastructure requirements, site permitting, overall project scope development and significant construction observation services. Site civil engineering support-related services concerned the surface water management system, canal reconfiguration, vehicular/pedestrian access/connectivity, signing, pavement marketing, parking improvements and cost estimates. Survey services comprised as-built design, cross-sections and various site design surveys. In addition, community-oriented programming and planning process including meeting attendance was provided. Miller Legg was a subconsultant to Song & Associates Architects. *The project was a Florida AIA 2019 People's Choice Award nominee.*



Years of Experience: 28

Years With the Firm: 6

Registrations & Certifications:

Remote Pilot Certification, FL, 2020
Certified Survey Technician Level I, FL, 2021

Education:

Associate of Science, Drafting/CAD
ATI Career Training Center, 2002
, Civil Engineering (2 of 5 yrs completed for Bachelor's)
National Autonomous University of Honduras, 1997

Continuing Education:

AutoDesk Training
Leica Cyclone & CloudWorx for AutoCAD

Sandro Elvir, CST I

Survey / SUE Project Manager

Professional Experience:

Sandro has almost 30 years of professional surveying experience ranging from a field crew chief to survey manager overseeing survey crews. His areas of expertise include land surveying, boundary, topographic, ALTA, control surveys, utility surveys, 3D Radar Tomography, GPS, route surveys, legal descriptions, laser scanning, and construction layout calculations. He is experienced in AutoCAD, Civil 3D, Cyclone and CloudWorx, and Trimble Geomatics Office.

Prior to joining Miller Legg, Sandro was Survey Coordinator Manager with another South Florida surveying firm for 15 years.

Relevant Project Experience:

Broward County Sheriff's Office New Training Center Garage Design/Build - Miller Legg was part of the ANF Group Design Build Team contracted to develop the Broward County Sheriff's Office (BSO) planned new Training Center Parking Garage in Fort Lauderdale. The project consisted of an 80,000 SF 7-story structure, 2 stories for training and 5 stories for 700+ parking spaces, administrative offices, fire rescue simulation labs, a rappel tower, indoor firearm ranges, and a memorial lobby honoring the victims of the Marjory Stoneman Douglas School Shooting. Miller Legg's scope of services comprised site surveying, site civil and utility infrastructure engineering, landscape architecture and permitting assistance. Survey services included topographic and tree surveying as well as underground utilities designation and

mapping. Landscape architecture scope landscape involved planting and irrigation design. The firm's certified arborists collected site data/inventory to prepare tree disposition, permitting and mitigation construction documents. Permitting was coordinated with Broward County Environmental Management Division, Fire Department, Health Department and with SFWMD. The firm was responsible for civil, landscape and irrigation, construction observation and administration. This project was awarded ASCE Florida Section Broward Branch 2023 Project of the Year and is being pursued for LEED Silver Certification.

citizenM Hotel South Beach -

The firm provided site civil engineering services for the development of the 3-story mixed-use citizenM Hotel South Beach on Lincoln Road in Miami Beach. The hotel portion rises 12-stories and the project will also include a 5-story parking garage. Miller Legg's scope includes on-site schematic civil and utility infrastructure schematic design, design development and construction document preparation. Government agency permitting is being coordinated with Miami-Dade County Department of Environmental Resources Management, Water and Sewer Department, Health Department, City of Miami Beach and Florida Department of Transportation. Bidding assistance and construction administration services include civil engineering. Construction observation was also rendered. The scope included design and permitting of sidewalk enhancements / improvements. An existing

stormwater well system designed for an earlier project at the same location served as a means of conveying stormwater runoff.

City of Miramar Historic Public Safety Complex - The City of Miramar replaced the Civic Center and Child Care building with a new one-story 24,000 SF building to accommodate its police substation, storage, administrative and other law enforcement and public safety facilities, in addition to a surface parking lot for safety vehicles. The new building received LEED Gold certification. Miller Legg provided civil engineering design, permitting and construction administration services as part of the Architects Design Group team. Government permitting included the City of Miramar, Broward County and FDEP. The firm also provided LEED certification and value engineering review services.

Town of Lauderdale-By-the-Sea Poinciana/Bougainvillea Roadway and Parking Improvements - Under the firm's Continuing Services Contract, Miller Legg provided design and permitting services for parking, roadway and landscape architectural improvements for the Poinciana Street and Bougainvillea Drive area north of Commercial Boulevard to alleviate congestion along the parallel corridor of SR A1A in the Town of Lauderdale-By-The-Sea. Services include: roadway and parking area design, lighting, utility coordination, permitting, landscape, hardscape and irrigation, and pre- and post-construction observation services.

Broward Health Surface Parking Option - Miller Legg provided site civil due diligence for the proposed filling of an existing lake to construct a surface parking lot or a 300-500 parking space parking garage within the Broward Health Coral Springs

property. An additional three locations were also considered.

School District of Palm Beach County (SDPBC) Hope Centennial Elementary School Parking Expansion - Under our Continuing Services Contract, Miller Legg is providing civil engineering, surveying, landscape architecture, photometric, permitting and construction administration services related to site plan improvements as part of the parking lot expansion.

City of Miami Gardens Performing Arts Center - Miller Legg is providing civil engineering and landscape architecture design services, traffic engineering services, permitting assistance and construction phase services for the new Miami Gardens Performing Arts Center. The Center will be built on 3.5 acres of land and will include a performing arts center, black box theater, youth center, culinary arts institute, STEM facility with classrooms with movable walls and an outdoor interactive playground to promote the development of youth through scientific and technological innovations. The center will be built through construction management at risk delivery method. Miller Legg is a subconsultant to Synalovski Romanik Saye.

Seminole Tribe of Florida (STOF) Hollywood Hard Rock Hotel and Casino Expansion - Miller Legg was a member of the Suffolk/Yates JV Team which provided surveying and subsurface utility engineering (SUE) services for major demolition, renovations and expansion to the Hard Rock Hotel and Casino on the Seminole Tribe's Hollywood Reservation. The feature elements included a new iconic 1,274-room Guitar Hotel and Villas, and over 300,000 SF retail, convention and spa space. Services included boundary surveys, control

surveys, verification of benchmarks, layout and monitoring of columns and grid lines, as-builts, final surveys and SUE. The project was completed in 2019 at a cost of approx. \$1.8 billion.

Vizcaya Village Five Building Restoration - Miller Legg is providing civil engineering design services, permitting assistance and construction phase services for the restoration of the Staff Residence, Mule Stable, Carriage House, Dairy Barn and Poultry Barn buildings. Additional scope include the preparation of a sketch and legal description of the proposed FPL easement, as well as a tree inventory and disposition plan. This work is being performed as a subconsultant to Beyer Blinder Belle Architect.

Cushman School Play to Learn Facility Civil Design & Engineering - The Cushman School "Play to Learn" facility is a performing arts theater / gymnasium / multipurpose venue with 24,400 SF of total new building. The two-story facility will include a rooftop soccer and track field, an indoor gymnasium, a stage and performing arts center, a dance studio, and music classrooms. Demolition of existing outdoor areas and buildings on this 2-acre campus in Miami were required to enable construction of this new facility. Miller Legg performed site civil engineering design and permitting services including demolition, water, sewer, paving, signing, pavement marking, grading and drainage design and relocation of water and sewer infrastructure required. The firm was also responsible for construction administration. The site plan included closing NE 60th Street and NE 5th Court to improve traffic for the school. Landscape construction documents, irrigation design and tree disposition were also part of the scope. Miller Legg was a subconsultant to Arquitectonica.

Joaquin E. Vargas, P.E.

Senior Transportation Engineer

Education

Master of Science in Civil Engineering (Transportation Engineering) – Georgia Institute of Technology, 1987

Bachelor of Science in Civil Engineering – Santo Domingo Institute of Technology (INTEC), 1986

Registration

Professional Engineer – Florida (PE# 44174), 1991

Professional Traffic Operations Engineer (PTOE# 1262), 2003

Municipal Experience

Mr. Vargas has served as traffic consultant to more than 15 municipalities in South Florida. He is currently providing traffic engineering services to the cities of Coral Springs, Sunrise, Tamarac and Hollywood. In Monroe County, Mr. Vargas has provided hurricane evacuation assistance to the cities of Key West, Marathon and Islamorada. He has also provided traffic engineering services to the cities of Ocala and Destin. Mr. Vargas has reviewed hundreds of traffic studies and site plans on behalf of municipalities.

Florida Department of Transportation (FDOT) Experience

Between 1996 and 2006, Mr. Vargas served as traffic operations and safety consultant to the Florida Department of Transportation (FDOT). During this period, he conducted over 200 traffic engineering assignments for the FDOT, including the Florida Keys Hurricane Evacuation Study completed in 2001.

Mr. Vargas has also presented at the FDOT's scoping committee, attended meetings, city commission meetings, and public workshops on behalf of the FDOT. Furthermore, he conducted over 100 fatal crash studies throughout Miami-Dade and Monroe Counties. He has also served as expert witness for the public and private sectors. For the FDOT, Mr. Vargas served as expert witness on several cases involving parking, access, and internal site circulation.

Private Sector Experience

Joaquin Vargas is an accomplished transportation engineer specializing in traffic engineering, parking studies, traffic impact studies, access, internal-site circulation and queuing, traffic concurrency, safety studies, and signal warrant studies. He has conducted over 2,000 traffic studies in Southeast Florida. His studies have been reviewed and approved by the Florida Department of Transportation (FDOT), numerous municipalities, counties, and other consulting firms acting as consultants to public agencies.

International Experience

Joaquin Vargas has also worked on overseas projects. He completed a traffic evaluation associated with the expansion of the Port of Ghana, Africa. He also evaluated transportation options for a resort development in the State of Quintana Roo, Mexico. Mr. Vargas also provided transportation and planning assistance to two large commercial development located in San Pedro Sula, Honduras. Mr. Vargas recently completed a transportation master plan for the Turks and Caicos Islands (TCI). The master plan evaluated existing traffic conditions within the Country and provide recommendations to the future roadway needs at six (6) TCI islands; Providenciales, North Caicos, Middle Caicos, South Caicos, Grand Turks and Salt Cay.

Years of Experience

36

EducationMaster of Civil Engineering, 1990
North Carolina State UniversityB.S. Civil Engineering, 1988
North Carolina State University**Professional Registrations**Professional Engineer, 1996, FL
#49897Professional Engineer, 1994, NC
#19813Professional Engineer, 1999, NV
#13818**Organizations**Institute of Transportation
Engineers (ITE), Associate
Member

Past-President – Gold Coast Chapter

Karl B. Peterson, P.E.

Senior Project Manager

Mr. Peterson offers more than 35 years of engineering experience directing, conducting and reviewing traffic engineering / transportation planning analyses, traffic impact / concurrency evaluations, parking demand studies, Project Development and Environment (PD&E) studies, corridor planning studies, and interchange justification and modification reports (IJR / IMR). He has extensive experience in conducting public involvement programs for transportation related projects, serves as city traffic engineer for several south Florida municipalities, and has performed numerous traffic operations and safety studies for the Florida Department of Transportation (FDOT). He has a firm understanding of community issues, assembles and manages strong project teams for large transportation projects, and is well-respected for his ability to communicate with clients, agencies, elected officials, and the public. In addition, Karl has a long track record of delivering successful projects on-time and within budget.

Transportation Services for Land Development

Karl has conducted more than 2,000 transportation and traffic engineering studies for private land development clients, attorneys, architects, and engineers. His services have included traffic impact analyses, concurrency evaluations, developments of regional impact (DRI), parking design and supply studies, signal warrant studies, access management evaluations, and concurrency audits. These

studies have been conducted throughout the state of Florida, primarily from the Florida Keys to Palm Beach County.

Municipal Services

As Project Manager and primary contact for several cities in south Florida, Karl has advised staff and elected officials on issues regarding site planning and design, traffic impacts, access management evaluations, site circulation, land use planning, location and type of landscaping (as it relates to sight distances and safety measures), traffic signal warrant studies, signing and pavement markings, and parking facilities.

Planning / Project Development and Environment (PD&E) Studies

Karl has performed and/or supervised all aspects of the PD&E and corridor study process. Key elements of these studies include analyses of transportation / land use relationships, travel demand estimates and forecasts, level of service analyses, benefit-cost comparisons, and financial feasibility studies. His project experience includes studies with significant natural and physical environment impacts including those to historically significant properties. Karl has also prepared design traffic memorandums, project purpose and need statements, alternatives analyses and has conducted extensive public involvement programs on highly controversial projects.

Traffic Operations and Safety Studies

As part of several work-order contracts with Florida Department of Transportation (FDOT) in Districts Four and Six, Karl conducted and/or assisted with the technical analyses of more than 75 traffic operational and safety studies. These studies included crash diagrams and analyses, signal warrant studies, intersection analyses, travel time and delay studies, queuing analyses, and pedestrian safety studies.

Infrastructure, Privatization and Finance

Since 1993, Karl has been involved in multiple transportation-related finance studies, including tollroad feasibility analyses, evaluation of managed lanes, privatization studies, benefit-cost analyses, and congestion pricing evaluations. He also performed research and drafted the enabling legislation resulting in the creation of the Miami-Dade County Expressway Authority (MDX).

Airport Planning

Karl has also been involved in a wide range of airport and aviation related planning activities. These include preparing airport site selection studies, terminal area analyses, and airport master plans. He also has conducted air traffic control tower location studies, environmental assessments, and performed statewide aviation system planning.

Relevant Project Experience:

Traffic Engineering Services, Sunrise, FL; Project Manager. Serves as the traffic engineering consultant to the City of Sunrise in Broward County, Florida. In this role, he reviews applications for new development projects within the City. These reviews focus on the layout of the proposed site plans, access issues, internal site circulation, sight distances, and traffic impacts.

Traffic Engineering Services, Tamarac, FL; Project Manager. Serves as the traffic engineering consultant to the City of Tamarac in Broward County, Florida. In this capacity, he reviews applications for site plan development, traffic impact studies, parking studies, and project access.

New River CSX Railroad Bascule Bridge PD&E Study, Fort Lauderdale, FL, Project Manager. This PD&E Study involved a Scherzer Rolling Lift railroad bridge constructed in 1927 over the South Fork of the New River. This historically eligible bridge was determined to be structurally deficient and the project team evaluated rehabilitation options as well as bascule, rolling lift and vertical lift replacement options. Other options considered included a 40 foot diameter tunnel and a fixed span bridge with 55 feet of vertical clearance. This project involved extensive Section 106 / SHPO coordination as well as regular USCG, marine, and railroad industry involvement.

SR 93 / I-75 & Pembroke Road Interchange PD&E Study, Pembroke Pines / Miramar, FL, Project Manager. The study included the analysis of the mainline adjacent interchanges, and a proposed interchange using CORSIM simulation software to determine the operational characteristics of I-75 with and without the proposed interchange in place. Three alternatives were evaluated as part of the study, including the baseline 'no-build' condition, single point urban interchange and tight diamond interchange alternatives. In addition to the engineering aspects of the project, these alternatives were evaluated with respect to potential environmental impacts resulting from the proposed interchange.

Congress Avenue (SR 807) PD&E Study, Lake Worth, FL; Project Manager. Studied the widening and rehabilitation of Congress Avenue (SR 807) from Lantana Road to 6th Avenue South in Palm Beach County, Florida. Both five- and six-lane alternatives were considered along with special treatment and/or additional lanes at major intersections, bridge improvements, widening of the crossroads up to 1,000 feet in each direction where necessary to provide intersection operation at Level of Service (LOS) D or higher, drainage improvements, and the addition of bicycle lanes and sidewalks. The alternatives were considered on left, right, and best fit alignments within the existing right-of-way.

University Drive PD&E Study, Broward / Palm Beach Counties, FL; Traffic Engineering Task Manager. Directed the traffic engineering and planning services to complete the PD&E study for the extension of University Drive in Broward and Palm Beach Counties. Also responsible for completing the Public Involvement Program, assessing community impacts of each proposed alternative, assisting with public involvement activities, completing traffic analyses for each proposed alternative, preparing the Design Traffic Memorandum, and finalizing roadway design for the preferred alternative.

Turnpike PD&E Study, Palm Beach County, FL; Assistant Project Manager. PD&E Study to evaluate and document proposed transportation solutions for this segment of the Turnpike Mainline in Palm Beach County, from Atlantic Avenue to the Lantana Toll Plaza. Proposed improvements included capacity enhancements (widening to six lanes) and widening three existing bridges at Atlantic Avenue, Lake Worth Drainage District Canal, and Boynton Canal. This study involved preparation of a State Environmental Impact Report (SEIR).

NW 107 Avenue AIS and PD&E Study, Miami-Dade County, FL; Task Manager. Conducted an arterial investment study and PD&E study along one of the most congested transportation facilities in Miami-Dade County. Alternatives considered included enhanced transit services, ITS applications, TDM and TSM strategies and alternative corridors.

US 1 PD&E Study, Martin County, FL; Project Manager. Developed roadway expansion concepts and the public involvement program for the US 1 corridor in Martin County. Also directed community involvement efforts, environmental analyses, and agency coordination.

Kings Highway (SR 713) PD&E Study, St. Lucie County, FL; Task Manager. Conducted detailed traffic forecasting and projections for the Kings Highway corridor between State Road 70 (Okeechobee Road) and US 1 for the 2040 horizon year. Developed various roadway alternatives in order to accommodate the future transportation demand.

Sawgrass Expressway / Panther Drive Interchange, Sunrise, FL; Assistant Project Manager. Responsible for overseeing and performing traffic analyses associated with the interchange justification report (IJR); served as the task leader for the preparation of the state environmental impact report (SEIR); conducted the interchange operational analysis reports (IOAR) for the adjacent interchanges and developed the public involvement program.

CR 510 PD&E Study, Indian River County, FL; Task Manager. Provided traffic engineering services and public involvement coordination for the CR 510 PD&E Study. This analysis involved multiple land use scenarios and traffic simulation efforts.

The District, Boca Raton, FL; Project Manager. Provided traffic engineering consulting services for this mixed-use redevelopment project in Boca Raton. The impact analysis was performed in accordance with the county traffic performance standards and city land development regulations to assess impacts to the transportation system.

Lynn University, Boca Raton, FL; Project Manager. Provides ongoing traffic engineering services in support of various development related project on campus. These studies include traffic concurrency analyses, signal warrant studies, parking analyses and master planning efforts.

Florida Atlantic University Football Stadium Traffic Analysis, Boca Raton, FL; Project Manager. Conducted the traffic analysis for the 30,000 seat football stadium that opened in fall 2011. This analysis evaluated the entering and exiting traffic and prepared a traffic simulation analysis to evaluate the traffic operations within the study area.

Bank of America Plaza, Boca Raton, FL; Project Manager. Traffic analysis for the Bank of America Plaza retail development located on Federal Highway in Boca Raton. This involved a traffic concurrency evaluation as well as an access classification study.

Key West International Airport, Key West, FL; Project Manager. Traffic impact analysis to address the roadway impacts associated with the proposed airside and landside expansion of the Key West International Airport.

Traffic Impacts Studies, Monroe County, FL; Project Manager. Conducted more than 500 traffic impact studies throughout the Florida Keys for retail, office, residential, municipal, entertainment, and lodging facilities.

Growth Management General Consulting Contract, Fort Lauderdale, FL; Project Manager. Provided professional planning services to FDOT District Four on a task work order basis. Areas of planning assistance included review of Local Government Comprehensive Plan Amendments, transportation corridor analyses, level of service and transit mitigation plans, review of development plans and proposals, and assistance with transit, bikeway and pedestrian infrastructure needs.

SR 25 / US 27 Action Plan, Broward County, Florida; Project Manager. Developed a long-range plan for the preservation and implementation of mobility strategies within the US 27 corridor in southern Broward County.

US 1 (SR 5) Alternative Corridors Study, Martin County, FL; Project Manager. Performed an area wide analysis of alternative corridors and transportation modes within the rapidly growing Treasure Coast Region of Florida. Project included and extensive origin and destination study and public involvement program.

City of Coral Springs Traffic Engineering Services, Coral Springs, FL; Project Manager. Karl has served as the traffic engineering consultant to the City of Coral Springs in Broward County, Florida. In this role, his reviews focused on applications for new development projects within the City. These reviews focused on site plan layouts, project access, internal site circulation, traffic impacts, and parking. The project team also provided advice to the City regarding traffic operations, safety and traffic calming issues within the City.

FDOT District Six Traffic Operations and Safety Studies, Miami, FL; Task Manager / Quality Control Officer. Assisted with and reviewed more than 50 traffic operations and safety studies. Studies included crash analyses, signal warrant studies, intersection analyses, delay studies, queuing analyses and pedestrian studies.

US 168 Corridor Tollroad Feasibility Study, Chesapeake, VA; Project Manager / Task Manager. Conducted financial feasibility study for the implementation of a toll road in Chesapeake, Virginia. This involved development of traffic volumes, construction and operating and maintenance costs, projection of toll revenues, and identification of alternative funding sources.

US 17 Bypass Corridor Study, Washington, NC; Task Manager. Developed traffic forecasts for a 20-year period on the US 17 corridor in eastern North Carolina. Also prepared roadway concepts for design consideration.

North Broward Preparatory School, Signal Warrant Study, Broward County, FL; Project Manager. Performed traffic analyses and signal warrant study in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) for the school's primary entrance on Lyons Road.

Pine Crest Schools, Boca Raton and Fort Lauderdale, FL; Project Manager. Provided traffic engineering services in support of their capital improvement programs. These services included parking evaluations, queuing (drop-off and pick-up) analyses, on site circulation, and project access.

5. CAPABILITIES AND PROJECT LEVEL RESPONSIBILITIES

A. DESIGN / CONSTRUCTION

Construction is a collaborative activity, pooling the knowledge and experience of many people. After an initial kick-off meeting, we suggest weekly meetings with the entire team for complete and accurate exchanges of information and maximum accountability. KL uses Procore, an on-demand construction software platform designed to facilitate document management and team communication. By hosting documents online, they are available to all team members. Owners have 24/7 access to contract documents, change orders, RFI's, meeting minutes, schedules and progress photos. All team members can access the information in real time (24/7) on their tablets, phones or computers to keep everyone up to date on progress. RFI's are tracked and users can easily see the status. Even more importantly the process of responding to an RFI is as simple as sending an email, which assures use of the software by team members.

B. PROJECT MANAGEMENT AND COORDINATION WITH THE CITY, AND SUBCONTRACTORS

Our team, including both the design and construction members, have extensive experience in project management for similar size and scope projects. With dozens of parking garages designed and built, we understand the specific nuances with this type of project.

More importantly, this is the same team that designed and built the City's most recent parking garage on Nebraska Street. This means we understand the City's processes and standards, and already have established relationships with the area's top subcontractors that would supply similar components on this project.

Our overall project management approach is one of collaboration, and this process has already begun. The design and construction teams have visited the site, held meetings to discuss the challenges associated with it, and are already collaborating on solutions to present to the City for consideration. As part of the design-build process, we will present various options to you which are

discussed in Tab E: Approach to Scope of Work. We understand that this is an important project for the City and scheduling is a key issue, which is why we have already assembled the same team that worked together successfully for the Nebraska Street Parking Garage. This existing team cohesion will benefit your project.

C. ENGINEERING AND PERMITTING

As one of South Florida's top contractors, we deal with engineering and permitting agencies regularly and have established relationships and processes to expedite this process. We recently completed the Hollywood Library 2nd Floor Buildout which housed the offices for the City's Building Services, Planning and Zoning, Utilities, and Community Development departments. We will work with all associated agencies to ensure the permitting process goes smoothly.

Our Civil Engineer, Miller Legg, will handle all civil permitting necessary. All civil permits can be done concurrently in 90 to 120 days. The required civil permits are as follows:

- City of Hollywood Engineering Department
- Broward County Resilient Environment Department (BCRED) – Stormwater
- Florida Department of Environmental Protection (FDEP) – 10-2 General Permit
- Florida Department of Transportation (FDOT) – Access, and Drainage

D. DESIGN REVIEW AND OPTIONS ANALYSIS OF PLANS AND SPECIFICATIONS

As Design Builder, we act as a design assist partner to the project team, providing "hands on" knowledge of constructability, market conditions, schedule expertise, subcontractors and vendor selection, long lead and critical equipment procurement, LEED recommendations, and code experience, to name a few.

In addition, we act as the conduit of communication to all team partners during the life of the design process, because clear, concise and continual discussion and documentation are components to the success of the design stage.

Review for Code Compliance and Quality

Because the review process is critical in establishing the quality of the project, we involve our independent quality assurance/building envelope consultant in the process. Together, we review the drawings and specifications, with primary focus on constructability, general code compliance, and compatibility of materials selected. (Please see the following Quality Control section for further detail).

We also compare the original design schemes and working drawings to inform the owner of changes that may exceed previously established budgets or impact life cycle expectations. Additionally, we compare the owner's program with the design documents to ensure the completeness of the documents.

E. CONSTRUCTABILITY ANALYSIS

Ideally, we provide a constructability analysis during the design-development stage, working with the design professionals to identify design to construction inconsistencies, dissimilar materials issues, installation sequencing voids, and options for systems and materials going into the final design. Through this operations led process, we analyze critical building components including roofing materials, mechanical systems, building envelope integrity, finishes, etc. After review, we provide the client a comprehensive listing of discoveries, with alternative solutions that incorporate the most cost effective approach for every area where there are alternatives to be considered. Further, we analyze specific project exterior conditions (i.e., location of activities, scheduled events, etc.) and include thoughtful recommendations to site logistics, traffic flow, staging and parking.

F. VALUE ENGINEERING

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

Life Cycle Cost Analysis: Making Sure That "Less Expensive Now" Doesn't Translate To "High Long-Term Operations Costs"

Life Cycle Cost Analysis is an integral part of the value management process, providing an assessment of costs associated with each of the various options under consideration. Life cycle costs can be applied to any component of a facility, but generally focuses on the plumbing, mechanical and electrical systems.

A complete life cycle cost analysis will not only take into account the initial costs of equipment, materials and installation, but also the cost of the future re-installations in present dollars. This is an important point of clarification; if equipment for example has to be replaced every ten years, the costs of inflation that will take place between now and the last replacement needs be considered in the true life cycle cost of the product or system.

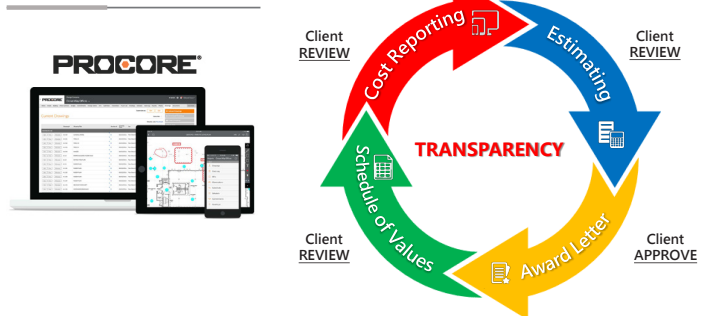
Utilizing our in-house multidisciplinary estimating capabilities, Kaufman Lynn Construction will guide the project team in making informed decisions in the evaluation of all options brought to the table.

G. LIFE CYCLE COST ANALYSIS

Life cycle cost analysis is an integral part of the value management process, providing an assessment of costs associated with each of the various options under consideration. The life cycle cost for the garage is the total economic cost of owning and maintaining the building.

A complete life cycle cost analysis will not only take into account the initial costs of equipment, materials and installation, but also the cost of the future re-installations in present dollars. Utilizing our in-house multidisciplinary estimating capabilities, Kaufman

CONTROLLING COST



OPEN BOOK and FULL TRANSPARENCY!

Lynn Construction guides the project team in making informed decisions in the evaluation of all options brought to the table.

H. PROJECT SCHEDULING

Accurate and Meaningful Schedules Established Early to Guide the Project

Once selected, the project team prepares a preliminary schedule. The schedule will include durations for permitting, material procurement, submittals and fabrication, in addition to the construction activities and commissioning periods. Each area of the project will be separated to allow clear visibility of the flow and sequence of work required for that part of the project. Our scheduling software, Primavera P6, interfaces with our project management software, Procore, which means that many reporting issues monitored by Procore are automatically updated when changes to the schedule occur.

Our subcontractors submit their evolving schedules throughout the course of preconstruction to ensure every activity is properly accounted for in our final comprehensive plan. Before construction begins, our subcontractors and suppliers are required to submit their final sequencing, durations and level of detail schedule. The final construction schedule is then incorporated into each subcontractor's contract as a measure to ensure their adherence to the master schedule.

Scheduling Continuity from Preconstruction through Construction

The Scheduler dedicated to this project is responsible for the schedule throughout the project life cycle. During construction, the schedule is reviewed by the Project Manager with the Superintendent and the Project Executive weekly, daily if needed. Then, at the weekly subcontractor meeting, the Scheduler creates a two-week look-ahead schedule which is distributed to all appropriate subcontractors and suppliers.

Even the Smallest Details are Tracked on our Schedules

We include every possible item in the schedule, down to when we put the handles on the doors, to make sure we synchronize all aspects of work and every material delivery. We give special attention to items on the "critical path" which are



Proactive Scheduling and Supply Chain Considerations: Jupiter Municipal Complex

A key part of the Town Hall portion of the Jupiter Municipal Complex project involved the building's varying uses which were considered in its design. The new building has an administration wing which functions very much as an office building with the type of finishes found in administrative spaces. It has a public interfacing component with unique finishes focused on durability and safety. The Town Hall also has a council chambers with advanced technology and acoustic performance characteristics.

Each one of the building's varied functions had finishes that were completely different from the other areas. Starting in preconstruction, KL held extensive coordination meetings with subcontractors and vendors to refine the materials and ensure availability to meet the budget and schedule.

During construction, KL created detailed look-ahead schedules that were verified with key subcontractors and vendors in order to have materials and man power available when the schedule dictated.

areas that must be done within a particular time in order to bring a project in on time or early. While other areas of work can be altered more easily, these areas of work, such as the building shell construction and interior framing and drywall, must be put in place in order to have the next step of the project take place.

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

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

I. QUALITY CONTROL (DESIGN AND CONSTRUCTION)

Since the inception of Kaufman Lynn Construction, Michael Kaufman has insisted on stringent quality control levels. When we noticed a decline in quality workmanship in our industry, we set out to create an enhanced quality control program.

We started out by conducting a thorough inventory of issues faced by our superintendents. Then we talked with owners to better understand the overall issues they faced with all their projects. The number one complaint: building envelope issues.

Armed with this information, we developed a quality control program that includes both our on-site teams as well as independent **building envelope consultants to provide extra oversight during preconstruction as well as a second set of**



eyes for our Superintendents as they monitor multiple trades on a daily basis in the field.

Our quality control plan begins during preconstruction by reviewing submittals and shop drawings as well as only soliciting subcontractor and material bids from pre-qualified vendors. During construction, we ensure quality through our daily quality inspections along with weekly jobsite meetings. Our weekly meetings include subcontractors, owners and design professionals. Since our meetings require thorough jobsite inspection by all parties, any question of quality is immediately addressed. This immediate reaction prevents a budding problem from taking root. If a problem is discovered it is immediately corrected.

Intense Oversight Of Submittals With An Extra Set Of Eyes To Support The Design Team

We review all systems as they relate to paint, exterior finishes, windows, roofing, waterproofing and caulking BEGINNING in the design and budgeting process. We first meet with the entire design team to ensure all systems are compatible. We then work with our preconstruction staff to review submittals with a checklist of what must be included such as: manufacturer product data, details and installation instruction, preparations procedures, qualifications of installers, shop drawings with sequencing for installation, notice of acceptance (if necessary), wind calculations, special requirements and a sample copy of the warranty.

We then review all submittals in compliance with the contract documents.

Independent Quality Control Reviews

As part of our “Building Better Buildings” Program, KL’s in-house Director of Quality Control, Chase Sammons, attends jobsite meetings and is a part of all pre-installation meetings for major building components. As one team, they review installation procedures and Chase acts as an additional set of eyes during preparation, application and installation of building components particularly those relating to the building’s exterior envelope.

Chase also reviews the contract documents and performs visual inspections on “in progress” installation procedures and again at final inspection to complement our existing quality control methods and processes. The resulting reports Chase provides are reviewed with the on-site project team in addition to the Project Executive. The reports include corrective actions taken or employed from their observations and discussions with subcontractors and the superintendents.

J. COST CONTROLS AND CHANGE ORDER MANAGEMENT

Accurate Tracking Eliminates Surprises

Accurate cost control for construction projects can be summed up in one key word, “continuity”. Continuity requires effectively communicating how the bid was developed to the people who are responsible for the development of job cost reporting. We accomplish this through open lines of communication and established accurate and highly detailed cost coding that both the project manager and superintendent understand and implement. The project manager and superintendent are responsible for accurately cost coding all invoices and subcontractor requisitions. Through Timberline Accounting software, our accounting department then inputs this information along with project payroll and incidentals to create the Job Cost Report and Job Transaction Report. These reports are then published on a weekly basis for review by the Project Executive, Project Manager and Superintendent.

Change Order Avoidance and Negotiation

KL’s proven, proactive approach to preconstruction, including the detailed scopes released to subcontractors

and thorough analysis of bids, is the primary reason why we have an exceptionally low amount of contractor initiated change orders.

For us, change order review is not just pricing up a change but reviewing alternatives to help find the best options. We become a client advocate in coming up with best value solutions. You can rest assured that before we submit any change order request, we have fully vetted both the issue causing the need for a change and the best option for addressing the issue.

In the case of owner initiated change orders we conduct a full constructability review and then offer viable options and alternatives to reduce or even eliminate cost and schedule impacts of the requested changes.

K. PREPARATION/REVIEW OF SHOP DRAWINGS

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

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

L. PROJECT MOBILIZATION

Our initial step in the mobilization process is a survey of the site to utilities and other future improvements. Based on the survey, we develop a preliminary staging plan. We then meet with the City and stakeholders, such as neighbors to discuss the site utilization. Based on the input we modify the preliminary plan and develop a detailed maintenance of traffic (MOT) plan. The mobilization itself is an approximately 10 day process, which we time to coincide with permitting and the Notice to Proceed. During mobilization

we bring in temporary infrastructure, such as power and water, establish a perimeter fence and establish gated access points to the site, install silt sedimentation run-off control, set up temporary construction parking and laydown area and bring in an office trailer, storage trailer and dumpster.

M. PUNCH LIST MANAGEMENT AND CLOSE-OUT

The management of the punch list is really an extension of our quality control program which includes a pre-installation meeting with subcontractors to review submittals, specifications and materials as well as three stages of inspection:

Initial inspection: Before a subcontractor proceeds with their scope, we have them prepare a mock-up. Once inspected and approved by our team this mock-up area becomes the control sample for all later work.

In-progress inspections: Our superintendent conduct ongoing inspections of work put in place.

Final inspection: Before a subcontractor is “dismissed” from the site, our superintendent and/or quality control consultant perform a final inspection and note any deficiencies.

Any open items that are identified during any of these inspections are tracked on an “open deficiency log” and are reviewed at weekly subcontractor meetings. Using this approach means that most items are corrected before they get to the punch list.

N. INSPECTIONS

Inspections and Regular Communication by our Superintendents

Our superintendents use tablets in the field that are continually updated with the most recent plans and check subcontractors’ work against the plans as it is put in place. Any issues that need review by the design team, are photographed and sent to the entire team for review and response via Procore. This process is in addition to our weekly onsite meetings that include subcontractors, owners and design professionals where we walk the jobsite to

allow all parties to inspect current work.

O. ASSIGNED TEAM’S EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE

Our entire proposed project team has municipal parking garage experience, including building the

PARKING GARAGE TEAM EXPERIENCE



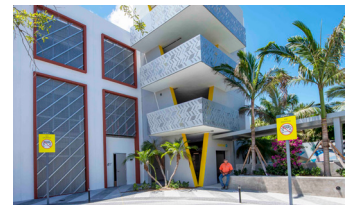
GOLDEN GLADES GARAGE



HOLLYWOOD GARAGE



FAU GARAGE III



BRIGHTLINE BOCA GARAGE

most recent City of Hollywood garage on Nebraska Street. Please see below examples of projects completed by our team.

P. ASSIGNED TEAM’S EXPERIENCE WITH EFFECTIVE BUDGET CONTROL

On Hollywood Nebraska Street Parking Garage, lead by Project Manager Marc Savoy, Assistant Project Manager Cameron Sheedy, and closeout Superintendent Zac Fritzler, the team overcame obstacles that lead to effective cost control. The coastal environment at the site influenced material choices. Originally, the architect had specified a powder coated system for the decorative metal around the exterior and bottom. We knew from experience that this finish tends to erode quickly when exposed to salt air. Instead, we recommended an alternative system which utilized Kynar.

Not only did this reduce the cost of the screens by \$120,000, but the Kynar finish is better suited to

the environmental conditions present at the site and comes with a 15-year warranty, well beyond that of the original system.

Q. ASSIGNED TEAM'S EXPERIENCE WITH EFFECTIVE SCHEDULE CONTROL

This same project team of Marc Savoy, Cameron Sheedy, and Zac Fritzler worked together on the Brightline Boca Raton Station and Parking Garage. The project was built on a compressed schedule to achieve Brightline's goal of being operational by the end of the year.

Regardless of the challenges thrown at them, the young project team never lost sight of that goal. Their can-do attitude and teamwork approach permeated the site. From the start they communicated why the project is important to the client and the community.

After months of working with the Brightline ownership team and trade partners on an extensive Buy America compliance process, KL's project team rallied to deliver Brightline Boca Station in time for the planned Opening Day.

Under an extremely compressed schedule, a couple of fast-tracked months, and an intense 20-day final push to TCO, the KL Brightline Boca Team and their core subs were all aboard and all in as they drove towards the finish line.

Having gained the trust and complete buy-in from all subcontractors, everyone was doing what they could to open the station in time for the first scheduled departures on December 21. All subcontractors worked 18-20-hour days for weeks. Even landscapers stayed well past dark working under spotlights.

As the Coastal Star put it, "On Dec. 6, the promised end-of-year opening of Brightline's Boca Raton station looked like a deadline certain to be missed." Some may have even used the



Creative Schedule Optimization: Golden Glades Multimodal

In most construction projects the basic sequence is laying underground utilities, pouring the foundation/slab on grade and then starting vertical construction. However, since this project included a 170,000 SF per level precast garage, we were able to compress the schedule by sequencing the construction so that multiple activities were progressing simultaneously. Precast elements were erected from east to west. While precast erection occurred on the eastern half of the garage; utilities, drainage, and MEP underground were being installed on the western portion. Once the precast elements were 50% erected and safely welded-out, the underground and trade work moved to the eastern portion of the building while erection continued with the western portion. Working hand-in-hand with the precast erector, access to all upper levels of the garage were permitted for MEP trades (in specific zones only) for rough in. This process continued, moving east to west, until erection was complete and all areas of the garage turned over to all trades. Additionally, precast erection on the western portion of the garage was focused on the northern quadrant. This was done in an effort to advance the construction of the main electrical and mechanical rooms. Overall, this specific sequencing and logic provided an overall reduction to the project schedule.

word ‘impossible’. But two weeks later, smiling dignitaries cut the ribbon; and excited residents boarded the train

R. ASSIGNED TEAM’S EXPERIENCE WITH LEED CERTIFIED PROJECTS

“Green” solutions can greatly reduce the operating costs of an upgraded facility and may be desirable even if they require higher initial costs. To find the best overall solutions for our clients, we start the process to sustainable design and construction with a ‘question and answer’ workshop with LEED accredited in-house professionals and your staff. This conversation allows us to set meaningful and affordable goals and objectives. Whether the goal is to achieve LEED certification or not, we provide our clients a host of energy saving suggestions as well as alternative systems as part of Kaufman Lynn’s Standard Operating Procedures.

KL’s team of 17 LEED Accredited Professionals and LEED Green Associates has experience evaluating strategies, implementing practices, finding resources and weighing cost/benefits for each option to blend budget decisions with energy efficient, environmentally-friendly construction.

Kaufman Lynn is well versed in providing “green” cost savings alternatives on LEED projects in addition to construction methods to ensure the greatest accumulation of points for building certification. We implement “Green Building Techniques” even on projects that are not pursuing LEED Certification as part of our standard everyday practice. We recycle up to 90% of all construction debris on our jobsites by supplying each construction site with recycling containers. We provide pollution and erosion control; we have a concrete truck washout area on each site to prevent any soil contamination; we also pay very close attention to the Indoor Air Quality during construction. In our interior finishes we use low VOC paints, adhesives and sealants and we always achieve very high percentages of recycled content in our building materials.

Kaufman Lynn has completed 27 LEED certified projects, including LEED Silver and LEED Gold Projects.





APPROACH TO SCOPE OF WORK



PARTNERS PROVIDING OPTIONS

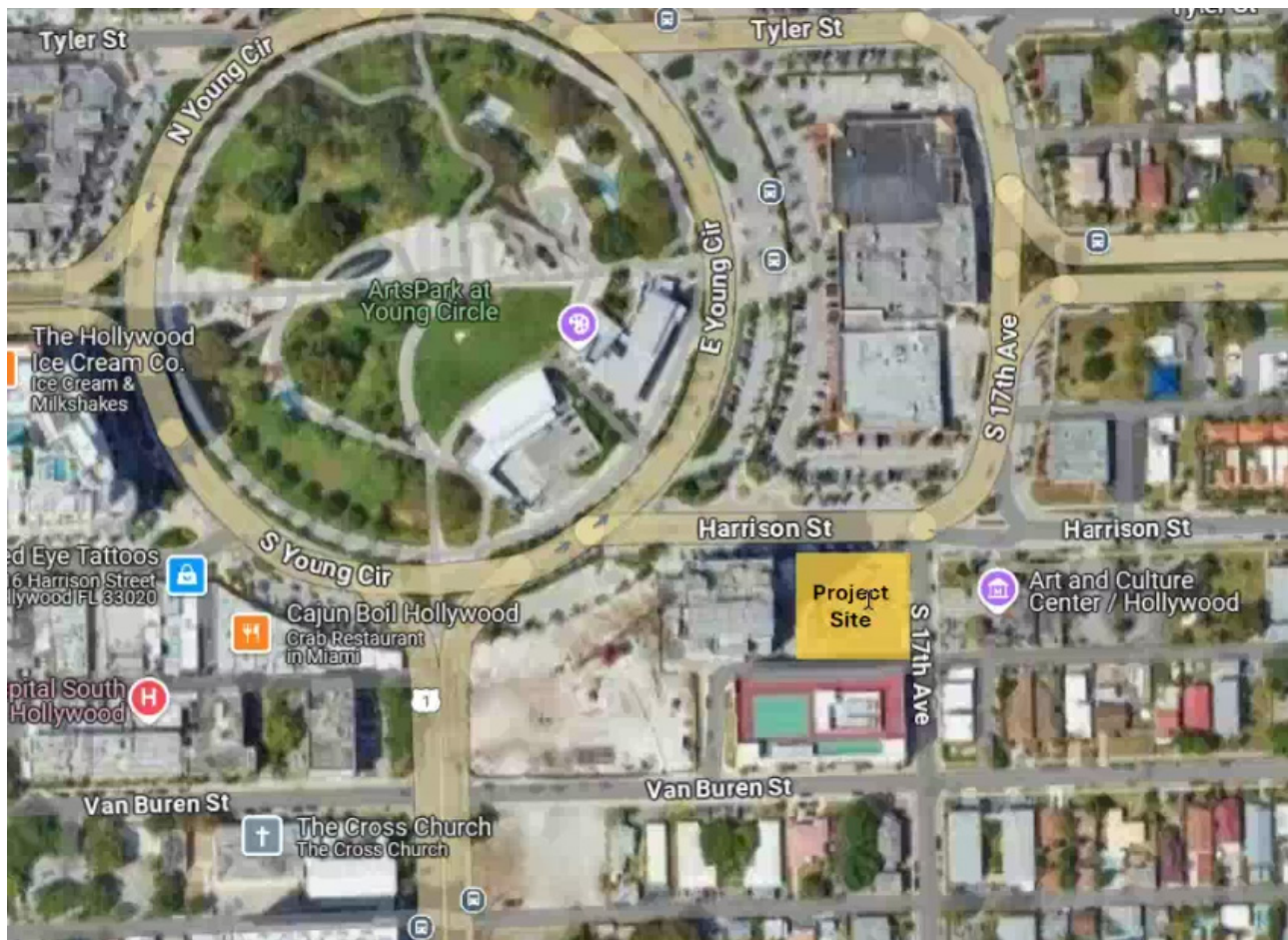


TAB E: APPROACH TO SCOPE OF WORK



KL will use our proven expertise on parking garages to help The City of Hollywood achieve all its project goals, including meeting the schedule deadlines and operating on a tight site with minimal disruptions to nearby neighbors. This custom approach begins with a deep dive into the specific challenges of your project, which is already under way.

Our team has dug into the details of your project and developed a custom approach to your specific challenges that will lead to a successful project completion. The following pages show our custom project approach, followed by answers to your specific questions from the RFP.



This is an extremely tight site with no room for parking. With the neighboring school and condominium buildings it is important to keep the area as non congested as possible. KL proposes to use our nearby construction site on the corner of Taylor and Federal Highway as a place for construction workers to park and a staging area.

DESIGN AND CONSTRUCTION CONSIDERATIONS

PARKING GARAGE STRUCTURE

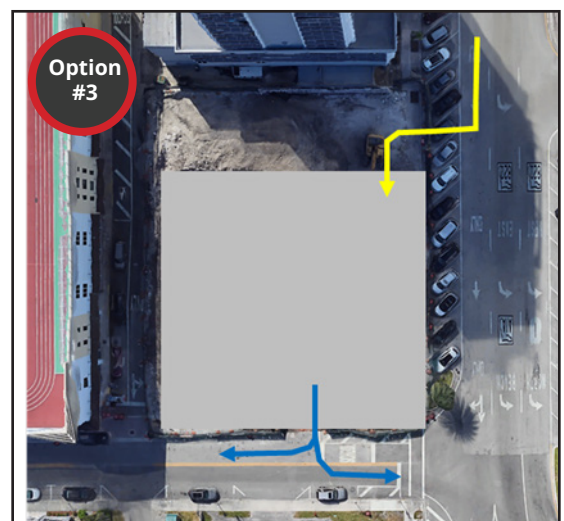
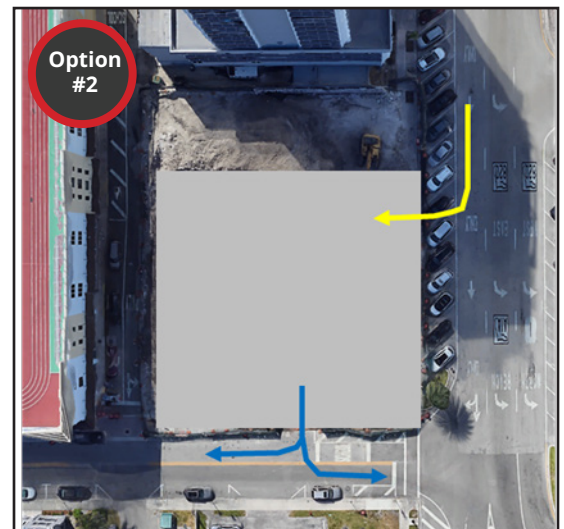
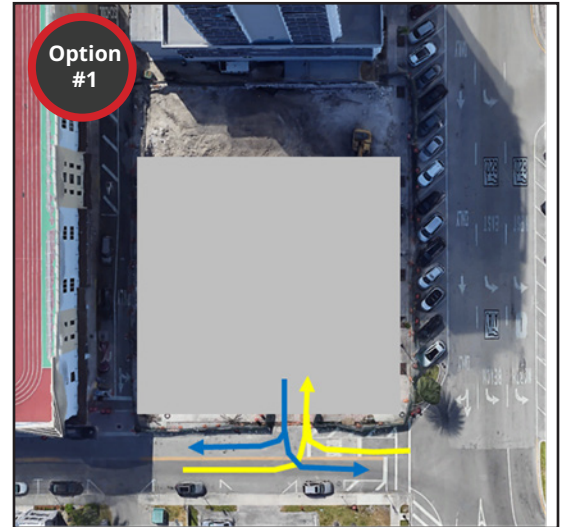
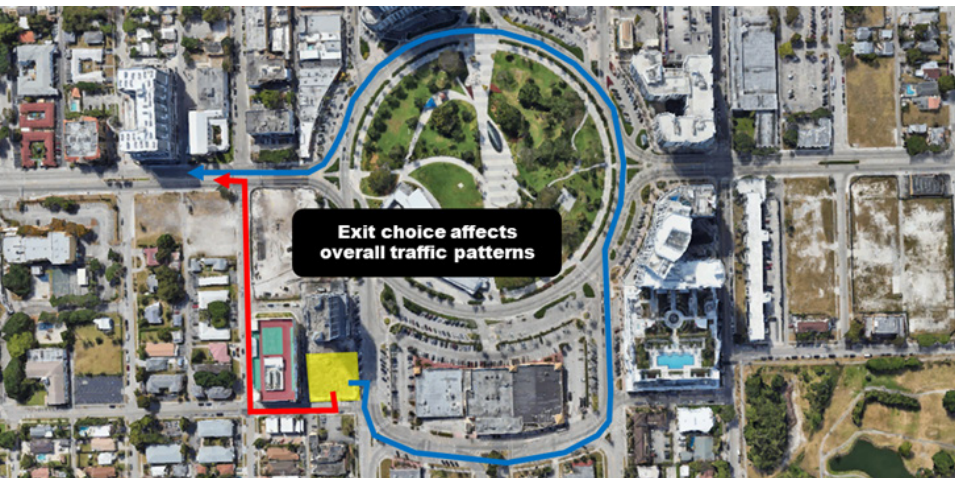
KL has built both Precast and Cast-In-Place parking garages and we think this garage will utilize a Cast-In-Place process based the tight site. This is similar to the Nebraska Street Parking Garage KL (and Kaller Architects) built for the City of Hollywood CRA. We propose this solution since there is no room for the large trucks that would need to be used for a Precast structure.

PRESENTING DESIGN OPTIONS

Our team will be your PARTNER, driving solutions that benefit the City and its residents from day one. We will discuss every aspect of the project so the final product meets your needs.

Entrance/Exit Options

One example of a design solution to discuss with you is the preferred ingress and egress for the garage. Having an exit on 17th Avenue allows for the ability to either head north or south on Federal Highway. If the garage exits on Harrison Street, travel will have to continue around Young Circle to be able to head north on Federal Highway. We have already identified a few possible entrance and exit solutions to discuss with you, and will continue developing options for consideration.



Hollywood Look

Nobody has designed more projects in Hollywood than Hollywood's own Kaller Architecture! They know the city and your design standards and processes. Our team wants to discuss whether there are any elements from the Nebraska Street Parking Garage that you would like to include in the Harrison Street Parking Garage design, or if the City would prefer the new facility to borrow design elements of the ArtsPark and include a more urban glass look.

These are all items that we will work with you to decide, and we understand the localized nature of this facility within the overall Hollywood context.



Rooftop View

This garage will be seen from above due to the neighboring residential units. We want to discuss creative ways to make the rooftop less an unsightly garage rooftop. For Pompano Beach's Municipal Pier Garage, a similar design-build project, we painted the roof deck a sand color to blend in to the surrounding oceanfront area. We also added palm trees and green spaces as well as canopies to make it look more pleasing and even be able to be used as an event space as the City sees fit.

For JM Family Parking Garage in Deerfield Beach, another design-build parking garage, we included a solar roof covering that not only added a better look, but provided enhanced sustainability especially in conjunction with the water reclamation tanks that were also used.



Concrete Spalling

With DESMAN on our team, we not only have a parking garage team of experts for efficiency and use, but also from a structural and concrete engineering perspective. We know that **our previous parking garage HAS NOT had an issue with spalling**, but other projects within the City have. We will take the extra steps to engineer the garage correctly and build it correctly to avoid spalling.



There are certain nuances for construction in South Florida, especially for a cast-in-place parking garage. We focus on Moisture Management:

Aggressive Water-Cement Ratio: This step is critical in Florida. This allows us to create a denser, less permeable concrete, minimizing the chance for future moisture intrusion.

Pozzolanic Materials: They refine the concrete's pore structure, significantly reducing permeability and making the concrete more resistant to chloride ion penetration (from salt air) and chemical attack while enhancing long-term strength.

Adherence/Enhancement for Proper Concrete Cover: The Florida Building Code mandates minimum concrete cover over rebar. For structures exposed to aggressive environments (like salt air), this cover should be increased. Typically, at least 2 inches is optimal for concrete exposed to weather or salt air to protect the rebar, reducing the odds of future issues.



We Know the Hollywood Academy of Arts and Science (HAAS)

Having a local team means we know the local conditions. Joe Kochak of DESMAN will be a key project leader and his daughter goes to HAAS. This means we already understand the hours of operations, traffic patterns, etc. and have relationships with the school administration.

Restricting Deliveries:

One thing we will do is avoid adding to an already congested area with construction deliveries impacting the school. We will restrict deliveries to make sure they do not coincide with the drop off and pick up children for the school. This is standard practice for us as we have a lot of experience working in and around educational facilities.



PARKING GARAGE TECHNOLOGY COMPONENTS

We have studied the specific components of your parking garage and the technological requirements for a successful project. We have experience working these components into the design and construction of parking garages and will work with you to continue to define the scope in order to include all your wish list items within budget. Some of the items you mentioned are below, with examples of our similar components in past projects.

License Plate Readers/Automated Payment Systems

Our recently completed Brightline Boca Raton Station and Parking Garage project used LPR and automated payments systems. Built by the same team, we understand how to implement best practices so these systems work right, the first time.

Electric Vehicle (EV) Charging

We also understand the need for modern parking garages to have electric vehicle (EV) charging stations. All of our latest garages have either built-in charging capability or we have provided the infrastructure for future adaptation. In order to achieve this, we map out the conduit in the design phase and make sure the execution is per the plans.

Security Cameras

Many of our projects feature high security areas and camera systems to ensure peace of mind and safety. We will work this into the design so there are no surprises in placement and installation when it comes time to install security cameras.

Car Counter Displays

These components not only are a convenience to the end users, but ensure safety by making sure people do not enter and circle when the garage is full. We have used these on many of our projects, most recently in Naples pictured below.



The following pages contain detailed answers to the specific questions from the RFQ.

E. APPROACH TO SCOPE OF WORK

1. DESIGN-BUILD APPROACH

We understand the City of Hollywood chose the Design-Build delivery method partly because of a need to expedite the process and deliver this project sooner. KL understands this process and will serve as the primary design builder, driving the process from start to finish. This process places an emphasis on being your PARTNER and coming with creative ideas, experience, team cohesion, and a commitment to the City.

The Design-Build team has already been formed and begun our work. Team members were chosen based on their specific experience, a shared service commitment and excellent working relationships, and an understanding of the owner’s goals. Our team will hold weekly meetings to ensure the team is prepared and organized, pools insights into the client, project history, and potential risks, and jointly develop a clear strategy and approach.

Upon selection, the Design-Build team will meet with representatives from the city, CRA and owner’s representatives, to set goals and validate assumptions and conditions, including scope, budget and schedule goals, site conditions, and potential risks.

Together, our team will evaluate options and make decisions that advance the design. Along the way, KL will develop a GMP and enter into a comprehensive agreement for construction.

2. APPROACH TO PERFORMING THE WORK

Our approach will be collaborative in nature, making sure you get all your wish list items for this parking garage on time and within budget. For details on our custom approach and experience with similar projects, please see the previous pages within this section and Tab D. As part of our approach, we have developed a proposed project timeline that demonstrates the logic for the major design and construction milestones to complete the project, per answer to RFI #6. Please see our draft for discussion with you to the right.

PROPOSED PROJECT TIMELINE:

Design

Notice to Proceed (Design): October 2025
Design Concept 30% “DCP”: Dec. 2025 - Feb 2026
Design Concept 60% CDs: Feb - April 2026
Design Concept 90% CDs: April - June 2026
Final GMP: July 2026
Permitting: July 2026
Design Completed in 10 months.

Construction

Notice to Proceed (Construction): August 2026
Sitework: September 2026
Vertical Construction: November 2026
Substantial Completion: September 2027
Construction Completed in 14 months.



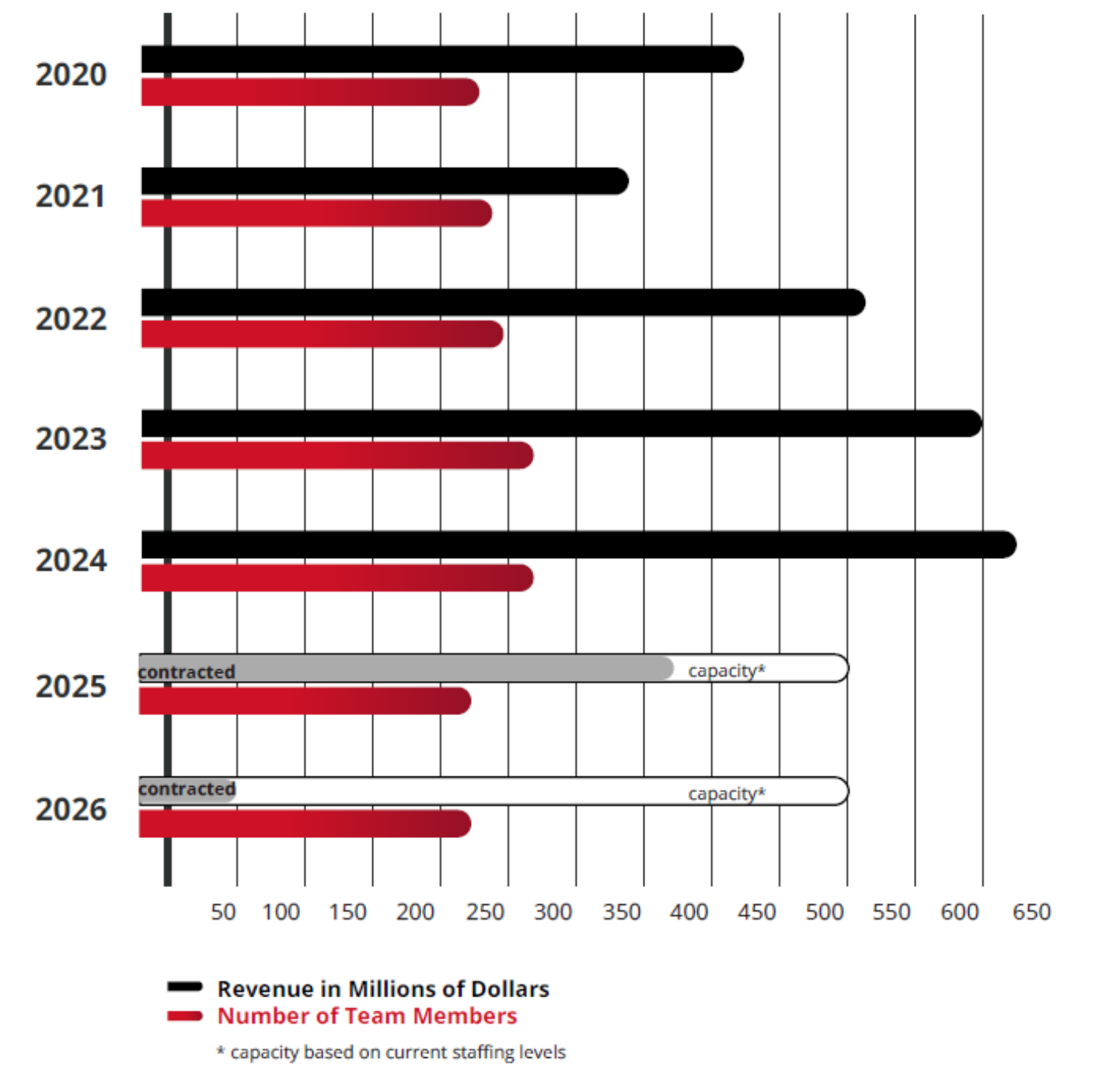
SCHEDULING SUCCESS: POMPANO PIER GARAGE

KL understands that time is of the essence on municipal parking garages. This is evidenced by the successful design and construction of Pompano Beach Pier Garage in time for the City’s 4th of July fireworks. As the City’s first municipal parking garage, the project opened with great fanfare and community support to kick-off the City’s 4th of July festivities. In fact, **KL’s team received TCO on the project three weeks ahead of the City’s desired completion date.** The design-build structure now provides a sustainable parking option to serve the needs of the revitalized beach area.

3. CURRENT WORKLOAD

Kaufman Lynn’s focus as a government builder has lead to a healthy pipeline of various projects across many different disciplines. We pride ourselves on the diversity of work we complete and our approach involves putting each client first and proactively communicating to ensure any conflicts or challenges are dealt with before they may arise. We fully commit to working with you from pre-construction through commissioning to make the Harrison Street Parking Garage a success.

We affirm that we have the resources to design and build your project.



4. ABILITY TO SOLVE COMPLEX PROJECT ISSUES

As a seasoned builder across South Florida and beyond, Kaufman Lynn has extensive experience with constructing large complex projects with multiple buildings. We recently completed JM Family Enterprises' new Headquarters Campus, which consists of multiple office buildings, parking garage, dining hall, and all corresponding landscapes and hardscapes. This \$150 million project was completed on an active campus near the busy Hillsboro Boulevard corridor.

Many of our current projects are multi-building communities on tight sites in urban Broward, Miami-Dade, and Palm Beach Counties. **We understand the nuances of building in dense urban environments** and working around surrounding homes and businesses with minimal disruptions.

Below are a few samples of some of our larger scale complex projects. Whether for public or private clients, we always exhibit strategies for exemplary cost containment and minimization of change orders. For detailed descriptions of our processes, please see Tab D.

5. AVAILABLE RESOURCES

Construction is a collaborative activity, pooling the knowledge and experience of many people. After an initial kick-off meeting, we suggest weekly meetings with the entire team for complete and accurate exchanges of information and maximum accountability.

Kaufman Lynn Construction (KL) uses Procore, an on-demand construction software platform designed to facilitate document management and team communication. By hosting documents online, they are available to all team members. Owners have 24/7 access to contract documents, change orders, RFI's, meeting minutes, schedules and progress photos. All team members can access the information in real time (24/7) on their tablets, phones or computers to keep everyone up to date on progress. RFI's are tracked and users can easily see the status. Even more importantly the process of responding to an RFI is as simple as sending an email, which assures use of the software by team members.

However, we understand that not all interested parties in a construction project are part of the project team. Which is why we provide a weekly project "snapshot" to the client and design team. On a single page, we summarize accomplishments of the current week and provide a look-ahead for the next week. This provides an easy way for our client's to keep their associates informed and engaged.

We prepare a project manual which provides a comprehensive summary of the project in terms of the team organization, project goals for schedule and budget, and project approach with clear delineations of the responsibilities of individual team members. In addition, the project manual contains information about agreed upon processes and procedures, including the flow of information and the decision process for the review and approval of shop drawings and submittals, progress and change orders as well as other communication and coordination between the team.

6. SCHEDULING METHODOLOGY

Once selected, the project team prepares a preliminary schedule. The schedule will include durations for permitting, material procurement, submittals and fabrication, in addition to the construction activities and commissioning periods. Each area of the project will be separated to allow clear visibility of the flow and sequence of work required for that part of the project. Our scheduling software, Primavera P6, interfaces with our project management software, Procore, which means that many reporting issues monitored by Procore are automatically updated when changes to the schedule occur.

Our subcontractors submit their evolving schedules throughout the course of preconstruction to ensure every activity is properly accounted for in our final comprehensive plan. Before construction begins, our subcontractors and suppliers are required to submit their final sequencing, durations and level of detail schedule. The final construction schedule is then incorporated into each subcontractor's contract as a measure to ensure their adherence to the master schedule.

Scheduling Continuity from Preconstruction through Construction

The Scheduler dedicated to this project is responsible for the schedule throughout the project life cycle. During construction, the schedule is reviewed by the Project Manager with the Superintendent and the Project Executive weekly, daily if needed. Then, at the weekly subcontractor meeting, the Scheduler creates a two-week look-ahead schedule which is distributed to all appropriate subcontractors and suppliers.

Even the Smallest Details are Tracked on our Schedules

We include every possible item in the schedule, down to when we put the handles on the doors, to make sure we synchronize all aspects of work and every material delivery. We give special attention to items on the “critical path” which are areas that must be done within a particular time in order to bring a project in on time or early. While other areas of work can be altered more easily, these areas of work, such as the building shell construction and interior framing and drywall, must be put in place in order to have the next step of the project take place.

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

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



Creative Schedule Optimization: Golden Glades Multimodal

In most construction projects the basic sequence is laying underground utilities, pouring the foundation/slab on grade and then starting vertical construction. However, since this project included a 170,000 SF per level precast garage, we were able to compress the schedule by sequencing the construction so that multiple activities were progressing simultaneously. Precast elements were erected from east to west. While precast erection occurred on the eastern half of the garage; utilities, drainage, and MEP underground were being installed on the western portion. Once the precast elements were 50% erected and safely welded-out, the underground and trade work moved to the eastern portion of the building while erection continued with the western portion. Working hand-in-hand with the precast erector, access to all upper levels of the garage were permitted for MEP trades (in specific zones only) for rough in. This process continued, moving east to west, until erection was complete and all areas of the garage turned over to all trades. Additionally, precast erection on the western portion of the garage was focused on the northern quadrant. This was done in an effort to advance the construction of the main electrical and mechanical rooms. Overall, this specific sequencing and logic provided an overall reduction to the project schedule.

7. OPERATING WITH MINIMAL DISRUPTIONS

Issues often arise in complex projects such as yours, and KL has a proven process to overcome issues. As we were building the Nebraska Street Parking Garage, FDOT was performing road work immediately adjacent to the site. We were sharing dewatering permits with the adjacent work, requiring careful coordination with FDOT. We also coordinated MOT to ensure the safety along the busy corridor. Though Kaufman Lynn Construction refrained from impacting SR A1A, the utility work required 1-lane shutdowns which could affect delivery and access at the garage site if

not properly coordinated. The field personnel were in constant communication and would coordinate sequences to allow work to proceed smoothly.

The City of Hollywood has seen first-hand how we proactively plan to eliminate issues and if any arise during construction, we address them immediately.

8. EQUIPMENT STORAGE

We are experienced in working on tight zero lot line sites just like yours. This project site is similar to that of the Nebraska Street Parking Garage, where the building footprint takes up basically the entire project site. We have visited the site and surrounding area and identified an ideal place for our trailer location on site. Additionally, KL has the added benefit of being in preconstruction on a multifamily and parking garage project located less than half a mile away. This presents the opportunity to share resources and possibly use the other KL site as a parking and laydown area.

9. RESOURCES AND CAPABILITIES

KL is one of the largest Construction Managers in South Florida and will dedicate the staff and resources to this project. We have proven that the City of Hollywood is a vital client for us and you have the commitment of everyone proposed and the personal commitment of Mike Kaufman that every resource in the firm will be available should it be needed for this important facility.

Upon selection we will have an initial kickoff meeting with the City and CRA. After the initial kickoff meeting, we suggest weekly meetings with the entire team for complete and accurate exchanges of information and maximum accountability. During each meeting all vital project log information is reviewed with all parties. If action is necessary, a task is assigned and put on a master "Action" list with the responsible party's name and date of completion for the item. At the conclusion of the meeting, the master action list is reviewed to make sure that everyone knows what they are responsible for and when the information is due. Each subsequent weekly meeting starts off by reviewing the previous week's master action list to ensure everyone has completed their tasks and determine the team's next steps.

The early schedule will include durations beyond

construction. We will coordinate with the City, FDOT, regulating entities and the design team to capture the duration for such things as the design completion, approval, and permitting. Our scheduling software, Primavera P6, interfaces with our project management software, Procore, which means that many reporting issues monitored by Procore are automatically updated when changes to the schedule occur.

KL uses Procore, a collaborative construction software designed to facilitate document management and team communication. By hosting documents online, they are available to all team members. The City will have 24/7 access to contract documents, change orders, RFI's, meeting minutes, schedules and progress photos.

RFI's are tracked and users can easily see the status. Even more importantly, the process of responding to an RFI is as simple as sending an email, which assures use of the software by team members.

10. SCHEDULING AND COST CONTROL

Effective budget control is an important part of each of Kaufman Lynn's projects, no matter the client. That's why we have a dedicated team of more than 20 in-house pre-construction experts, using industry-leading software to create detailed budgets down to the last dime.

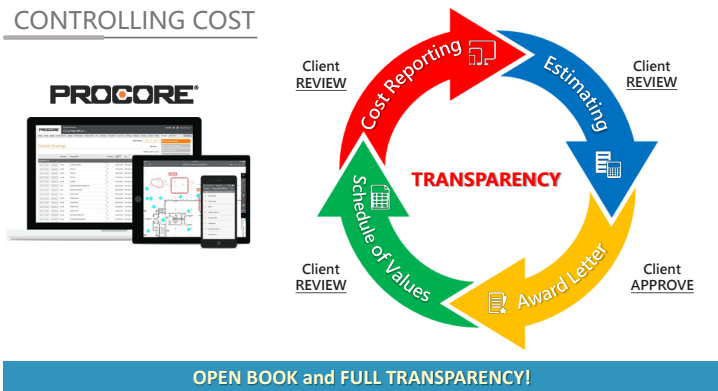
Accurate cost control for construction projects can be summed up in one key word, "continuity". Continuity requires effectively communicating how the bid was developed to the people who are responsible for the development of job cost reporting. We accomplish this through open lines of communication and established accurate and highly detailed cost coding that both the Project Manager and Superintendent understand and implement. The Project Manager and Superintendent are responsible for accurately cost coding all invoices and subcontractor requisitions. Through Timberline Accounting software, our accounting department then inputs this information along with project payroll and incidentals to create the Job Cost Report and Job Transaction Report. These reports are then published on a weekly basis for review by the Project Executive, Project Manager and Superintendent.

11. COST MANAGEMENT DURING DESIGN AND CONSTRUCTION

KL's proven, proactive approach to preconstruction, including the detailed scopes released to subcontractors and thorough analysis of bids, is the primary reason why we have an exceptionally low amount of contractor initiated change orders.

For us, change order review is not just pricing up a change but reviewing alternatives to help find the best options. We become a client advocate in coming up with best value solutions. Our project manager Marc Savoy excels at this. You can rest assured that before we submit any change order request, we have fully vetted both the issue causing the need for a change and the best option for addressing the issue.

In the case of owner initiated change orders we conduct a full constructability review and then offer viable options and alternatives to reduce or even eliminate cost and schedule impacts of the requested changes.



Building Job Reserves Instead of Relying on Contingency Funds

To help assure predictability from a budget perspective, we recommend the establishment of both a contractor and an owner contingency. An owner contingency simplifies our clients' internal budget request process for items they may want to add or change during construction. Though we track and account for monies expended, it is completely up to the client how it is spent.

The contractor contingency is used strictly to offset items not accounted for in the budget but required to complete the scope. We consider this

fund a safety net and our philosophy is to protect this fund as potential savings. Instead of relying on the contingency fund, we create job reserves. As mentioned before, we continuously look for ways to reduce costs without affecting scope or quality. These savings are tracked in the job reserve and can offset most if not all costs for items that would otherwise be paid through contingency. **As a result, we routinely return contingency to our clients at the end of the project.**

Management of Owner Furnished Materials Program

To take advantage of your tax exempt status, we recommend implementing an Owner Furnished Materials Program on this project. **As a builder with an expertise in the public and not-for-profit markets, our project management and accounting processes are fully prepared** to accommodate the requirements of the program.

Though you will pay suppliers directly for any material purchased, we will manage the entire process for you. That includes negotiation, preparation of purchase order information, material delivery and inspection, and verification of invoices. All directly purchased material is tracked and reported in our monthly reports to you and a final account of savings is prepared at close out of the project. **On average, this process results in savings of 1% - 1.5% of the cost of work.**

12. EVALUATING BID PACKAGES

We have an 18-person in-house cost estimating team of senior estimators, line estimators and estimating coordinator. Our senior estimators have on average well over twenty years of experience. They are knowledgeable in all trades and have extensive subcontractor relationships across South Florida.

The most important step in preparing a low bid that will result in a successful project is having the right subcontractors bid the project. Based on our experience and knowledge we know who to reach

out to and invite to bid. We go through extensive outreach to generate market interest in the project. We then work with the individual trades one-on-one to assure that they understand the entire scope and don't miss anything on their bids.

Working with the trades, we look for opportunities for possible substitutions or for potential gaps as we are working on the bid. We then submit RFI's during the bidding process to clarify any questionable items. This puts everybody on a level playing field and reduces the need for change orders after the award of the bid.

13. QUALITY ASSURANCE PLAN

Since the inception of Kaufman Lynn Construction, Michael Kaufman has insisted on stringent quality control levels. When we noticed a decline in quality workmanship in our industry, we set out to create an enhanced quality control program.

We started out by conducting a thorough inventory of issues faced by our superintendents. Then we talked with owners to better understand the overall issues they faced with all their projects. The number one complaint: building envelope issues.

Armed with this information, we developed a quality control program that includes both our on-site teams as well as independent **building envelope consultants to provide extra oversight during preconstruction as well as a second set of eyes for our Superintendents as they monitor multiple trades on a daily basis in the field.**



Our quality control plan begins during preconstruction by reviewing submittals and shop drawings as well as only soliciting subcontractor and material bids from pre-qualified vendors. During construction, we ensure quality through our daily quality inspections along with weekly jobsite meetings. Our weekly meetings include subcontractors, owners and design professionals. Since our meetings require thorough jobsite inspection by all parties, any question of quality is immediately addressed. This immediate reaction prevents a budding problem from taking root. If a problem is discovered it is immediately corrected.

Intense oversight of submittals with an extra set of eyes to support the design team

We review all systems as they relate to paint, exterior finishes, windows, roofing, waterproofing and caulking BEGINNING in the design and budgeting process. We first meet with the entire design team to ensure all systems are compatible. We then work with our preconstruction staff to review submittals with a checklist of what must be included such as: manufacturer product data, details and installation instruction, preparations procedures, qualifications of installers, shop drawings with sequencing for installation, notice of acceptance (if necessary), wind calculations, special requirements and a sample copy of the warranty. We then review all submittals in compliance with the contract documents.

Independent Quality Control Reviews

As part of our "Building Better Buildings" Program, KL's in-house Director of Quality Control, Chase Sammons, attends jobsite meetings and is a part of all pre-installation meetings for major building components. As one team, they review installation procedures and Chase acts as an additional set of eyes during preparation, application and installation of building components particularly those relating to the building's exterior envelope.

Chase also reviews the contract documents and performs visual inspections on "in progress" installation procedures and again at final inspection to complement our existing quality control methods and processes. The resulting reports Chase provides are reviewed with the on-site project team in addition to the Project

Executive. The reports include corrective actions taken or employed from their observations and discussions with subcontractors and the superintendents.

14. CLOSE-OUT PLAN

The management of the punch list is really an extension of our quality control program which includes a pre-installation meeting with subcontractors to review submittals, specifications and materials as well as three stages of inspection:

Initial inspection: Before a subcontractor proceeds with their scope, we have them prepare a mock-up. Once inspected and approved by our team this mock-up area becomes the control sample for all later work.

In-progress inspections: Our superintendent conduct ongoing inspections of work put in place.

Final inspection: Before a subcontractor is “dismissed” from the site, our superintendent and/or quality control consultant perform a final inspection and note any deficiencies.

Any open items that are identified during any of these inspections are tracked on an “open deficiency log” and are reviewed at weekly subcontractor meetings. Using this approach means that most items are corrected before they get to the punch list.

15. CLIMATE CHANGE/SEA LEVEL RISE RESILIENCY

With over 35 years of building projects along South Florida’s coast, we are well-versed in designing and building with resilience in mind. We will work with you ensure this project not only meets the needs for the current climate, but is resilient for future changes as well.

We proved we can build for future adaptability when we successfully completed the Nebraska Street Parking Garage. Located on a barrier island, the site had a high water table and required dewatering until the deep foundation work was completed. We installed a well point and pumped water into a frac tank for filtration before discharging into the City’s stormwater system. Knowing that continuous pumping was critical, we required regular night checks by the dewatering company to assure that the pumps were indeed functioning properly.





KNOWLEDGE OF SITE AND LOCAL CONDITIONS



PARTNERS PROVIDING OPTIONS



TAB F: KNOWLEDGE OF SITE AND LOCAL CONDITIONS



We have visited the project site and assessed its current conditions. Our team specifically noted its proximity to the adjacent school, Hollywood Academy of Arts and Science (HAAS), and Home Tower Condominium building. We have already met with both groups to discuss the impact of construction on their existing facilities. Further, our team member from DESMAN Joe Kochak's daughter attends the school. This means we already understand the current traffic patterns and busiest times in the surrounding area.

Safety protection throughout construction for these adjacent properties will be very important. We will explore a covered walkway and multi-story scaffolding to make sure the students, staff, and residents are safe and unaffected by construction activities.

We noted where the power and water will come from, and a few areas where it would be ideal to cut the curb for the entrance and exit to the parking garage. We will continue this exploration and be ready to mobilize immediately upon selection.



We Just Built For You One Traffic Circle Away!





One specific challenge to this site is the fact that is very tight with a zero lot line, meaning that almost every square foot of the site will be taken up by the structure of the parking garage. This presents the issue of subcontractor parking and staging areas. KL has a jobsite located just north of Young Circle which we propose as a possible solution to this problem.

The following page shows some project examples where KL had to deal with similar site constraints in dense downtown areas similar to your project.

Local Area Knowledge and Experience

- **Hurricane Force Winds:** Every parking garage facility we have built is to the standard to withstand hurricane force winds.
- **Low Elevations Construction:** We build over \$450M yearly here in South Florida, and many of our projects are along the coastline. No better proof than the over half dozen facilities KL has built for the City!
- **Local Subcontractor Relationships:** KL has strong relationships with the local subcontractors and suppliers. With 331 Parking Garages between our team – we understand the subcontractors and suppliers specific to this type of facility KL has the relationships and experience needed for this project
- **Local Permitting Agencies:** Having recently completed the Hollywood Library 2nd Story Buildout we have the most recent knowledge of every agency that will be in contact with the new Harrison Street Parking Garage.





REFERENCES



PARTNERS PROVIDING OPTIONS



TAB G: REFERENCES

KL

KL has spent decades building for you! We have built numerous parking garage facilities and most recently completed the Library 2nd Story Buildout. Every project has been built on-time, in budget and most importantly without the headaches the City has experienced on other projects with other firms. Please see select client quotes below, with reference forms and project information on the following pages.

“ Kaufman Lynn demonstrated a focus on **partnership and communication** that not only occurred during construction but continued well after the construction was completed. ”

Alexander Hernandez
Chief Building Official
CITY OF CORAL SPRINGS



CORAL SPRINGS CITY HALL PARKING GARAGE

“ As the City’s first municipal garage, this project sets the bar for future parking structures in Pompano Beach and everywhere else in South Florida. ”

Horacio Danovich
CIP Manager
CITY OF POMPANO BEACH

POMPANO BEACH PIER PARKING GARAGE



HIGHLAND BEACH FIRE STATION 120/EOC/FIRE ADMIN.

“ KL’s staff brought a can-do, problem-solving attitude to the preconstruction effort, resulting in a facility that met all our operational and administration needs within budget. ”

Glenn Joseph
Fire Chief
TOWN OF HIGHLAND BEACH

Parking Garage

Design-Build

Sustainable Features

EV Chargers



JM FAMILY PARKING GARAGE

DEERFIELD BEACH, FL

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

Role:	Design Builder
Completion Date:	October 2019
Construction Schedule:	October 2018 - October 2019
Project Size and Cost:	309,572 SF, 831 spaces \$15.3 million
Original/Final Budget:	\$15.3 million / \$15.3 million
Savings:	N/A
Fee:	6% CM Fee
Change Orders:	0
Status:	Completed



VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV

Reference for: Kaufman Lynn Construction

Organization/Firm Name providing reference:

JM Family Enterprises

Organization/Firm Contact

Name:

Rob Naylor

Email:

rob.naylor@jmfamil.com

Name of Referenced Project:

JM Family Parking Garage

Date Services were provided:

October 2018 - January 2022

Title:

Director, Construction and Real Estate

Phone: (954) 480-7894

Contract No: N/A

Project

Amount: \$15.3 million

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-Builder for extensive campus redevelopment including a 831-space parking garage with solar panels.

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):

Kaufman Lynn Construction completed a replacement of our Corporate Campus in Deerfield Beach in 2022. The project was completed in 2 phases with the 1st phase removing most of the surface parking areas and some buildings. As a result we were utilizing off campus parking and busing our Associates to their workplace. We were able to work with Kaufman Lynn and accelerate the construction of the parking garage by 6 months allowing us to to abandon the employee busing. Kaufman Lynn recognized the inconvenience and prepared an action plan to open the garage early unprompted by us as the client.

******THIS SECTION FOR CITY USE ONLY******

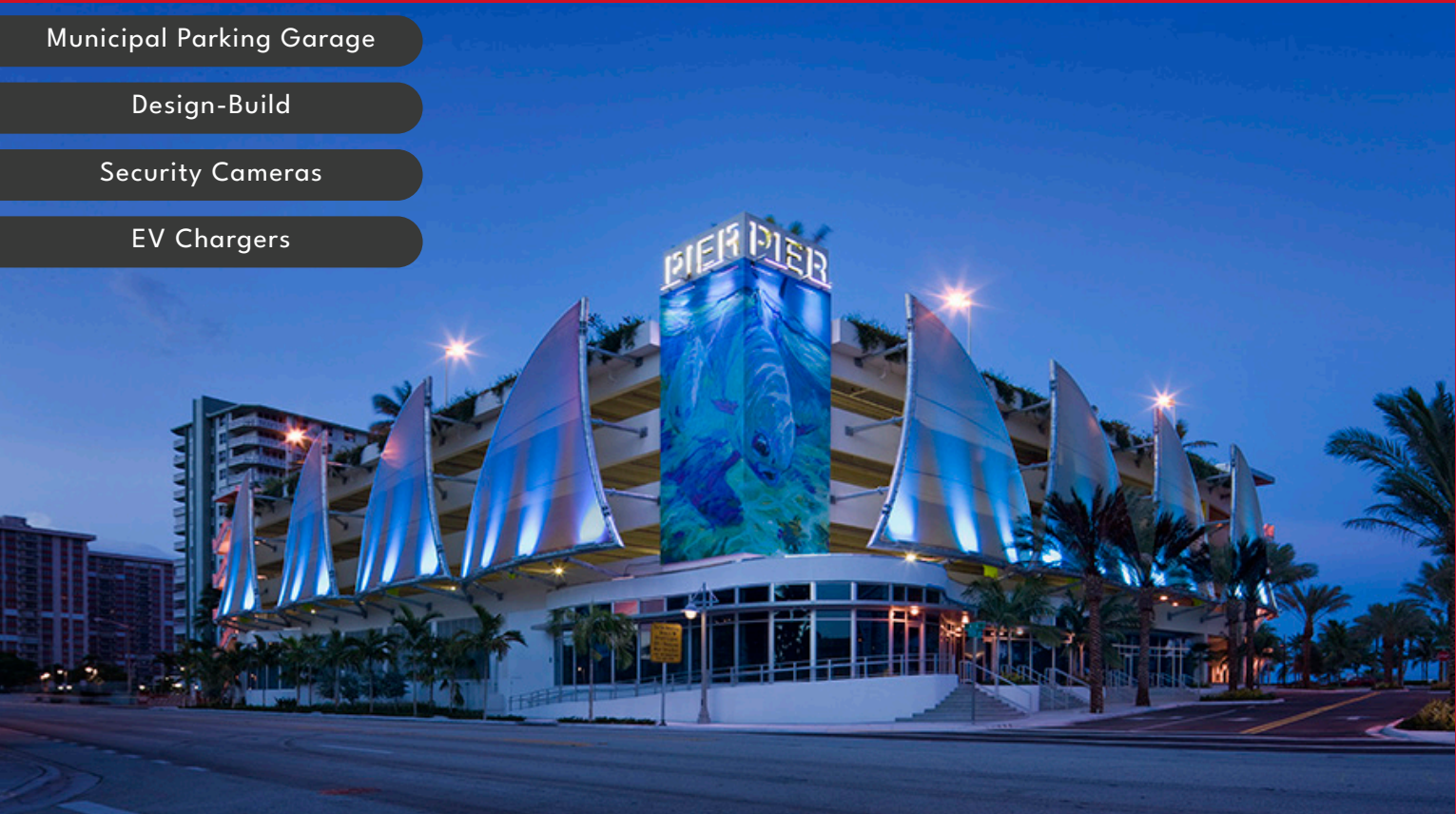
Verified via:	Email:	☐	Verbal:	☐	Mail:	☐
Verified by:	Name:				Title:	
	Department:				Date:	

Municipal Parking Garage

Design-Build

Security Cameras

EV Chargers



POMPANO BEACH MUNICIPAL PIER PARKING GARAGE

POMPANO BEACH, FL

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

Role:	Design Builder
Completion Date:	June 2016
Construction Schedule:	June 2015 - June 2016
Project Size and Cost:	239,646 SF, 662 spaces \$20.5 million
Original/Final Budget:	\$19.7 million / \$20.5 million
Savings:	N/A
GCs, Profit & Overhead:	6.7% CM Fee
Change Orders:	19 (owner added scope)
Status:	Completed



VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV

Reference for: Kaufman Lynn Construction

Organization/Firm Name providing reference:

City of Pompano Beach

Organization/Firm Contact

Name:

Horacio Danovich

Title:

Former CIP Manager

Email:

drhdhome@gmail.com

Phone: (954) 786-7834

Name of Referenced Project:

Pompano Beach Pier Garage

Contract No: T-16-14

Date Services were provided:

June 2015 - June 2016

Project

Amount: \$20.6 million

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-Builder for new 662-space parking garage in urban setting.

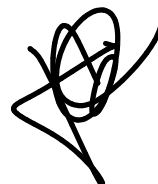
Please rate your experience with the Vendor	Need Improvement	Satisfactory	Excellent	Not Applicable
Vendor's Quality of Service				
a. Responsive	☐	☐	☒	☐
b. Accuracy	☐	☐	☒	☐
c. Deliverables	☐	☐	☒	☐
Vendor's Organization:				
a. Staff expertise	☐	☐	☒	☐
b. Professionalism	☐	☐	☒	☐
c. Staff turnover	☐	☐	☒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

Additional Comments (provide additional sheet if necessary):

Staff assigned and team of subcontractors performed very well together. Project was completed on time and on budget.

******THIS SECTION FOR CITY USE ONLY******

Verified via:	Email:	☐	Verbal:	☐	Mail:	☐
Verified by:	Name:				Title:	
	Department:				Date:	



October 20, 2016

Mr. Nathan Coker, Project Manager
Kaufman Lynn Construction
4850 T-Rex Avenue, Suite 300
Boca Raton, FL 33431

RE: Pompano Beach Municipal Garage

Dear Mr. Coker:

Please accept this letter as my sincere appreciation for the exceptional construction work provided by your firm on the Pompano Beach Municipal Garage. The city sought to make this project a landmark and you assembled a team of professionals to deliver this very important project in a timely fashion and on budget.

The 662 space iconic parking structure opened in July following a stringent timeline, which was requested by the City to ensure our citizens would have a place to park for the 4th of July celebration. You met the timeline with room to roam and your efforts will not be forgotten. As the city's first municipal garage, this project sets the bar for future parking structures in Pompano Beach and everywhere else in South Florida. Working with the right team proves that there are endless and creative design and construction possibilities, even for a parking garage.

To say that Kaufman Lynn has made a lasting impression on the City of Pompano Beach's built environment would be an understatement and we truly appreciate everything you have done for our City.

Sincerely,



Horacio Danovich
City of Pompano Beach
CIP Manager
100 West Atlantic Boulevard, Room 276
Pompano Beach, Florida 33060
T: (954) 786-7834 F: (954) 786-7836
E-mail: Horacio.Danovich@copbfl.com

VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV

Reference for: Kaufman Lynn Construction

Organization/Firm Name providing reference:

Town of Highland Beach

Organization/Firm Contact

Name:

Glenn Joseph

Email:

gjoseph@highlandbeach.us

Name of Referenced Project:

Highland Beach Fire Station 120

Date Services were provided:

May 2023 - March 2024

Title:

Fire Chief

Phone: (561) 237-5575

Contract No: RFQ No.: 22-001

Project

Amount: \$7.7 million

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):

Kaufman Lynn Construction built a 15,000-square-foot fire station for the Town of Highland Beach. The construction site was small, and we had an absolute deadline for completion. KL was able to finish the project ahead of schedule and under budget. The team members were outstanding, professional, dedicated, and highly competent.

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):

Collaborating with KL on this project was a great experience.

****THIS SECTION FOR CITY USE ONLY****

Verified via:	Email:	☐	Verbal:	☐	Mail:	☐
Verified by:	Name:				Title:	
	Department:				Date:	



TOWN OF HIGHLAND BEACH

FIRE AND RESCUE SERVICES DEPARTMENT

3612 S. OCEAN BLVD. • HIGHLAND BEACH, FLORIDA 33404
(561) 237-5575 (561) 265-3582

May 31, 2024

To Whom It May Concern:

As a Kaufman Lynn Construction (KL) customer, I am delighted to share my positive experience with their work on the new Fire Station 120/Fire Administration/Emergency Operations Center (EOC) building for the Town of Highland Beach. Their performance, commitment, and professionalism throughout the process resulted in the project being completed ahead of schedule and under budget.

KL's staff brought a can-do, problem-solving attitude to the preconstruction effort, resulting in a facility that met all our operational and administration needs within budget. Based on their proven experience in other public safety facilities, their guidance on best practices gave us the information we needed to make this facility fully custom to meet our specific operations.

During the project, the Town made changes to the number of operational shifts that would use the facility, necessitating design modifications for the Fire Station component. In response, KL's team worked tirelessly, showcasing their exceptional adaptability and problem-solving skills, to minimize the impact on the budget and schedule.

Their collaborative approach, working hand in hand with the Town and design staff, was pivotal in achieving our shared goals. Despite the design changes requested by the Town during construction, the project was completed under budget and ahead of schedule, a testament to their dedication and teamwork.

Having worked with various construction firms, I can confidently say that KL stands out for their public safety knowledge and partnership attitude. Their expertise and commitment make them the ideal choice for any public safety project. I would not hesitate to work with KL again and wholeheartedly recommend them to others.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Joseph".

Glenn Joseph,
Fire Chief

VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV

Reference for: Kaufman Lynn Construction, Inc.

Organization/Firm Name providing reference:

Town of Jupiter

Organization/Firm Contact

Name:

Roger Held

Email:

rogerh@jupiter.fl.us

Name of Referenced Project:

Jupiter Town Hall

Date Services were provided:

12/22 - 12/23

Title:

Sr. Director, Community Development

Phone: (561) 741-2669

Contract No: N/A

Project

Amount: \$20.6 million

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):

A two-story, 41,000 SF Town Hall Building including commission chambers, administrative space, and a one-stop shop for community services. This new state-of-the-art complex was designed to address appropriate hurricane hardening while also addressing today's security needs.

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):

KL is currently working on two new fire stations and in on time and on budget

******THIS SECTION FOR CITY USE ONLY******

Verified via:	Email:	☐	Verbal:	☐	Mail:	☐
Verified by:	Name:				Title:	
	Department:				Date:	



BUILDING DEPARTMENT

January 30, 2024

To whom it may concern:

I am happy to recommend Kaufman Lynn Construction based on their outstanding performance in building our Town Hall project. Kaufman Lynn worked in true partnership with the Town of Jupiter and the design team to achieve the Town's vision within our budget and time constraints.

Kaufman Lynn demonstrated a superb knowledge of cost and market conditions. Their recommendations during the design phase focused on streamlining the construction sequence and saving on means and methods. Their proactive budget management and effective preconstruction efforts freed funds for scope and higher end finishes.

Throughout the project, Kaufman Lynn Construction maintained excellent communication ensuring that all stakeholders were well-informed. Likewise, Kaufman Lynn ensured that the construction activities would not impact operations of our active town hall, police department and community center that surrounded the site.

Kaufman Lynn completed the project on schedule. In fact, Kaufman Lynn developed a phased turnover schedule which allowed our staff to move into the administrative wing a month early.

Kaufman Lynn not only delivered the project quickly but with a high level of quality. They demonstrated exceptional problem-solving skills and attention to detail. Their collaborative approach, commitment to deadlines, and dedication to quality make them an ideal partner for future endeavors.

Sincerely,



Roger Held
Construction Services Director
Town of Jupiter
Phone: 561-741-2669
Email: RogerH@jupiter.fl.us



SUBCONSULTANT INFORMATION



PARTNERS PROVIDING OPTIONS



Subconsultant Team Parking Garage Experience



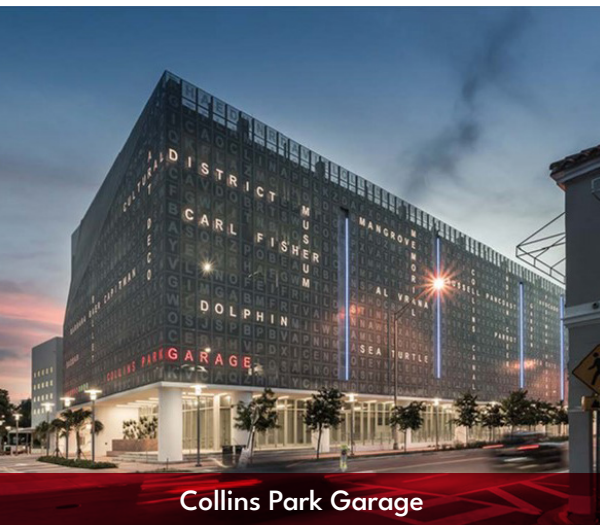
Broward County Courthouse & Garage



BSO Training Center & Garage



Miami Dade College Garage



Collins Park Garage



PortMiami Terminal A Garage



Memorial Hospital Garage



MIA Airport Employee Garage

Architect



KallerArchitecture

No one knows Hollywood like Kaller Architecture. Established in 1984, Kaller Architecture was created as an architectural, space planning and corporate interior firm. Located in the heart of Hollywood, their team of architects and designers specialize in both residential and commercial projects.

As the designer of both the Nebraska Street and Garfield Street Parking Garages, Kaller is your trusted partner for building municipal parking garages for the City of Hollywood.



Hollywood EXPERTS



ARCHITECT: KALLER ARCHITECTURE

1. BASIC COMPANY INFORMATION

- a. Joseph B. Kaller & Associates, P.A. dba Kaller Architecture
- b. 2417 Hollywood Blvd.
Hollywood, FL 33020
- c. t: (954) 920-5746
- d. joseph@kallerarchitects.com
- e. Joseph Kaller



KallerArchitecture

2. YEARS IN BUSINESS

Kaller Architecture was established in 1984 as an architectural, interior design and space planning firm. We specialize in all types of commercial architectural projects, office space planning, corporate interiors as well as custom furniture design. They have been in business for 41 years.

3-5. LICENSES

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN

LICENSE NUMBER: AR0009239
EXPIRATION DATE: FEBRUARY 28, 2027

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

KALLER, JOSEPH B
 JOSEPH B. KALLER & ASSOCIATES PA
 2417 HOLLYWOOD BLVD
 HOLLYWOOD FL 33020



ISSUED: 12/02/2024

Always verify licenses online at MyFloridaLicense.com

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.

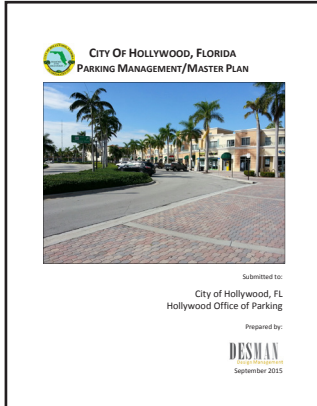
The firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project. We affirm that the team maintains certification and is in good standing with the Florida Department of Business and Professional Regulation.

TAB H: SUBCONSULTANT INFORMATION



Parking Garage Specialist

DESMAN

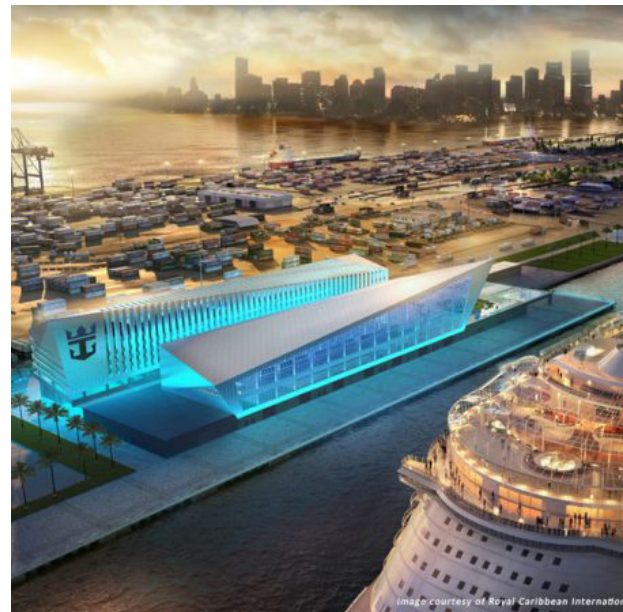


Founded in 1973, DESMAN is a top-tier national firm that specializes in parking consulting, design, planning and restoration. We have excelled as one of the leading planners and designers of functionally efficient, attractive and cost-effective parking solutions.

Unlike general engineering firms, DESMAN specializes in the design, planning and restoration of parking structures. We approach every project with an open mind, always listening to our clients and learning about their needs to create the best solutions. Our commitment as specialists is evident in our 95 percent repeat business rate.

Another important difference is our lean approach, which enables us to deliver projects cost-effectively without sacrificing quality. We scale teams appropriately and we don't tack on markups and other hidden fees that artificially inflate project costs.

DESMAN completed the 2015 City of Hollywood Parking Management Master Plan for you!



PARKING GARAGE DESIGNER: DESMAN

1. BASIC COMPANY INFORMATION

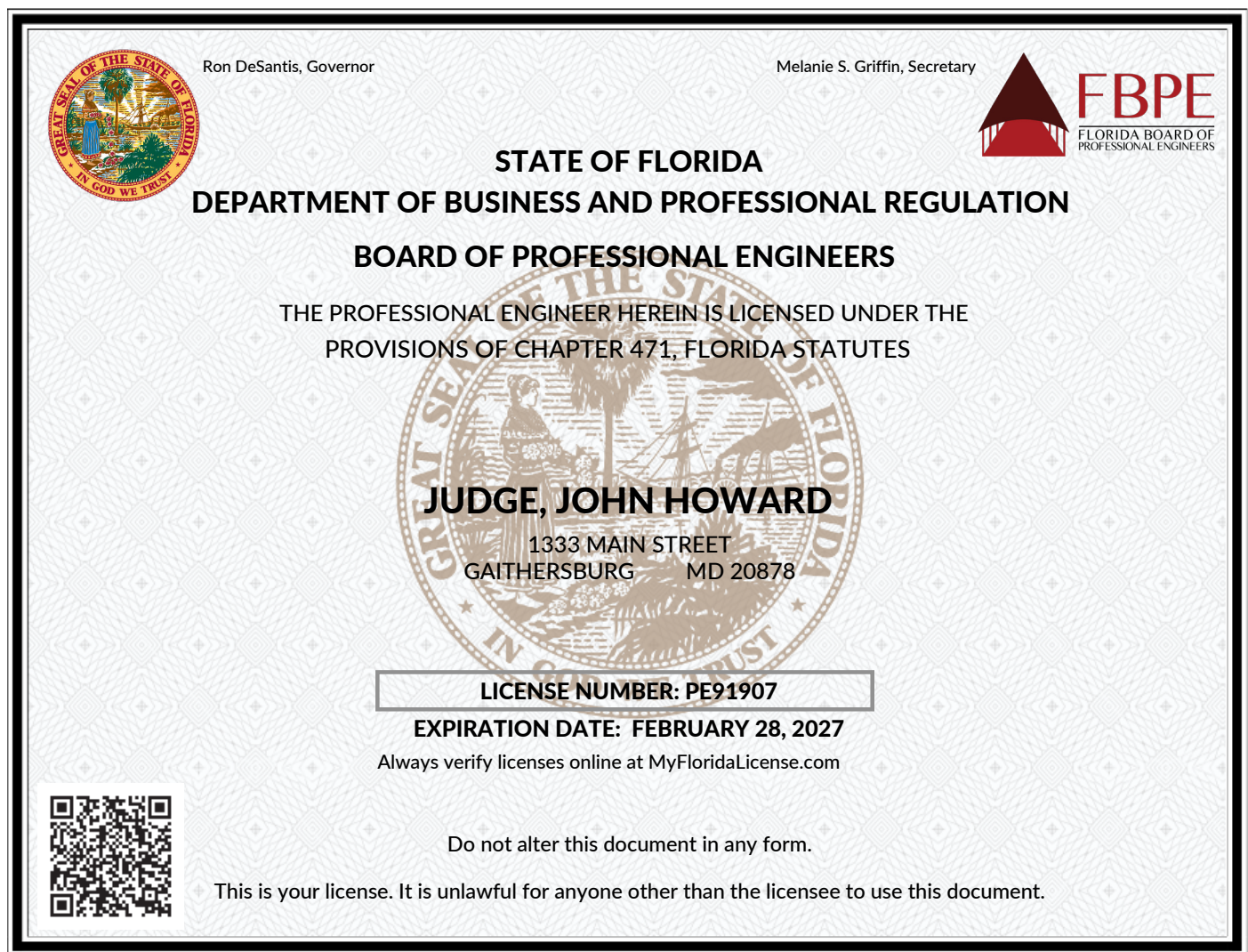
- a. DESMAN, Inc.
- b. 100 SE 3rd Avenue, 10th Floor, Fort Lauderdale, FL 33394
- c. t: (954) 526-6464
- d. FortLauderdale@DESMAN.com
- e. Joseph Kochak

DESMAN

2. YEARS IN BUSINESS

Founded in 1973, DESMAN is a top-tier national firm that specializes in parking consulting, design, planning and restoration. They have excelled as one of the leading planners and designers of functionally efficient, attractive and cost-effective parking solutions. They have been in business for 52 years.

3-5. LICENSES



The firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project. We affirm that the team maintains certification and is in good standing with the Florida Department of Business and Professional Regulation.

CIVIL ENGINEERING/LANDSCAPE/SURVEY: MILLER LEGG

1. BASIC COMPANY INFORMATION

- a. Miller Legg & Associates, Inc.
- b. 13680 NW 5th Street Suite 200, Sunrise, FL 33325
- c. t: (954) 436-7000
- d. CPasquale@millerlegg.com
- e. Michael Kroll, RLA, FASLA



2. YEARS IN BUSINESS

Kimley-Horn was founded in 1965. They have been in business for 60 years.

3 - 5. LICENSES

State of Florida Department of State

I certify from the records of this office that MILLER, LEGG & ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on March 15, 1995.

The document number of this corporation is P95000021117.

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 2, 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 Second day of January, 2025*



[Signature]
Secretary of State

Tracking Number: 0128942733CC

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

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

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

9:34:51 AM 1/3/2025

ONLINE SERVICES

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- ABAT Delinquent Invoice & Activity List Search

LICENSEE SEARCH OPTIONS

Data Contained In Search Results Is Current As Of 01/03/2025 07:23 AM.

Search Results - 4 Records

Please see our [glossary of terms](#) for an explanation of the license status shown in these search results. For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/ Rank	Status/Expires
Engineering Business Registry	MILLER LEGG	DBA	7318 Registry	Current
Main Address*: 13680 NW 5TH STREET SUNRISE, FL 33325 Mailing Address*: 13680 NW 5TH STREET SUNRISE, FL 33325				
Registered Landscape Architect	MILLER LEGG & ASSOCIATES INC	DBA	LA0001336 Landscape Arc	Current, Active 11/30/2025
Main Address*: 1207 TERRY STONE COURT WESTON, FL 33326				
Landscape Architecture Business Information	MILLER LEGG & ASSOCIATES INC	Primary	Business Info	Current, Active
Main Address*: 5747 N ANDREWS WAY FORT LAUDERDALE, FL 33309				
Engineering Business Registry	MILLER, LEGG & ASSOCIATES, INC.	Primary	7318 Registry	Current
Main Address*: 13680 NW 5TH STREET SUNRISE, FL 33325 Mailing Address*: 13680 NW 5TH STREET SUNRISE, FL 33325				

Back New Search

* denotes
Main Address - This address is the Primary Address on file.
Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location address).
License Location Address - This is the address where the place of business is physically located.

2601 Blair Stone Road, Tallahassee FL 32399 - Email: [Customer Contact Center](#) - Customer Contact Center: 850-487-1395

The State of Florida is an AA/SEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. [Privacy Statement](#)

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850-487-1395. *Pursuant to Section 455.279(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The email provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.

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

License No.: LB6680
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

MILLER LEGG & ASSOCIATES INC
13680 NW 5TH ST STE 200
SUNRISE, FL 33325-6234

[Signature]
WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

The firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project. We affirm that the team maintains certification and is in good standing with the Florida Department of Business and Professional Regulation.

MILLER LEGG LICENSES, CONTINUED

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

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

SHORE, BRIAN R
13680 NW 5TH STREET
SUITE 200
MILLER LEGG & ASSOCIATES, INC.
SUNRISE FL 33325

LICENSE NUMBER: LA6666770
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/26/2023
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.

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

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

KROLL, MICHAEL D
MILLER LEGG & ASSOCIATES INC
1297 TERRY STONE COURT
WESTON FL 33326

LICENSE NUMBER: LA0001336
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/05/2023
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.

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

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

MOJICA, JOAQUIN ALEJANDRO
817 SE 2ND AVE.
APT. 612
FT. LAUDERDALE FL 33316

LICENSE NUMBER: PE60488
EXPIRATION DATE: FEBRUARY 28, 2025
Always verify licenses online at MyFloridaLicense.com

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.

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

License No.: LSS857
Expiration Date: February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

MARTIN P ROSSI
922 N 16TH AVE
HOLLYWOOD, FL 33020-3735

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

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

C E R T I F I E D
SURVEY TECHNICIAN
Sandro Elvir

through knowledge, experience and testing has met the requirements
established by the Certified Survey Technician Board.

Level I Entry
Certificate Number: 0821-7311
6/30/2026
Expiration Date

NSPS
CST
CERTIFIED SURVEY TECHNICIAN

Certificate of Completion
BRIAN SHORE

Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Intermediate Course.

09/10/2025 Date Expires
249 FDOT Provider #
Michael Hernandez Instructor
77076 Certificate #

myTTConline
83 Geneva Dr. Ste. 621394
Oviedo, FL 32762
myttonline.com
support@myttonline.com

FDOT
For more information about Temporary Traffic Control (TTC) or to verify this certificate
www.motadadmin.com

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION - FEDERAL AVIATION ADMINISTRATION

IV NAME
SANDRO EMILIO ELVIR
V ADDRESS
2121 ARCADIA DR
MIRAMAR FL 33023-3617

VI NATIONALITY USA
IVa D.O.B. 12 FEB 1972
IX HAS BEEN FOUND PROPERLY QUALIFIED TO EXERCISE THE PRIVILEGES OF

II REMOTE PILOT
III CERTIFICATE NUMBER 4386044
X DATE OF ISSUE 11 MAY 2020

XIV ADMINISTRATOR

MEPF ENGINEERING: DELTA G

1. BASIC COMPANY INFORMATION

- a. Delta G Consulting Engineers, Inc.
- b. 1800 Eller Drive, Suite #570, Fort Lauderdale, Florida 33316
- c. t: 954.527.1112 | F: 954.524.7505
- d. info@DeltaG.net
- e. George SanJuan, P.E. LEED A.P.



DELTA G CONSULTING ENGINEERS, INC

2. YEARS IN BUSINESS

Delta G Consulting Engineers, Inc. was founded in 1992. They are a full service consulting engineering firm dedicated to providing our clients with the highest quality Electrical, HVAC, Plumbing and Fire Protection engineering services at a competitive cost. Delta G office has a total of 5 Registered Professional Engineers, 13 Engineers/Designers, and support staff; including, 12 LEED Accredited Professionals. They have been in business for 33 years.

3-5. LICENSES

Licensee

Name:	DELTA G CONSULTING ENGINEERS, INC.	License Number:	9181
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	03/11/2002

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
46100	Current, Active	SANJUAN, J GEORGE	Registry		Professional Engineer	02/28/2027

The firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project. We affirm that the team maintains certification and is in good standing with the Florida Department of Business and Professional Regulation.

GEOTECHNICAL ENGINEERING: NV5

1. BASIC COMPANY INFORMATION

- a. NV5
- b. 200 South Park Road, Suite 350, Hollywood, FL 33021
- c. t: 954.495.2112 | f: 954.495.2101
- d. alfredo.budik@nv5.com
- e. Alfredo Budik, P.E.



2. YEARS IN BUSINESS

NV5 Global, Inc. was founded in 1949 and is headquartered in Hollywood, Florida. They have been in business for 76 years.

3 - 5. LICENSES

Licensee

Name:

HOCKMAN, ALEXANDER A

Rank:

Professional Engineer

Primary Status:

Current

Secondary Status:

Active

License Number:

49478

License Expiration Date:

02/28/2027

Original License Date:

07/19/1995

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	F
4219	Closed	INTERCOUNTY LABORATORIES - USL, INC.	Registry	03/12/2005	F
8173	Closed	INTERCOUNTY TECHNOLOGIES DBA/A DIVISION OF INTERCOUNTY LABORATORIES, INC.	Registry		F
29065	Current	NV5, INC.	Registry	03/24/2010	F
30400	Closed	VERTICAL V- SOUTHEAST, INC. DBA-NV5 PHA	Registry	08/08/2013	F
29994	Closed	VERTICAL V-SOUTHEAST, INC. DBA-KACO	Registry	08/08/2012	F

LICENSEE DETAILS

2:09:50 PM 3/10/2025

Licensee Information

Name:

WRAY, GARFIELD LEONARD (Primary Name)

Main Address:

14486 COMMERCE WAY
MIAMI LAKES Florida 33016

County:

DADE

License Information

License Type:

Professional Engineer

Rank:

Prof Engineer

License Number:

49734

Status:

Current,Active

Licensure Date:

10/20/1995

Expires:

02/28/2027

Name:

BUDIK, ALFREDO (Primary Name)

Main Address:

20191 E. COUNTRY CLUB DR.
APT 2210
AVENTURA Florida 33180

County:

DADE

License Mailing:

14486 COMMERCE WAY
MIAMI LAKES FL 33016

County:

DADE

License Information

License Type:

Professional Engineer

Rank:

Prof Engineer

License Number:

43884

Status:

Current,Active

Licensure Date:

03/15/1991

Expires:

02/28/2027

Special Qualifications

Qualification Effective

8th Edition, Florida Building Code

02/07/2025

Licensee Information

Name:

QIAN, QINGYI (Primary Name)

Main Address:

911 LAVENDER CIR
WESTON Florida 33327

County:

BROWARD

License Information

License Type:

Professional Engineer

Rank:

Prof Engineer

License Number:

78655

Status:

Current,Active

Licensure Date:

01/01/2015

Expires:

02/28/2027

Special Qualifications

Qualification Effective

Civil

08/12/2014

The firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project. We affirm that the team maintains certification and is in good standing with the Florida Department of Business and Professional Regulation.

SUSTAINABILITY CONSULTANT: SOCOTEC

1. BASIC COMPANY INFORMATION

- a. Socotech
- b. 110 E Broward Blvd, Suite 950, Fort Lauderdale, FL 33301
- c. t: 305 985 3772
- d. emilia.casagrande@socotec.us
- e. Emilia Casagrande



2. YEARS IN BUSINESS

SOCOTEC was formed in 1953. They have been in business for 72 years.

3 - 5. LICENSES

Licensee

Name:	SOCOTEC CONSULTING, INC.	License Number:	31275
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	07/01/2015

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
83808	Current, Active	NORD, ZACHARY BRYAN	Registry	09/12/2019	Professional Engineer	02/28/2027

The firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project. We affirm that the team maintains certification and is in good standing with the Florida Department of Business and Professional Regulation.

TRAFFIC CONSULTANT: TRAF TECH ENGINEERING

1. BASIC COMPANY INFORMATION

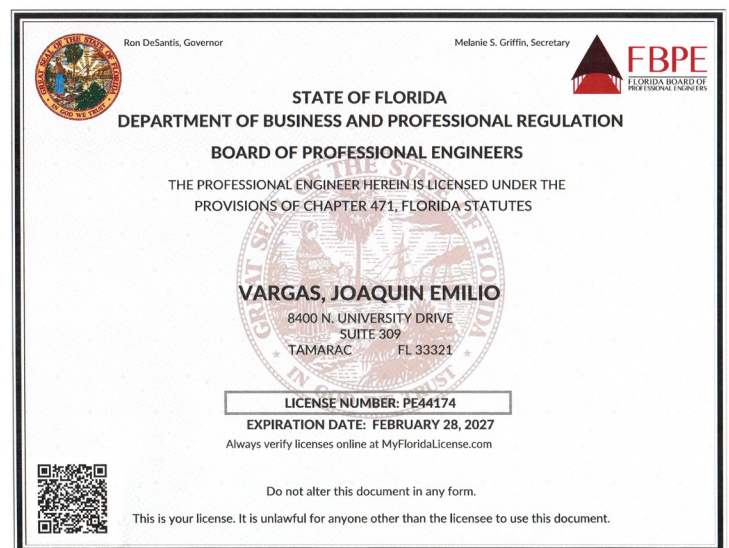
- a. Traf Tech Engineering, Inc.
- b. 8400 N. University Drive, Suite 309, Tamarac, FL 33321
- c. t: 954-560-7103
- d. karl@traftech.biz
- e. Karl Peterson, P.E.

TRAFTECH
ENGINEERING, INC.

2. YEARS IN BUSINESS

Traf Tech was founded in 2005. They have been in business for 20 years.

3 - 5. LICENSES



The firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project. We affirm that the team maintains certification and is in good standing with the Florida Department of Business and Professional Regulation.



FINANCIAL RESOURCES



PARTNERS PROVIDING OPTIONS





500 East Broward Boulevard | #170
Fort Lauderdale, FL 33394
o 561.361.6700 | f 561.361.6979

www.kaufmanlynn.com

CGC 021732

July 24, 2025

City of Hollywood
Office of the City Clerk
2600 Hollywood Blvd., Room 220
Hollywood, FL 33020

Re: Kaufman Lynn Construction
Harrison Street Parking Garage

Kaufman Lynn Construction's was established in 1989 and our current financial position is strong. As of 12/31/24 our audited financials show both cash and working capital of more than \$30,000,000 and a backlog of \$420,000,000. We continue our strong performance in 2025 and maintain a bonding line of \$750,000,000. The company is not currently, nor has it ever been involved in any bankruptcy proceedings.

Regards,



Doug Simms
Chief Financial Officer
KAUFMAN LYNN CONSTRUCTION

o [561.361.6700](tel:561.361.6700)
d [561.886.4302](tel:561.886.4302)



August 5, 2025

City of Hollywood
2600 Hollywood Blvd.,
Hollywood, FL 33020

Re: Kaufman Lynn Construction, Inc
Statement of Bondability

To Whom It May Concern:

This is to advise you that our office provides Bid, Performance, and Payment Bonds for Kaufman Lynn Construction, Inc. Their sureties are Berkshire Hathaway Specialty Insurance Company which carries an A.M. Best Rating of A++ XV and Markel Insurance Company which carries an A.M. Best Rating of A XV and is listed in the Department of the Treasury's Federal Register.

Based upon normal and standard underwriting criteria at the time of the request, we should be in position to provide Performance and Payment Bonds for projects up to \$150,000,000 for a single bond and \$700,000,000 in the aggregate. We obviously reserve the right to review final contractual documents, bond forms and obtain satisfactory evidence of funding prior to final commitment to issue bonds. We cannot assume liability to any third party, including you, if we do not execute said bonds.

Kaufman Lynn Construction, Inc is an excellent contractor, and we hold them in the highest regard. We feel extremely confident in our contractor and encourage you to offer them an opportunity to execute any upcoming projects.

This letter is not an assumption of liability, nor is it a bid or performance and payment bond. It is issued only as a bonding reference by our respected client.

If you should have any questions, please do not hesitate to give me a call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brett Rosenhaus", with a long horizontal flourish extending to the right.

Brett Rosenhaus
Surety Bond Specialist



LEGAL PROCEEDINGS AND PERFORMANCE



PARTNERS PROVIDING OPTIONS





Joshua M. Atlas, Esq.
Chief Legal Officer
JAtlas@KaufmanLynn.com
o 561.361.6700 | c 954.829.8855

www.kaufmanlynn.com
CGC 021732 (FL) | 77709 (NC)

**RE: QUALIFICATION STATEMENTS REGARDING LITIGATION
HISTORY WITHIN THE LAST FIVE (5) YEARS**

To Whom it May Concern:

Please accept this letter as Kaufman Lynn Construction, Inc.'s response to Section 4.2.10 of the solicitation for the City of Hollywood Harrison Street Parking Garage Project.

During the onset of the COVID-19 pandemic and related disruptions, three concurrently-constructed projects for the City of Lighthouse Point (consisting of a new Fire Station/Emergency Operations Center, New Community Center and new Public Works Building) were greatly affected. Kaufman Lynn Construction, Inc. paid an aggregate amount of One Hundred Twenty Thousand Dollars (\$120,000) to the City of Lighthouse Point. These projects were built between 2020 and 2023 and were disrupted by the material supply chain issues that were negatively impacting the entire construction industry. Kaufman Lynn Construction, Inc. has not been required to pay liquidated damages on any other public projects performed for public, municipal or governmental agencies or entities.

1. **Within the last five (5) years, no construction arbitration demands were filed by or against Kaufman Lynn Construction, Inc.** on any public projects performed for public, municipal or governmental agencies or entities.
2. **Kaufman Lynn Construction, Inc.** is committed to resolving disputes proactively and prior to the initiation of litigation. Outlined below are lawsuits filed by or against Kaufman Lynn Construction, Inc., within the past five (5) years, excluding labor or personal injury matters, that relate to services performed by the company's South Florida Operations team, based in Delray Beach, Florida. These matters arose in the regular course of business involving public, municipal, or governmental agencies or entities.

Delray Beach, Florida: 3185 South Congress Avenue, Delray Beach, FL 33445 | o 561.361.6700 | f 561.361.6979

Bonita Springs, Florida: 9420 Bonita Springs Road, Suite 100 | Bonita Springs, FL 34135 | o 239.331.5130 | f 239.403.7842

Charlotte, North Carolina: 800 Westmere Avenue, Suite 404 | Charlotte, NC 28208 | o 704.219.1274

TYPE OF CLAIM	DATE FILED	PROJECT	CASE/COUNTY/STATE	DESCRIPTION OF CLAIM	STATUS
Payment	Dec. 15, 2023	City of Riviera Beach Fire Station 88	2023CA016691 Palm Beach County, FL K&M Electric Supply, Inc. v. Brown Electrical Solutions, LLC, Vincent Brown Jr., Rickena Brown, Kaufman Lynn Construction, Inc. & Hartford Fire Insurance Company	Suit filed by a material supplier for non-payment by 1 st tier subcontractor after Kaufman Lynn Construction, Inc. previously paid the Subcontractor the amounts claimed by the supplier.	Settled Apr. 2024. The terms of the settlement, including the settlement amount, are subject to a confidentiality and non-disclosure provision within the settlement agreement.

3. Within the last five (5) years, no lawsuits, administrative proceedings, or hearings were initiated by the NLRB or similar state agency against Kaufman Lynn Construction, Inc. on any public projects performed for public, municipal or governmental agencies or entities. Similarly, within the last five (5) years, there have been no administrative proceedings or hearings initiated by the Occupational Safety and Health Administration (OSHA) concerning the company's safety practices on any public projects performed for public, municipal or governmental agencies or entities.
4. Neither Kaufman Lynn Construction, Inc. nor any subsidiaries ever had a bankruptcy petition filed in this name, voluntarily or involuntarily. Kaufman Lynn Construction, Inc. is not a subsidiary to a parent entity.
5. Kaufman Lynn Construction, Inc. has never been terminated for default on any public projects performed for public, municipal or governmental agencies or entities. The following is a summary of contracts (term contracts and single project) that an Owner provided notice of cancellation to Kaufman Lynn Construction, Inc., for convenience:

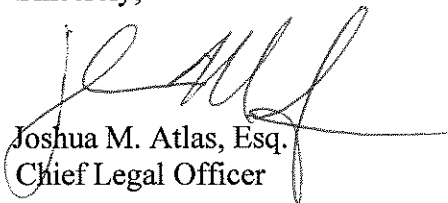
OWNER	NATURE OF TERMINATION	SUMMARY OF CONTRACT	TERM OF CONTRACT	REASON
City of Miami Gardens	Termination for Convenience	CMAR Project: Risco Park	Effective November 6, 2020, for a project duration that was not yet determined at the time of termination.	It is believed that a lack of funding impacted the City's prioritization of resources and resulted in indefinite postponement. To date, the project has not moved forward.

City of Miami Gardens	Termination for Convenience	CMAR Project: Rolling Oaks Park	Effective November 1, 2021, for a project duration of 1 Year	It is believed that a lack of funding impacted the City's ability to cover material escalation during permitting delays. Termination for convenience was determined by the City to be in its best interest.
-----------------------	-----------------------------	------------------------------------	--	---

6. Kaufman Lynn Construction, Inc. has never used bonding funds to complete a project or to pay a subcontractor or supplier.

This legal history reflects the company's strong operational practices, commitment to compliance, and collaborative approach to project delivery in the public sector. For additional information or clarification, please contact me at (561) 361-6700 or via email at jatlas@kaufmanlynn.com.

Sincerely,



Joshua M. Atlas, Esq.
Chief Legal Officer



PARTNERS PROVIDING OPTIONS

Hollywood Harrison Street Parking Garage
August 5, 2025

500 East Broward Blvd., Suite 1710
Fort Lauderdale, FL 33394
PH: 561.361.6700