

Cover Letter / Letter of Interest

August 1, 2025
City of Hollywood
Procurement Services Division
2600 Hollywood Blvd., Room 303
Hollywood, FL 33020

Attn: Procurement Officer
Re: Statement of Qualifications – RFQ-335-25-WV
Design-Build Services for Harrison Street Parking Garage
Dear Evaluation Committee:

On behalf of GC Construction, in strategic collaboration with Sangen Consulting Inc. and FC3 Architecture + Design LLC, we are pleased to present our Statement of Qualifications in response to RFQ-335-25-WV for the Harrison Street Parking Garage project. GC Construction is honored to take the lead as Prime Design-BUILDER and is committed to assembling the right resources and expertise to deliver a successful outcome, subject to final internal confirmations.

GC Construction Leadership & Accountability

GC Construction will serve as the Prime Design-BUILDER for this project. We anticipate providing construction leadership, logistical coordination, procurement oversight, and cost management, all under a framework of clear accountability for schedule adherence and regulatory compliance. Pending final alignment with the City's permitting timeline and GC Construction's internal confirmation of resource availability, we intend to:

- Coordinate all permit applications and approvals, working closely with City departments to maintain momentum.
- Oversee field operations to ensure safety, quality, and efficiency, leveraging our experienced site supervision protocols.
- Implement cost-control measures and progress reporting tools to keep the project on budget and on track.

Technical & Structural Integration

Under GC Construction's direction, Sangen Consulting Inc. is proposed to act as Project Manager and Structural Engineering Lead. Their role will include:

- Collaborating on design milestones to confirm structural integrity and compliance with applicable codes.
- Supporting QA/QC processes, subject to final resource confirmation, to uphold technical excellence at every stage.
- Tracking critical path activities alongside GC Construction's project controls to foster seamless integration between design and construction.



Architectural Character & Stakeholder Engagement

FC3 Architecture + Design LLC is anticipated to serve as Architect of Record, bringing their regional design expertise and stakeholder-centered approach to enhance the garage's urban presence. Through preliminary discussions, we understand their scope will include:

- Development of schematic and design development documents that balance functional requirements with aesthetic considerations.
- Coordination with GC Construction and Sangen Consulting to ensure constructability and integration of sustainable design features.
- Engagement with City staff and community representatives to refine design elements in alignment with the City's vision for downtown vibrancy.

A Unified, Turnkey Solution

Together, and contingent upon final partnership agreements, our team offers a cohesive, turnkey solution that aligns closely with the City of Hollywood's objectives for enhanced urban mobility, pedestrian connectivity, and resilient infrastructure. GC Construction's regional experience in structured parking and civic facilities, combined with Sangen's engineering rigor and FC3's architectural insight, positions us to deliver a project that meets both functional and aspirational goals.

We recognize the importance of maintaining transparent communication and disciplined execution. GC Construction is prepared to mobilize our core leadership team immediately upon notice to proceed, subject to coordination of final contracts and internal approvals.

Thank you for considering GC Construction and our collaborative team for this landmark initiative. We are enthusiastic about the opportunity to contribute to Hollywood's long-term development and look forward to confirming details in partnership with the City. Please feel free to contact us with any questions or to request further information.

Sincerely,

Jorge Cabada
Owner, GC Construction
Design-Builder

Juan P. Pinheiros, P.E.
President,
Sangen Consulting Inc.

Frank Cunha III, AIA
Principal Architect,
FC3 Architecture + Design LLC



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1. Executive Summary & Project Understanding



Executive Summary & Project Understanding

The City of Hollywood has envisioned the construction of the Harrison Street Parking Garage as a strategic investment in urban mobility, civic accessibility, and sustainable growth. This project is not only a response to immediate parking demand but also an opportunity to energize the downtown core, support tourism, and serve as a key component in future multimodal transportation planning.

To bring this vision to life, the City requires a team with deep technical capability, clear internal structure, and a proven history of delivering complex civic infrastructure. This proposal is proudly led by **GC Construction**, a licensed general contractor based in South Florida with extensive design-build experience. As the **Prime Design-Builder**, GC Construction will lead the project from conceptualization to ribbon cutting, managing all field operations, schedule execution, permitting logistics, subcontractor coordination, and the final physical delivery of the constructed facility.

Supporting GC Construction in this endeavor is **Sangen Consulting Inc.**, who will serve as the **Project Manager**, overseeing coordination between all disciplines, maintaining adherence to milestones, enforcing QA/QC protocols, and serving as the City's primary interface for technical administration. Sangen also brings specialized expertise in structural engineering and public-sector program management.

Further enriching the team is **FC3 Architecture + Design LLC**, an award-winning design firm who will act as the **Architect of Record**. FC3 will lead all architectural programming, contextual urban design, zoning coordination, stakeholder engagement, and visual development from conceptual layouts to permit-ready drawings.

Together, this integrated and strategically aligned team offers a full-spectrum solution grounded in accountability, technical rigor, and responsiveness to community and municipal needs. GC Construction's leadership ensures a streamlined delivery process, supported by the precision of Sangen and the creative depth of FC3. This is not simply a parking facility—it is a civic asset engineered and constructed to reflect the identity, functionality, and long-term resilience goals of the City of Hollywood.

Our team's project understanding encompasses the following core dimensions:

- **Urban Integration:**

The garage must be designed as a seamless extension of the urban fabric. It must support safe pedestrian connectivity, efficient vehicular flow, and compatibility with adjacent land uses. **FC3 Architecture**, under the leadership of **GC Construction**, will ensure that the project complements



the downtown environment and aligns with City zoning, design review standards, and aesthetic goals.

- **Climate & Code Resilience:**

South Florida presents specific climatic and structural challenges—including high-velocity hurricane zones, corrosive coastal conditions, and fluctuating groundwater levels. Under GC Construction's leadership, **Sangen Consulting Inc.** will ensure that all engineering work meets or exceeds ASCE 7-22 and Florida Building Code requirements. The structure will be designed for durability and long-term maintainability.

- **Collaborative Design Phasing:**

The City has established key deliverable phases at 30%, 60%, 90%, and 100% completion. Our team is fully equipped to meet these requirements through clear document control systems, coordinated quality reviews, and efficient design iteration. GC Construction and Sangen will jointly manage design milestone tracking and construction input reviews, while FC3 leads architectural development and submission formatting.

- **Guaranteed Maximum Price (GMP) Support:**

Our team is committed to delivering a fiscally disciplined project. **GC Construction** will take the lead in early budgeting, trade contractor procurement, and constructability optimization. With value engineering support from Sangen and scope coordination with FC3, the GMP process will be transparent, justified, and aligned with market realities.

This project requires more than technical excellence—it demands unified leadership, foresight, and a trustworthy partnership. With **GC Construction at the helm**, supported by **Sangen Consulting Inc.** as Project Manager and **FC3 Architecture + Design** as Architect of Record, the City of Hollywood is assured a reliable, efficient, and responsive team ready to exceed expectations at every step of delivery.





2. Firm Qualifications & Relevant Experience

Firm Qualifications & Relevant Experience

The successful delivery of the Harrison Street Parking Garage demands more than technical proficiency—it requires deep regional knowledge, urban execution expertise, and a trusted team that can deliver with certainty. This proposal is proudly led by GC Construction, a South Florida-based licensed general contractor with a longstanding record of excellence in municipal infrastructure. Backed by the strategic support of Sangen Consulting Inc. and FC3 Architecture + Design LLC, GC Construction anchors this design-build pursuit with the field-tested leadership, operational precision, and delivery capacity that the City of Hollywood can count on.

With extensive experience throughout Miami-Dade, Broward, and Palm Beach counties, GC Construction brings unmatched value in managing complex scopes in high-traffic, space-constrained downtown environments. As Prime Design-Builder, GC will oversee all phases of execution, including preconstruction, permitting, on-site coordination, and final delivery.

GC Construction's core strengths include:

- Full-service design-build delivery for vertical construction.
- Experience constructing multilevel concrete parking garages in dense corridors.
- Close relationships with local AHJs to streamline inspections and approvals.
- Strong safety record supported by in-house safety leadership.
- Integrated procurement, scheduling, and quality systems.

Sangen Consulting Inc., a Florida-based engineering firm headquartered in Orlando, supports as Project Manager and structural consultant. With over two decades of experience in public infrastructure, Sangen leads the engineering, compliance, and coordination components of complex municipal projects.

Sangen's qualifications include:

- Delivery of capital programs for counties and cities.
- Expertise in precast, post-tensioned, and cast-in-place structures.
- Licensed engineers, inspectors, and QA/QC staff.
- Proficiency in BIM, FEM, GIS/LiDAR, and durability modeling.
- Proven success managing compliance in schedule-sensitive settings.

FC3 Architecture + Design LLC serves as Architect of Record. With national recognition and deep Florida roots, FC3 delivers community-responsive design across civic, educational, and public space projects. They integrate functional and aesthetic goals to create impactful architecture.



FC3's experience includes:

- Civic, mixed-use, educational, and specialized design projects.
- Parking and transit-integrated garage developments.
- Application of CPTED, ADA, and sustainable design strategies.
- Code-compliant solutions within constrained urban parameters.

Collective Strength, Unified Purpose:

Together, GC Construction, Sangen, and FC3 form a synergistic team with shared values in accountability, collaboration, and excellence. This team has delivered projects for:

- City of Fort Lauderdale
- Miami-Dade County
- Broward County Public Schools
- Dozens of Florida municipalities
- Federal buildings

Each firm contributes a specialized role:

- GC Construction leads constructability, logistics, and field execution.
- FC3 guides design with creativity and stakeholder fluency.
- Sangen manages structural, technical, and regulatory coordination.

Designing for Public Safety and Compliance:

Parking garages serve high-traffic public areas but often face perceptions of vulnerability. Design must prioritize life safety, fire protection, and code compliance. Crime Prevention Through Environmental Design (CPTED) supports safety by enhancing visibility, managing access, and reinforcing territorial boundaries.

Florida Building Code (FBC) and Florida Fire Prevention Code (FFPC) govern parking garage design and safety. Integration of CPTED features—open layouts, high-quality lighting, secure entry points, intuitive wayfinding—supports compliance and enhances emergency response.

Fire and life safety features—sprinklers (NFPA 13), alarms, ventilation (FBC 406.5), lighting, and clear egress—must be considered early. CPTED principles directly align with these requirements to enhance safety and ensure approval.



Best practices from national guidelines (DOJ, ICA, Parksmart, LEED) complement Florida's safety codes and help project teams exceed performance and community expectations.

A Collaborative, Client-Oriented Approach:

GC Construction ensures delivery with certainty and transparency. Our team embraces a collaborative design-build process with integrated planning, clear communication, and shared accountability. Through unified project delivery, we minimize risk and improve outcomes.

We emphasize:

- Transparent coordination among stakeholders.
- Active client engagement throughout project phases.
- Agile planning and responsive decision-making.
- Value-driven design and constructability integration.

This collaborative method leads to efficient execution, enhanced trust, and superior results. Our team stands ready to deliver a project that meets expectations and builds long-term value for the City of Hollywood.

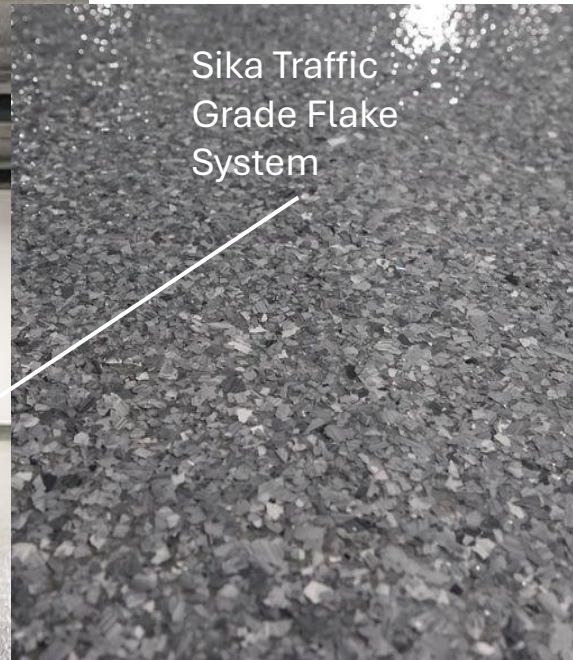
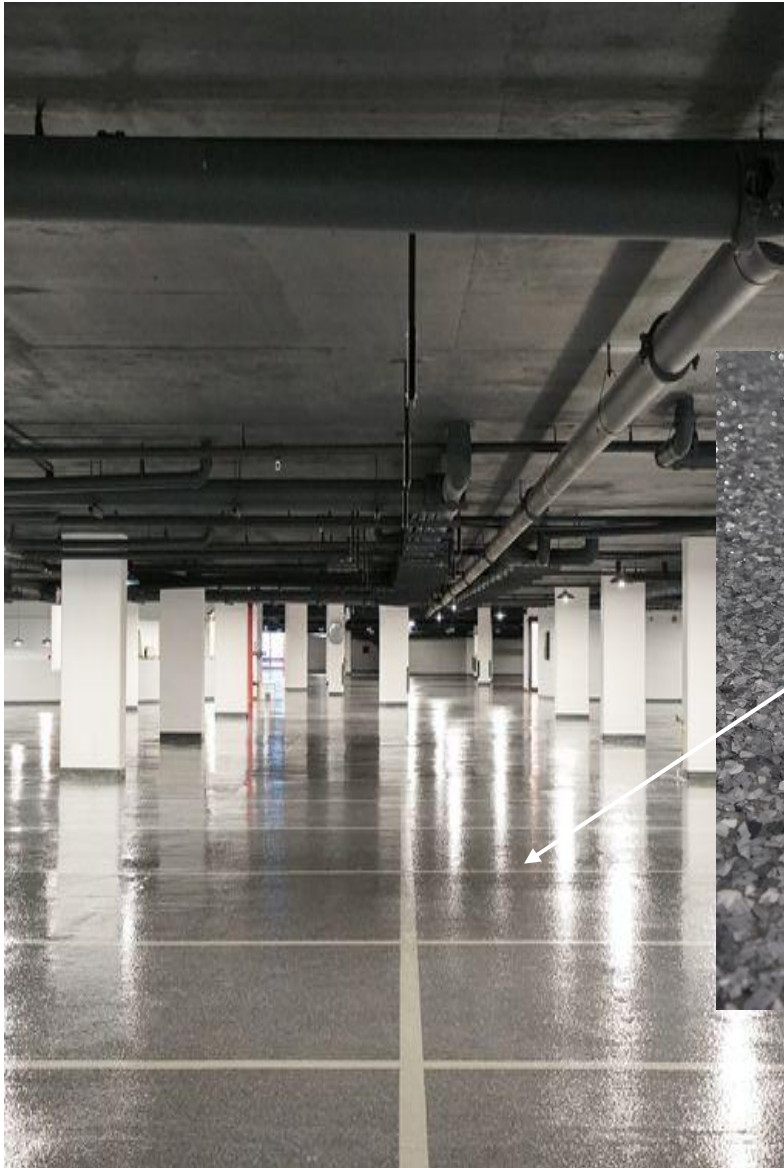




Ritz Carlton-One Bal Harbour

- Edge & Deck Repairs
- Waterproofing
- Painting
- Stucco Repairs
- PT Cables
- Window and Door Sealants
- Sika Roof Pro
- Kynard Liquid Paint
- Tile Installation





Epoxy Floor Coating

- 230,000sf
Traffic Epoxy
Flake System
- Painting of
Garage Area



River Reach Inc.

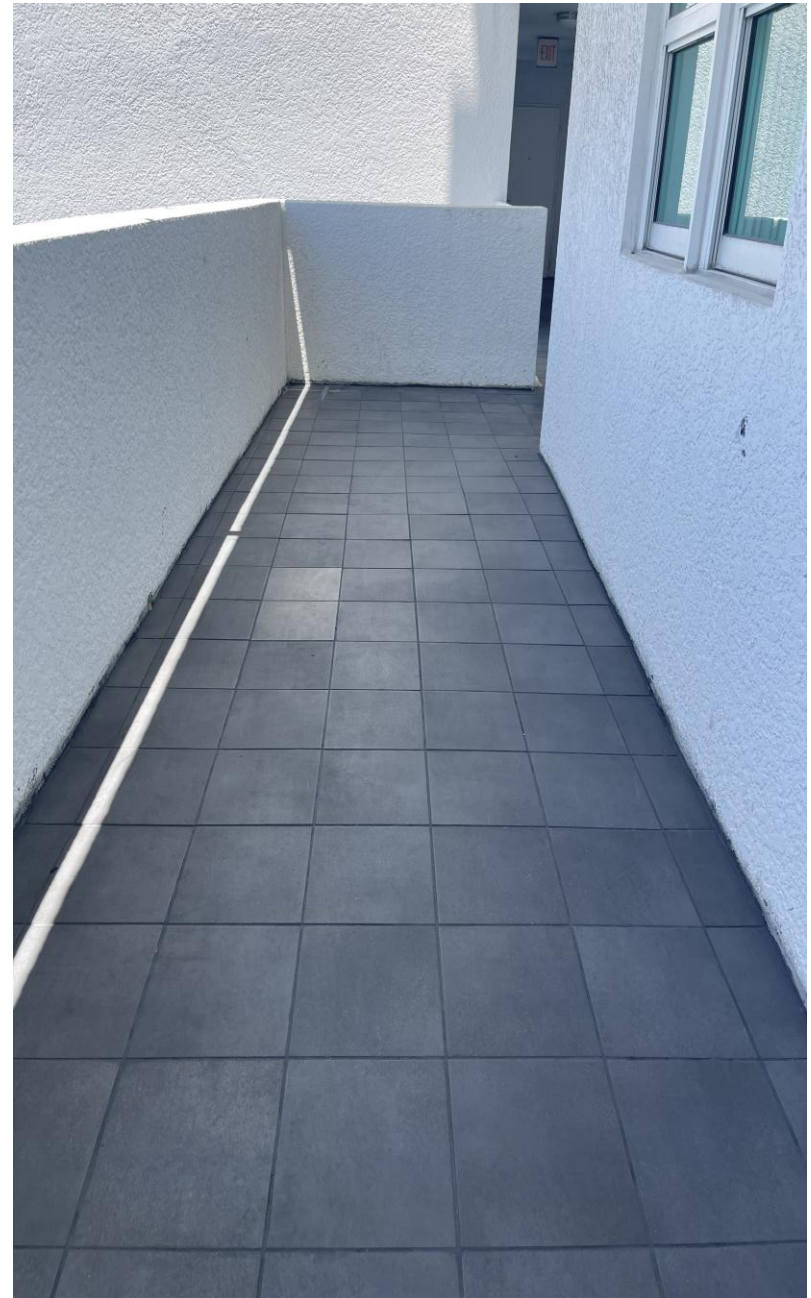
- 6 Building 600 Units
- Railing Replacement
- Replacement of All Windows and Doors with New Impact System
- Painting of All Buildings
- Waterproofing of Balconies
- Structural Repairs
- PT Cable Replacement





One Fifty-One at Biscayne

- Waterproofing Application Sika 710/735
- 13,900LF Rail Replacement
- 120,000SF Tile Replacement & Waterproofing





Arlen Beach Condo

- Structural Repairs
- Exterior & Garage
- Pool Replacement
- Waterproofing
- Glass Railing
- Painting





Arlen Beach Condo





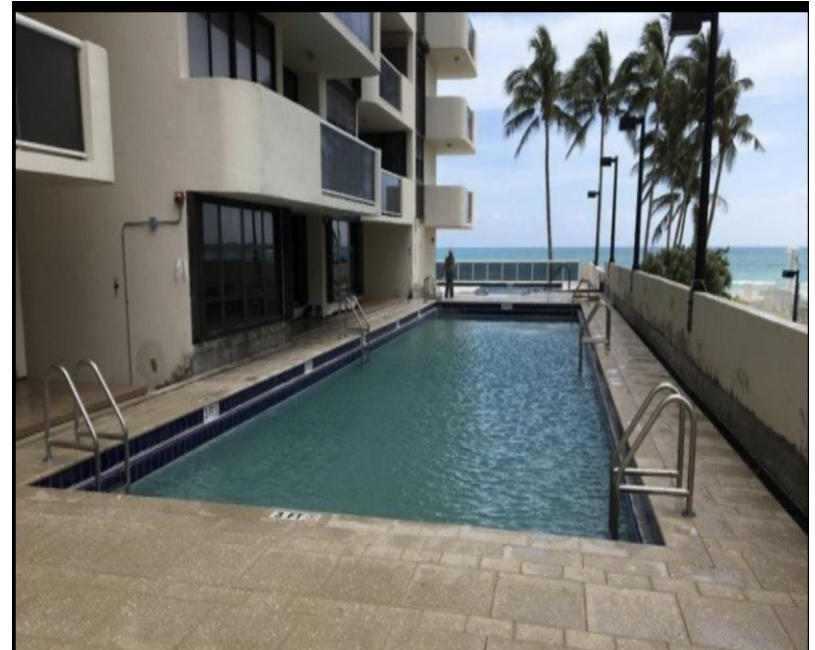
Excellence Condo

- Structural repairs on balconies
- Railing Removal and installation
- Pool deck waterproofing and pavers
- Pool structure rebuild





Excellence Condo





Burleigh House Condo

- Structural Repairs
- Pool Replacement
- Pool Deck Renovations
- Waterproofing
- Glass Railing
- Painting





Burleigh House Condo

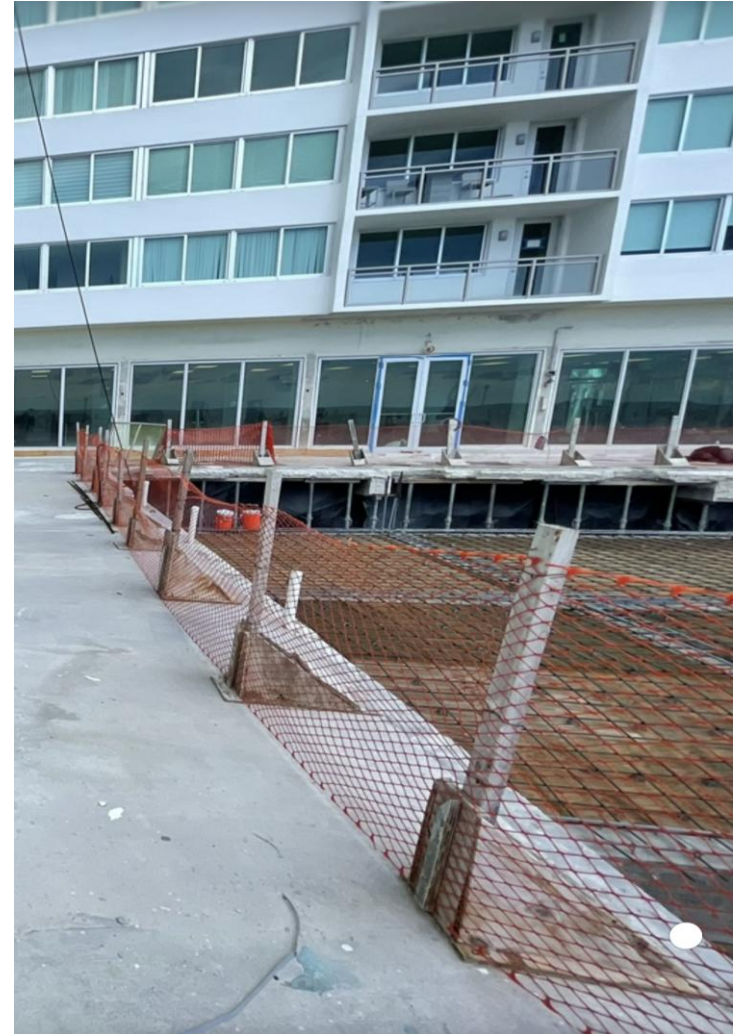
- Epoxy Floors – Balcony
- Structural Repairs
- Epoxy Injections
- Windows and Doors
- Paint





Burleigh House Condo

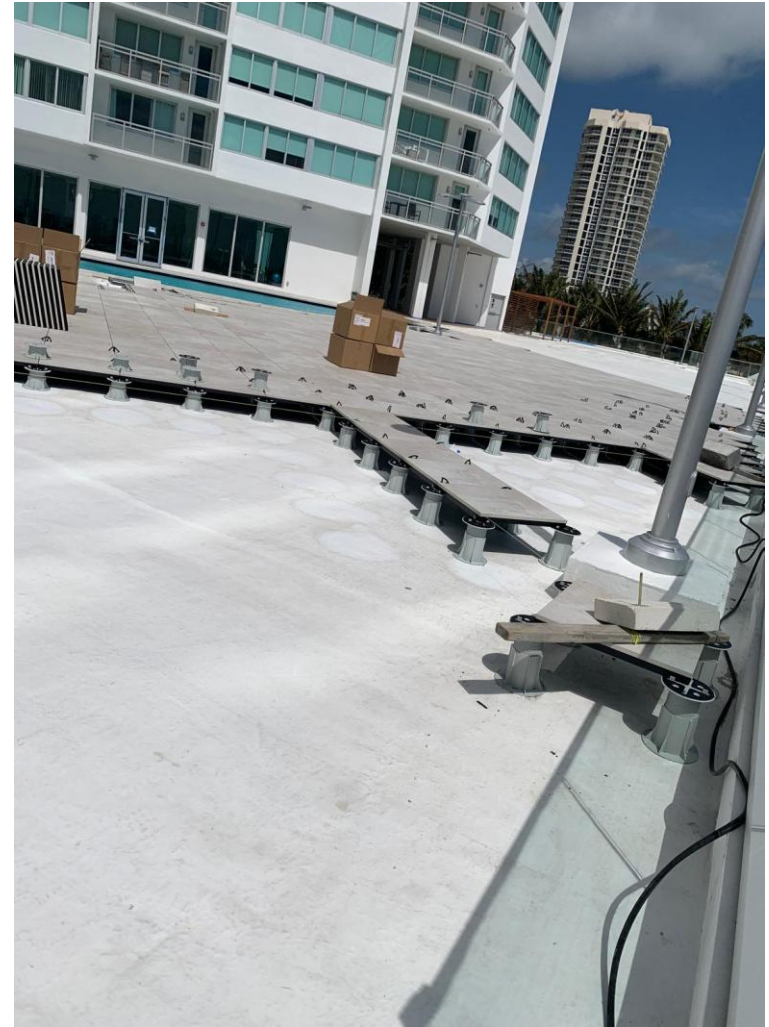
- Pool Shell Demo
- Pool Shell Replacement





Burleigh House Condo

- Sika Roof Pro Application
- Elevated Pedestal Tile System
- Pool Shell Replacement & Finishes





SANGEN CONSULTING INC.
PAGE RESUME GOVERNMENT PROJECT.

PROJECT NAME: Camillus House

CLIENT: Camillus House Humanitarian Services

Title and Location (City and State)

Camillus House Buildings

Miami, FL

Year Completed

Professional Services

2007

Construction (If Applicable)

2010

PROJECT MANAGER : Juan Pinheiros

Project Owner

Camillus House

Contact Name

Rafael Labrada

Contact Phone Number

305-666-5474 / 305-663-3702

E-mail Address

rlabrada@wolfbergalvarez.com

Project Square Footage

420,900.00

Total Project Cost

\$ 147,315,000.00

Project Description

The project consisted in the construction of a 8 buildings of 3 to 8 stories for government humanitarian purposes. The total project area is approximately 420,900 S.F. of distributed as follows: Library 11,000 S.F., Theater 4,600 S.F., Dorms 82,550 S.F., Parking 90,280 S.F., Emergency Room 5,330 S.F., Offices 32,370 S.F., Gymnasium 3,900 S.F., Other Common Areas 193,690 S.F.

This type of structural system is comprised of a two way and one way concrete slab on a concrete rigid frames of beams - columns and concrete bearing walls supported on shallow and pile foundation. The building is characterized as a bearing walls system with concrete moment resisting frame system with rigid diaphragms on every story. The rigid diaphragms are a typical two way post-tension slab or precast concrete joist PCI with a one way concrete slab on top.

The vertical and lateral main seismic and wind resisting system is formed by a the same structural system in both orthogonal direction as described below:

Main Seismic and Wind Force Resisting System in North-South Direction and East-West Direction:

For the north south direction, gravity loads are picked up by a concrete two way slab system or PCI joist system supported mainly on concrete bearing walls all throughout and in the perimeter by concrete moment resisting frames comprised of columns - beams. According to the ASCE -7 table 12.1.2-1.E the main lateral system is defined as a bearing wall system comprise of a reinforced concrete shear walls.

The structures were analyzed through a 3D FEA finite element model in the software ETABS accounting for the interaction between the concrete frame and the concrete shear walls, where the shear walls attract most of the lateral load applied in every orthogonal direction.

Engineering Services Provided:

ETABS Models, ASCE-7 Wind analysis, Concrete shearwalls design, Concrete frame design, Pres-stressed joist and Reinforced slab design, Post-tensioned slab design, SAFE Pile foundation design, SAFE and EXCEL Spread footing design, SAFE settlement analysis, ASCE-7 Components and cladding design, Written construction specifications.

Picture Sketch



Firms Involved with this Project

Firm Name

Raul Puig Group

Firm Location (City & State)

Miami FL.

Role

Structural Engineer, Construcccion Support Services



SANGEN CONSULTING INC.
PAGE RESUME GOVERNMENT PROJECT.

PROJECT NAME: POM-NOM NEW GUINEA EMBASSY

CLIENT: United States Department of State / Johns and Bhatia Engineering Consultants.

Title and Location (City and State)

USA Federal Building.

New Guinea

Year Completed

Professional Services

Construction (If Applicable)

2014

2016

Ja

Project Owner	Contact Name	Contact Phone Number
United States Department of State - Office of Foreign Building Operations	Kiransinh C. Bhatia	(202) 288-9325 / (301) 652-1565
E-mail Address	Project Square Footage	Total Project Cost
abhatia@johnsandbhatia.com kbhatia@johnsandbhatia.com	52,000.00	\$ 23,400,000.00

Project Description

The project consisted in the construction of a 4 story building for federal affairs purposes.

The structural system used for this building is comprised of a two way concrete slab on a concrete rigid frames of beams - columns and concrete shear walls supported on pile foundation. The building is characterized as a dual system with sway intermediate concrete moment resisting frame system with rigid diaphragms on every story. The rigid diaphragm is a typical two way slab of 10" thick as specified on the construction documents.

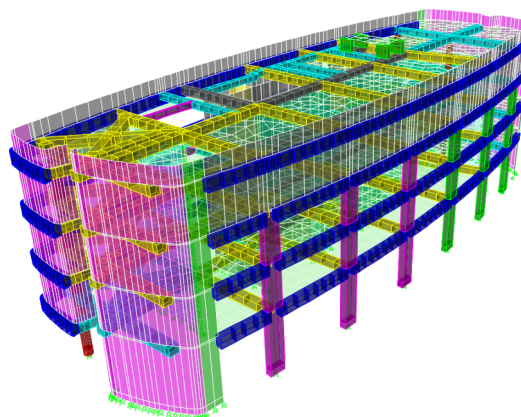
The vertical and lateral main seismic and wind resisting system is formed by a the same structural system in both orthogonal direction as described below:

Main Seismic and Wind Force Resisting System in North-South and East-West Direction:

For the north south direction, gravity loads are picked up by a concrete two way slab system supported on a moment resisting concrete comprised of columns - beams and concrete walls all throughout. According to the ASCE -7 table 12.1.2-1.E the lateral system is defined as a dual system comprise of an intermediate concrete moment resisting frame and special reinforced concrete shear walls.

The 2012 OBO ICS indicates that the NOB is an occupancy III category structure, which required the prescriptions for Enhanced Local Resistance (ELR) and Alternate Path Method (AP) for structural member design when considering Progressive Collapse (PC). Within the AP method of design, two separate analysis approaches were employed, the first being the Linear Static approach (LS), and the second being the Nonlinear Dynamic approach (NLD). The project is located in a moderate seismic area. The seismic and blast design of the structural elements was carried out with a finite element FEA software ETABS and SAFE for the main structural elements through 3D models. Design was carried out in accordance with IBC 2009 and OBO 2013.

Picture Sketch



Firms Involved with this Project

Firm Name	Firm Location (City & State)	Role
Johns and Bathia Engineering Consultants	Washington DC	Sub-Consultant - Project Engineer



SANGEN CONSULTING INC.
PAGE RESUME GOVERNMENT PROJECT.

PROJECT NAME: LOOK-BACK WAREHOUSE AND SITE UPGRADES US EMBASSY SUVA, FIJI

CLIENT: United States Department of State / Johns and Bhatia Engineering Consultants.

Title and Location (City and State)

US Embassy Buildings Suva

Suva - Fiji

Year Completed

Professional Services

Construction (If Applicable)

2017

2019

PROJECT ENGINEER: Juan Pinheiros & Satish Sha.

Project Owner	Contact Name	Contact Phone Number
United States Department of State - Bureau of Overseas Building Operations	Kiransinh C. Bhatia	(202) 288-9325 / (301) 652-1565
E-mail Address	Project Square Footage	Total Project Cost
abhatia@johnsandbhatia.com kbhatia@johnsandbhatia.com	25,200.00	\$ 12,600,000.00

Project Description

The project consists of three main buildings: A warehouse containing storage, shops and transfer functions; a Recreation Facility; and, a Service Compound Access Control (SCAC). The structures were designed for live, high seismic and hurricane wind prone zone loads as required by OBO Building Code 2017.

A variety of building materials were used for construction: concrete, reinforcing steel, structural steel and metal deck. The structures were analyzed and designed using FEA finite element softwares ETABS and SAFE through 3D models following the guidelines as set forth in the OBO Building Code 2017, the International Building Code 2012 and Bridging Documents. The vertical and lateral main seismic and wind resisting system is formed by the same structural system in both orthogonal direction as described below:

Main Seismic and Wind Force Resisting System in North-South and East-West Direction:

For the north south direction, gravity loads are picked up by a one way concrete slab system supported mainly on reinforced concrete shear walls and steel cantilevered column system all throughout. According to the ASCE -7 table 12.2-1 the main lateral system is defined as special reinforced concrete shear wall system for the low rise buildings, and steel special cantilever column system for the steel canopy structures.

New Structures:

The Warehouse Building (WHE) is a one-story structure with a partial basement. It has both high and low roof levels and the building walls are constructed of concrete. The low roof areas are framed using concrete slabs supported by concrete beams and bearing walls. The low roof over the shops is framed using a metal deck supported by steel beams which are supported by steel tube columns located within the perimeter walls. This low roof also acts as a canopy over the area-way between the shops and warehouse. The high roof over the warehouse is framed using a metal deck supported by steel beams and steel girders. The girders are supported by tube columns which are braced by the perimeter concrete walls.

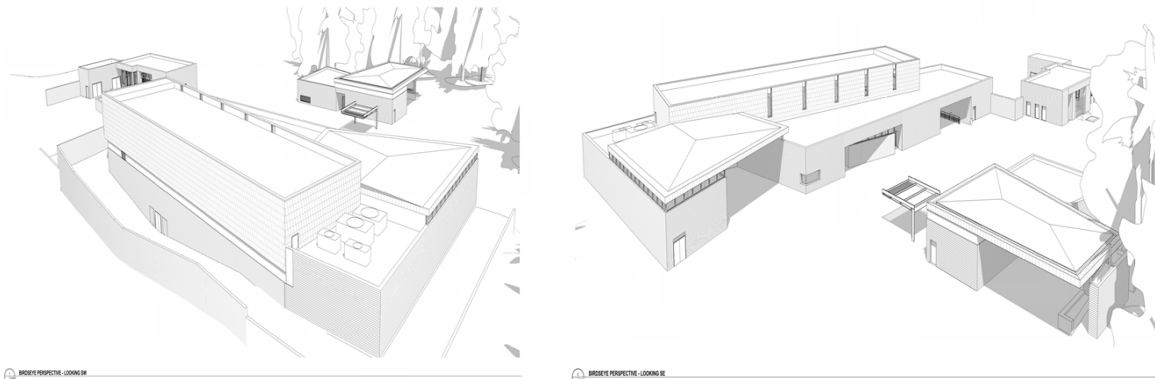
The Recreation Facility (REC) is a one-story concrete framed structure consisting of a concrete roof slab supported by concrete beams and bearing walls. The REC building will be designed for blast. To the west of the REC building there is a small one-story storage shed that will also be constructed of concrete. The multi-use space between the REC building and the shed is covered by a canopy which is framed using a metal deck supported by steel beams. The steel beams are supported by the exterior concrete walls of the REC building and the shed. There is also a small parking canopy to the east of the REC building that will be constructed of structural steel cantilevered frames.

The SCAC is a one-story simple concrete framed structure consisting of a concrete roof slab supported by concrete beams and concrete bearing walls.

Each structure was supported by spread footings over fill as per the bridging documents and the ground level slab will be a 125mm thick concrete slab-on-grade.

The wind, seismic and blast analysis and design were performed through a 3D FEA finite element model in the software ETABS accounting for the interaction between the concrete frame and the concrete shear walls, where the shear walls attract most of the lateral load applied in every orthogonal direction. The concrete moment resisting frame and shear walls design was carried out utilizing the ETABS design feature on the same 3D finite element model following the ACI 318-08 provisions. The floor system was analyzed and design through a 3D FEA model in the software SAFE.

Picture Sketch



Firms Involved with this Project

Firm Name	Firm Location (City & State)	Role
Johns and Bathia Engineering Consultants	Washington DC	Sub-Consultant - Project Engineer



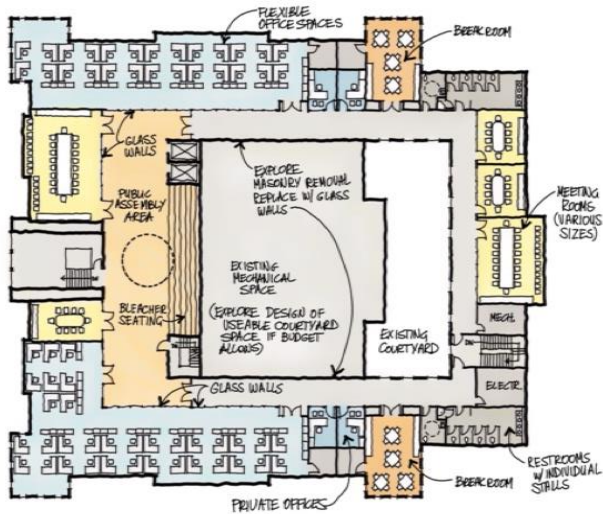
Project	Community Center Planning, Schematic & Design Development (2025)
Client	City of Jersey City
Length of Contract	Approximately 12-18 months
Key Personnel	Frank Cunha III, AIA
Firm	fc3architecture+design
Construction Cost	\$63,750,000
Building Area	+/- 85,000 SF

Project Description:

With the collaboration of our design team, **fc3architecture+design**, procured by Jersey City's Office of Infrastructure, is in the process of developing a vision for three vibrant, multi-functional community centers, each incorporating a vital library component. These centers will serve as cornerstones for social interaction, learning, and growth, deeply connected to the communities they serve. The library will be a resource hub evolving with neighborhood needs, fostering intellectual engagement for all ages. The library component sizes will vary based on the feedback we receive from the community for each specific site. **fc3architecture+design** believes in collaborative design. The library component will be designed in consultation with educators, community members, engineers, planners, and artists, ensuring a dynamic, community-driven space.

Our Vision for the Library Component Includes:

1. **Community-Centered:** Open, welcoming spaces with natural light, flexible seating, and varied study areas will accommodate diverse needs and activities.
2. **Technology Integration:** Ample access to computers, digital learning tools, and collaborative spaces will bridge digital divides and support traditional and online learning.
3. **Creativity & Learning Hub:** Interactive areas and maker spaces will encourage diverse learning activities, from coding to crafting.
4. **Cultural Relevance & Engagement:** Tailored to each community, the library will reflect local culture and address specific needs through collaboration with artists, schools, and residents. Ongoing engagement will be fostered through events and programs.
5. **Sustainability & Long-Term Vision:** Prioritizing energy efficiency, sustainable materials, and connection with nature, the library will adapt to future technologies and evolving community needs.



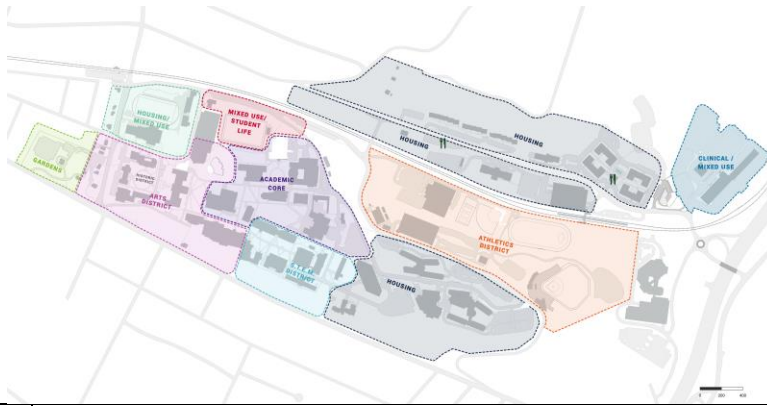
Project	Project: Jersey City Fourth Floor – Feasibility Program Study (2019)
Client	City of Jersey City
Length of Contract	Approximately 12 months
Key Personnel	Frank Cunha III, AIA
Firm	fc3architecture+design
Construction Cost	\$18,500,000
Building Area	+/- 40,000 SF including roof terrace

Project Description:

fc3architecture+design worked with the Jersey City Administration & Architecture Department on the design of preparing conceptual layouts for the Fourth floor of City Hall. Meetings were held with various stakeholders over the course of 24 months to develop conceptual plans. The project was later bid out and awarded to another firm for further development. .

As part of the project we proposed a library which focused on community connectivity. Modern libraries are increasingly designed as vibrant community hubs that go beyond simply housing books. They are dynamic spaces that foster civic engagement, learning, and social interaction by connecting people, ideas, and technology. These innovative environments feature open and flexible layouts to support a range of activities, from collaborative learning and discussion groups to educational programs and cultural events. The inclusion of multi-purpose spaces, such as meeting rooms, performance areas, and technology-equipped zones, ensures accessibility and adaptability for diverse user needs.

To further enhance community engagement, our design incorporated thoughtful design elements such as stadium seating for lectures and presentations, outdoor gathering areas, and rooftop gardens offering stunning skyline views. Cafés and snack areas provide casual spaces for social interaction, creating inviting environments for both study and relaxation. A tasteful blend of modern aesthetics with the existing historic architecture ensures these spaces honor their heritage while embracing contemporary design trends. This thoughtful integration of form and function transforms libraries into inclusive, accessible centers for learning, creativity, and community connection.



Project	Informational Commons & Innovation Hub – Feasibility Program Study (2021)
Client	Montclair State University
Length of Contract	Approximately 12 months
Key Personnel	Frank Cunha III, AIA, University Architect
Firm	Montclair State University
Construction Budget	\$15,000,000 (Unbuilt)
Building Area	+/- 225,000 SF

Project Description:

As part of an intensive 2030 and 2050 planning exercise, Frank Cunha III, the University Architect, worked with his planning and design team to develop The facility, spanning 225,000 square feet, is conceived as a dynamic, modern space that fosters the growth and development of 21st-century students as responsible, engaged citizens and lifelong learners. The design will align with Montclair's core values of diversity, innovation, sustainability, and community engagement, creating a hub that integrates academic pursuits with social and extracurricular experiences.

The exterior of the building will be thoughtfully designed to complement the university's iconic Spanish Mission style, ensuring architectural continuity with the existing campus aesthetic. However, the interior will embrace a modern, open design approach that promotes flexibility and interaction, catering to diverse learning styles and needs. Expansive use of glass will be a key feature, enhancing the building's transparency and openness, allowing students to feel safe, engaged, and connected with others. The design will encourage interaction among students, faculty, and the broader community, creating an inviting space that fosters collaboration, innovation, and intellectual growth.

Key programs will include a mix of quiet study zones, collaborative learning spaces, digital research labs, and tech-driven innovation hubs. A vibrant Innovation Hub will provide opportunities for students to work alongside local entrepreneurs and professionals, bridging the gap between academic learning and real-world application. Public spaces such as exhibition galleries, performance areas, and outdoor gathering zones will invite engagement with the university and surrounding community.

Sustainability will be integral to the design, with energy-efficient systems, green roofs, and sustainable materials incorporated throughout. This Library and Innovation Hub will not only serve as an academic resource but as a central gathering place that reflects Montclair State University's commitment to academic excellence, community involvement, and global citizenship. The design aims to create a forward-thinking, adaptable space that will inspire students to thrive both academically and socially, empowering them to become the leaders of tomorrow.

An aerial photograph of a large industrial facility under construction. The main building has a light blue exterior and a complex roof with numerous HVAC units and piping. To the left is a parking lot with several cars. In the background, there's a residential neighborhood and a railway line with a train. The foreground shows construction equipment on a dirt area.

3. Organizational Profile & Key Team

Organizational Profile & Key Team

To deliver the Harrison Street Parking Garage with precision, quality, and timeliness, this proposal is built upon a **strategically configured team structure** that prioritizes **field execution leadership, design innovation, and disciplined project coordination**. The foundation of our delivery approach is clear: empower the most experienced construction entity to lead, assign complementary roles to specialized partners, and ensure that all decisions flow through a centralized, accountable structure.

At the heart of this approach is **GC Construction**, serving as the **Prime Design-Builder** and the operational nucleus of the proposal. As a licensed Florida general contractor with decades of experience executing public infrastructure and multilevel parking structures throughout South Florida, GC Construction brings the logistical control, schedule enforcement, and hands-on delivery expertise that are essential to a successful design-build implementation.

GC Construction will lead not only field operations, permitting logistics, and subcontractor management, but also serve as the primary point of coordination for budgeting, procurement, and constructability input during the design phase. Their experience in urban project staging, agency interfacing, and high-density construction sequencing makes them uniquely suited to execute this project under the tight operational constraints of downtown Hollywood.

Supporting GC Construction is **Sangen Consulting Inc.**, who will serve as the **Project Manager** and structural engineering lead. Sangen brings more than 25 years of experience managing multidisciplinary infrastructure projects across Florida, with a deep understanding of municipal coordination, permitting strategy, and quality assurance. Under GC's leadership, Sangen will maintain critical oversight of project schedules, inter-disciplinary workflows, and technical compliance ensuring seamless communication between design, construction, and the City of Hollywood.

Complementing the team's technical depth is **FC3 Architecture + Design LLC**, a Florida-licensed, nationally recognized firm serving as **Architect of Record**. FC3 will lead all architectural programming, urban integration, stakeholder engagement, and design visualization. Their work will be fully integrated into GC Construction's project schedule and delivery plan, ensuring that every design phase is aligned with real-world constructability, cost control, and permit strategy.

This team configuration reflects **intentional design** not just in architectural terms, but in operational structure. Roles are clearly defined. Oversight is coordinated through a single point of field leadership. Communication lines are established to prevent duplication of effort, reduce risk, and expedite approvals. Each firm brings proven experience but it is **GC Construction's leadership** that ties the



components into a unified force capable of delivering a high-performing, community-responsive facility.

Together, this team has delivered complex infrastructure for municipalities, permit agencies, and school districts across Florida. Each partner was selected not only for technical ability, but for cultural alignment **a shared commitment to transparency, responsiveness, accountability, and public service.** With GC Construction leading the charge, the City of Hollywood can proceed with full confidence in the strength, structure, and readiness of the team behind this transformative project.

GC Construction – Prime Contractor / Design-BUILDER

GC Construction is the licensed general contractor responsible for executing the project in the field. As Design-BUILDER, GC will manage all aspects of construction execution, including preconstruction logistics, permitting, procurement, subcontractor management, site supervision, and final delivery.

GC Construction's knowledge of local regulatory processes and ability to operate efficiently in tight urban footprints make them ideal for the downtown Hollywood context. Under the guidance of Sangen, GC will participate actively in constructability reviews, GMP development, and early-phase pricing to ensure real-time cost control and feasibility alignment.

Sangen Consulting Inc. – Project Manager & Structural Engineering Lead

As the executive Project Manager, **Sangen Consulting Inc.** will serve as the City's primary point of contact and will oversee all technical disciplines, schedule control, design coordination, quality assurance, and contractor interface. Sangen's project management team will lead the coordination of design milestones, GMP development, stakeholder communication, and construction-phase support.

Sangen brings deep experience managing large-scale infrastructure and vertical facility projects, acting as the owner's representative and engineering lead for public agencies across Florida. Their role ensures that the project is delivered with continuity, accountability, and uncompromised technical oversight.

FC3 Architecture + Design LLC – Architectural Design Lead

FC3 Architecture + Design will lead all architectural services on the project. Their role includes programming, conceptual design, schematic development, visual



modeling, code compliance, and public interface support. FC3's approach is grounded in a deep understanding of urban integration, walkability, accessibility, and human-scale placemaking.

As Architect of Record, FC3 will ensure that the parking garage is not only functional but becomes an aesthetic and civic enhancement to the City of Hollywood. The firm will work closely with both GC and Sengen to ensure design goals are fully translatable to construction deliverables and that agency approvals proceed efficiently.



Key Project Personnel

Name	Company	Role	License	Base Location
Jorge Cabada	GC Construction	Construction Executive / Principal	CGC / CCC	South Florida
Juan P. Pinheiros	Sangen Consulting Inc.	Executive Project Manager / Lead PE	PE Florida	Orlando / Miami
Frank Cunha III	FC3 Architecture + Design	Principal Architect / Design Lead	AIA / NCARB	New Jersey / Florida

All individuals listed above are active participants in this project and are committed to remaining fully engaged throughout its entire lifecycle. Additional personnel such as site superintendents, assistant project managers, and administrative staff will be assigned and introduced upon contract award or as required by the City.

The integration of these three firms under a single, cohesive organizational structure ensures clarity in responsibility, excellence in execution, and accountability in communication. This structure is not theoretical it is proven. Each firm has previously partnered with public clients across Florida and is fully prepared to begin immediately upon Notice to Proceed.

Subconsultants & Team Structure

The Harrison Street Parking Garage will be delivered through a streamlined, vertically integrated team that balances engineering leadership, construction execution, and architectural innovation. The proposal is submitted by **GC Construction**, acting as **Prime Design-Builder**, in formal partnership with **Sangen Consulting Inc.** as **Project Manager** and **Structural Engineering Lead**, and **FC3 Architecture + Design LLC** as **Architectural Design Lead**.

This triad has been carefully structured to ensure a **single point of accountability**, continuity from concept to construction, and the technical specialization needed to manage the complex demands of an urban garage facility in downtown Hollywood.



Core Team Structure

Role	Firm	Lead Contact	License Certification /	Primary Location
Project Management	Sangen Consulting Inc.	Juan P. Pinheiros, P.E.	Florida PE, QA/QC	Miami / Orlando
Construction (Design-Build)	GC Construction	Jorge Cabada	CGC 1513545 / CCC 1328887	South Florida
Architecture	FC3 Architecture + Design	Frank Cunha III, AIA	FLA Registered Architect, AIA, MBA, NCARB	Florida

Each firm will dedicate internal support staff, design technicians, site personnel, and administrative personnel to the project, with clear reporting lines to the City of Hollywood through the Project Manager (Sangen).

Specialty Subconsultants

As design development proceeds and the Guaranteed Maximum Price (GMP) is defined, additional licensed specialty consultants and subcontractors will be integrated under GC Construction's direction. These may include:

- **MEP Engineering (Mechanical, Electrical, Plumbing)**
- **Geotechnical Engineer**
- **Fire Protection Design & Code Review**
- **Lighting & Photometric Analysis**
- **Vertical Transportation (Elevators, if applicable)**
- **Signage, Graphics, and Wayfinding**
- **Waterproofing & Envelope Detailing**
- **Structural Threshold Inspection**
- **LEED or Sustainability Support** (if requested)

All future subcontractors will be procured through a transparent and compliant process in accordance with City regulations, and their scopes will be reviewed and approved in advance by Sangen to ensure alignment with engineering intent and design deliverables.

Communication Structure

To ensure responsive coordination throughout all phases, the following protocols will be implemented:



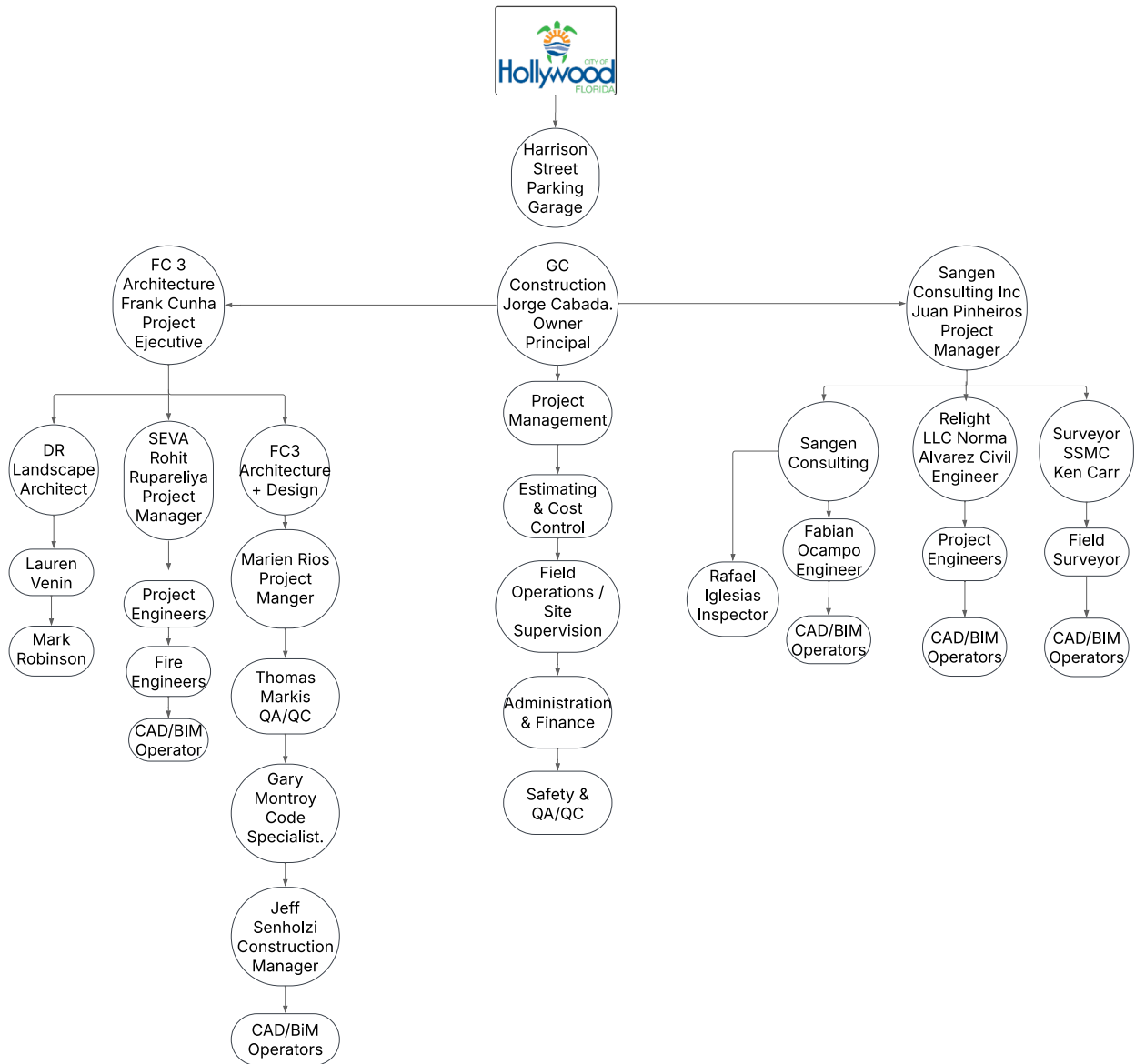
- **GC Construction** will coordinate all field-level reporting, inspections, and subcontractor integration.
- **Sangen Consulting Inc.** will act as the City's single point of contact for scheduling, documentation, and technical clarification.
- **FC3 Architecture** will respond directly to architectural design comments, permitting revisions, and visual documentation needs.

Weekly tri-party internal coordination meetings will be supplemented by bi-weekly progress updates with City representatives.

With this clear and robust team structure in place, the City of Hollywood will benefit from a cohesive, highly experienced, and agile group capable of managing complexity while remaining fully accountable to project goals, timelines, and community values.



ORGANIZATIONAL CHART



Design Team

PRINCIPALS			
Respondent's legal entity name, as registered with the State of Florida	GC CONSTRUCTION	FC3 ARCHITECTURE+DESIGN LLC	SANGEN CONSULTING INC
Respondent's Fictitious Name registered with the State of Florida.	GC Construction	FC3 Architecture	Sangen Consulting INC
Address	1580 NE 129th Street, North Miami, FL 33161	9 Kristen Court, Hardyston, NJ 07419	2554 Lake Debra Dr. 25111 32835
Point of contact	Jorge Cabada	Frank Cunha	Juan Pinheiros
Phone number	786-488-0237	973-970-8551	(562)2547962
E-mail address	jcabada@gconstruction.co	fcunha@fc3arc.com	accounting@sangenconsulting.com
website address.	www.gconstruction.co	www.fc3arc.com	www.sangenconsulting.com
Respondent Taxpayer Identification Number:	20-8780295	20-4349256	93-2864923
Number of years in business in the State of Florida.	19 years	20 years	25 years

Design Team				
Discipline	Company	Primary Contact	Role	e-mail
Prime Design-Builder	GC Construction	Jorge Cabada	Construction (Design-Build)	icabada@gcconstruction.com
Architecture - Associate Principal	FC3 Architecture+Design	Marien Rios	Architecture	riosm@fc3arch.com
Project Management	Sangen Consulting Inc	Juan Pinheiros	Structural Engineering Lead	accounting@sangenconsulting.com
Architecture - LEED	FC3 Architecture+Design / Designs For Life	Jason Kliwinski	LEED Specialist	designs4life.jason@gmail.com
Site Civil	Relight LLC	Norma Alvarez	PE - Principal in Charge	n.alvarez@relighteng.com
Landscape Architect	Dresdner Robin	Lauren Venin/Mark Robinson	Associate Director	Venin@dresdnerrobin.com
Structural	Sangen Consulting Inc	Fabian Ocampo	Junior Engineer	fabian-ocampo@outlook.com
Structural	Sangen Consulting Inc	Rafael Iglesias	Inspector	riglesias@gmail.com
MEP Engineer	Seva Engineering	Sanjay Patel	PE - Principal in Charge	sanjay@sevaengineering.com
MEP Engineer	Seva Engineering	Rohit Rupareliya	Project Manager	rohit@sevaengineering.com
Fire Engineer	Seva Engineering	Sanjay Patel	PE - Principal in Charge	sanjay@sevaengineering.com



3.1 Resumes

A tall, illuminated, golden-yellow tower with a circular logo, standing in a landscaped area at night. The tower is surrounded by greenery and a paved walkway. In the background, a city skyline is visible under a dark blue sky.



Juan P. Pinheiros, P.E., S.I.

2554 Lake Debra Dr. #25110, Orlando FL 32835

Cell: (562) 713-0056

juanpinheiros@yahoo.com

Exceptionally dynamic and versatile engineer with over **25 years** of international experience in structural integrity. Recognized for consistently exceeding client expectations by completing projects on time and under budget. Adept at transforming vision into reality, driven by a commitment to excellence and a passion for new challenges. Demonstrated expertise in the design and evaluation of concrete, steel, masonry, wood, and precast structures for **industrial, energy, governmental**, theme park, commercial, and residential projects. Deep proficiency in **seismic and wind engineering**, with a strong track record in team leadership, construction administration, and construction management. Skilled in preparing precise proposals, cost estimates, bids, and project schedules for a wide range of civil works. Proven ability to establish and nurture strong relationships with prospective clients.

Skills

BIM, AUTOCAD, AUTOCAD PLANT 3D, REVIT, SAP2000, ETABS, SAFE, CAESAR II
CSI COL, STAAD PRO, **RAM CONNECTION**, ENERCALC, PCA software,
PRIMAVERA, MS OFFICE, MS PROJECT, C++, **MATHCAD**, MATHLAB, ADOBE
ACROBAT.

- Knowledge in design requirements of standards and specifications **ACI (MCP), AISC 360 & 341, ASCE 7, ASCE 41, PCI, NDS, AWS D1.1, ASSHTO, NEHRP, ASTM, API 650, ASME B31.1/B31.3/B31.8** and building codes **IBC, UBC, CBC, FBC, NSR-10** Associated BIA technical notes, Associated NCMA tech notes, **FEMA**.
- **Seismic** and **Wind** analysis and design including Multimodal, Equivalent Lateral Force and Wind Tunnel Methods.
- **Soil-Structure Interaction** using finite elements, wrinkle springs, nonlinear links elements with force displacements curves methods.
- Use of self-created **MATHCAD, EXCEL** and LOTUS spreadsheets to analyze and design diverse structural elements and prepare unit price cost estimates.
- Proficiency in **SI (Metric)** and **US** engineering system of units.
- Fluent in Business and Conversational **English** and **Spanish**.

Certifications

- **Civil/Structural P.E.** in States of **California, Florida, Arizona, Nevada, Texas and Washington**.
- **NCEES Record Active**.
- **TWIC** Transportation Worker Identification Credential (Government).
- **OSCA** Occupational Safety Councils of America Card.
- **DISA** Drug and Alcohol Supervisors Certification.
- **DOT PHMSA** Drug and Alcohol Certification.
- **OSHA PPE, REFINERIES** Training.
- Work Status: **US Citizen**.

Education

M.S. Engineering	Florida International University	Miami, FL
▪ M.S., Civil/Structural Engineer.		
Civil Engineer	Universidad de los Andes	Bogotá, Colombia

President

- **Responsible in charge** and **QA/QC** for diverse civil/structural projects for the energy, **government/military**, municipalities, theme parks, commercial and residential projects.
- Managed available resources to deliver quality projects.
- Developed, liaised and maintained relationships with clients, peers, contractors, vendors, regulatory agencies and all levels of management.
- Coordinated with a team of engineers, consultants and contractors producing quality permit structural plans, calculations and reports under budget and schedule.
- **Supervised** and **mentored** other engineers and CAD designers.
- Construction administration & Inspections: oversaw progress and quality of construction in conformance to contract documents, reviewed of shop drawings and submittals, reviewed of completed work, provided repairs, reviews and recommendations to contractors.
- High Seismic and Hurricane Prone Zones analysis and design for several **government and military** facilities worldwide.
- Performed **forensic** investigations and prepared quality reports for earthquake damage, landslide damage, retaining wall failures, tree impact damage, roof inspections, water intrusion and wind damage to structures (another company as associate).
- Analyzed and designed concrete, **high-rise**, medium-rise and low-rise buildings.
- Analyzed and designed intricate structural elements such as post tensioned slabs, transfer slabs, transfer columns, transfer beams, outriggers, hammer heads, batter piles, mat and shallow foundations using **FEA** and **Spreadsheets**.
- **Retrofitted and repaired** concrete structures supporting large industrial vessels.
- Developed **pipeline alignments and profiles** for oil & gas pipe relocations.
- Analyzed and designed **buried concrete vaults** and steel covers for pedestrian and traffic loading.
- Analyzed and design open trench **shoring systems** for oil and gas pipe relocations and pipe repairs including railroad, HS-20 and large construction equipment surcharge.
- Analyzed and designed foundations and seismic anchorage for **tanks** and static and **dynamic industrial equipment**.
- Analyzed and designed **steel frame** and connections for pipe/conduit supports, pipe racks, utility bridges, loading racks and service platforms for **industrial facilities**.
- Analyzed and design process pipelines using **FEA pipe stress analysis**.
- Seismic and Wind Analysis/Design for several **energy, oil and gas** industrial facilities (building structures and non-building structures) and process MEP equipment.
- Analyzed and design **glazing systems** for guardrails and canopies.
- Written **construction specifications** for energy, oil & gas companies.
- **Grading and erosion** control plans for energy, oil & gas industrial facilities.
- Executed advanced **LIDAR/LASER SCANNING** to capture comprehensive point cloud data, enabling the development of precise as-built 3D documentation to support renovation and upgrades for industrial, commercial, and residential projects.



2014-2017 SUN ENGINEERING SERVICES, INC Westminster, CA.

Civil/Structural Team Leader

- Gained customer acceptance by explaining or demonstrating cost reductions and operations improvements.
- **Responsible in charge** and **QA/QC** for diverse civil/structural projects for the energy, oil & gas industry.
- Managed available resources to deliver quality projects.
- Developed, liaised and maintained relationships with clients, peers, contractors, vendors, regulatory agencies and all levels of management.
- Coordinated with a team of engineers, consultants and contractors producing quality permit structural plans, calculations and reports under budget and schedule.
- **Supervised** and **mentored** other engineers and CAD designers.
- Construction administration & Inspections: oversaw progress and quality of construction in conformance to contract documents, reviewed of shop drawings and submittals, reviewed of completed work, provided repairs, reviews and recommendations to contractors.
- **Retrofitted and repaired** concrete structures supporting large industrial vessels.
- Analyzed pipe stresses for oil and gas **buried pipes** relocations including **HDD** profiles with pullback calculations.
- Developed **pipeline alignments and profiles** for oil & gas pipe relocations.
- Analyzed and designed **buried concrete vaults** and steel covers for pedestrian and traffic loading.
- Analyzed and design open trench **shoring systems** for oil and gas pipe relocations and pipe repairs including railroad, HS-20 and large construction equipment surcharge.
- Analyzed and designed foundations and seismic anchorage for **tanks** and static and **dynamic industrial equipment**.
- Analyzed and designed **steel frame** and connections for pipe/conduit supports, pipe racks, utility bridges and service platforms for **industrial facilities**.
- Seismic and Wind Analysis for several **energy, oil and gas** industrial facilities (building structures and non-building structures) and process MEP equipment.
- Written **construction specifications** for energy, oil & gas companies.
- Grading and erosion control plans for energy, oil & gas industrial facilities.

2012-2014 CHM STRUCTURAL ENGINEERS Miami, FL



Project Manager

- Gained customer acceptance by explaining or demonstrating cost reductions and operations improvements
- Analyzed and designed concrete, **high rise**, medium rise and low rise buildings.
- Analyzed and designed intricate structural elements such as post tensioned slabs, transfer slabs, transfer columns, transfer beams, outriggers, hammer heads, batter piles, mat and shallow foundations using **FEA** and **Spreadsheets**.
- Construction administration & inspections: oversaw progress and quality of construction in conformance to contract documents, reviewed of shop drawings and submittals, reviewed of completed work, provided repairs, reviews and recommendations to contractors.
- Selected the proper structural system and material according to owner's and architect's specifications.
- Coordinated with a team of architects, engineers, consultants and contractors producing quality permit structural plans, calculations and reports under budget and schedule.
- Developed, liaised and maintained relationships with clients, peers, contractors, vendors, regulatory agencies and all levels of management.
- Supervised and trained junior engineers and CAD operators.
- Evaluated existing structures for redesign and changes in use and loading.

2011-2012

SUN ENGINEERING SERVICES, INC.

Westminster, CA

Civil/Structural Engineer

- Gained customer acceptance by explaining or demonstrating cost reductions and operations improvements.
- Analyzed and designed foundations for **tanks** and static and **dynamic equipment**.
- Analyzed and designed **steel frame** and connections for pipe/conduit supports, pipe racks and service platforms for **industrial facilities in the energy, oil & gas sector**.
- Developed new and innovative oil drilling well methods to market in the West Coast Region.
- Liaised with other members of the sales team and other technical experts.
- Analysis and design of prefabricated oil drilling well-cellar for oil extraction production field.
- Analysis and design of low-rise concrete and masonry industrial facilities for **blasting loads**.
- Seismic and Wind Analysis for several energy, **oil and gas** industrial facilities (building structures and non-building structures) and process MEP equipment

2009-2011

FREELANCE ENGINEERING

Nationwide

Civil/Structural Engineer

- Analyzed and designed concrete, medium rise and low rise buildings.
 - Analyzed and designed intricate structural elements such as post tensioned slabs, transfer slabs, transfer columns, transfer beams, outriggers, hammer heads, batter piles, mat and shallow foundations using **FEA** and **Spreadsheets**.
 - Evaluated existing structures for redesign and changes in use and loading.
 - Participated in the research of new composite materials and structural systems to be marketed throughout the nation.
 - Rehabilitated Grit Chamber basin structure for municipality **wastewater** facility.
 - Retrofitted concrete structures elements such as beams, slabs and columns using **CFRP**.
 - Collaborated in formulating a new composite concrete/steel encased system to retrofit oil and gas steel pipe racks using **CFRP** confinement.
 - Analyzed and design aluminum and light gage metal cladding framing structures.
 - Analyzed, designed and detailed custom log **timber** and sawn lumber Tiki Hut structures, wood frame residential houses, residential additions and decks.
- Analyzed a segmentally concrete lined subgrade structure (Vertical Tunnel) using Non linear Dynamic Time History Analysis (soil-structure interaction modeled with link elements) in soft soils under seismic loading.

2005-2009

THE RAUL PUIG GROUP

Miami, FL

Project Engineer

- Analyzed and designed concrete, masonry, precast and steel structures in **high-rise**, medium rise and low rise buildings.
- Analyzed and designed intricate structural elements such as post tensioned slabs, transfer slabs, transfer columns, transfer beams, concrete, masonry and steel shear walls, outriggers, hammer heads, auger piles, mat and shallow foundations using **FEA** and **Spreadsheets**.
- Construction administration & inspections: oversaw progress and quality of construction in conformance to contract documents, reviewed of shop drawings and submittals, reviewed of completed work, provided repairs, reviews and recommendations to contractors.
- Selected the proper structural system and material according to owner's and architect's specifications.
- Coordinated with a team of architects, engineers, consultants and contractors producing quality permit structural plans, calculations and reports under budget and schedule.
- Prepared and edited structural **specifications** for residential and commercial buildings.
- Developed and maintained relationships with all parties involved in the projects.
- Supervised other engineers and CAD operators.

2004-2005

GOPMAN CONSULTING

North Miami Beach, FL

Project Engineer

- Analyzed, designed and detailed concrete and masonry medium rise buildings.
- Analyzed, designed and retrofitted existing structures to meet current code requirements under wind loads and new load condition (Change of use and addition of extra story).
- Analyzed, designed and detailed masonry custom homes over 7000 square feet.
- Selected the proper structural system and material according owner's and architect's specifications.
- Coordinated with a team of architects, engineers, consultants and contractors producing quality permit structural plans, calculations and reports under budget and schedule.
- Developed and maintained an established relationship with all parties involved in projects.
- Performed field inspections for build out of office projects over 250,000 square feet.
- Supervised CAD operators.
- Reviewed shop drawings and submittals and field inspections.

2001-2004

INGEPRECO

Bogotá, Colombia

Associate Structural Engineer

- Analyzed, designed and detailed one and two spans vehicle concrete bridge.
- Performed multimodal **Seismic** analysis, designed and detailed concrete moment resisting frame low rise **industrial buildings**.
- Performed multimodal **Seismic** analysis, designed and detailed concrete moment resisting frame educational facilities.
- Performed resistance evaluation of existing **Oil Refinery Oven #2501** (Steel Structure) to meet strength and serviceability requirements according to current specifications code NSR-98 and feasibility study under new load conditions.
- Inspected, evaluated and performed diagnostic by corrosion on reinforced concrete structures at "El Dorado International Airport". (Universidad de los Andes).
- Analyzed, designed and detailed retaining walls.
- Supervised site work for subdivision build outs.
- Prepared budget and cost breakouts for planning board review.
- Supervised contractors on site to keep development process proactive.
- Coordinated field activities with design changes and internal CPM scheduling.
- Prepared building budgets and cost estimates for bid and approval process.
- Assisted in the analysis and retrofit of building to resist earthquake loadings using pushover analysis. Seismic risk analysis and Seismic upgrading. (Universidad de los Andes).

Publications Guide for Inspection, Diagnostic and Evaluation by Strength Lost in Concrete Structures. (Destructive and Non-destructive test methods).

References Available Upon Request.



SANGEN CONSULTING INC

2554 Lake Debra Dr
Orlando FL, 32835
Phone: (562) 713-0056
Fax: (708) 575-5351
www.sangenconsulting.com

RAFAEL IGLESIAS GAMARRA

Civil Engineer

Professional Matriculate in Colombia No 25202-08809 of Cundinamarca

PERSONAL INFORMATION

Name: Rafael Eduardo Iglesias Gamarra

Phone: (786) 728-5780

E-mail: reiglesiasg@gmail.com

EDUCATION

Universidad Nacional de Colombia

Civil Engineering, Bachelor of Science

Bogotá D.C., Colombia, 1978

EXPERIENCE

SUMMARY

This is my experience of 36 years as a Civil Engineer with strong knowledge of projects, design, construction, and intervention in:

- **Hydraulics areas:** Municipal water, wastewater, treatment supply and wastewater, water treatment (design of conventional plants).
- **Roadways areas:** Design, construction, maintenance, repair, and inspection/approval of roads and pavements (concrete and asphalt in rural and urban areas).
- I realize **estimations of cost** for different types of civil constructions.

- In **structural areas**, I have 25 years of experience as a structural designer in buildings from 2 to 16 floors, from footing to roof.
- **Bridge designer** in reinforced and postensioned concrete.
- Pilot's design and construction.
- **Project Manager** in design and construction of steel bridges (L=510 feet), road meshes in Montería and Cereté, Córdoba.
- Project Manager in water supply system construction, design and maintenance of roadways.
- I've acted as managing engineer for construction and repairs of roads, wastewater systems, buildings, bridges, ports, projects, and programming/control of civil constructions.

DETAILED EXPERIENCE

Revisions and Corrections of Structural Plans of Various Projects

SANGEN CONSULTING INC. August 2023 – Present

I have overseen the execution and coordination of civil construction projects, ensuring contract compliance and technical accuracy. My scope of work included:

- Assessment and implementation of street paving, grading, excavation, and stormwater management systems
- Installation of drainage infrastructure such as catch basins and underground piping
- Supervision of vertical construction for both residential and commercial developments
- Oversight of structural works including multi-use building construction and related improvements.

Revisions and Corrections of Structural Plans of Various Projects

VISIONEERING INC INC. December 2018 – July 2023

I have reviewed and modified construction drawings presented to local building authorities, ensuring compliance with the feedback provided by county officials. My responsibilities involved:

- Developing alternative connection details
- Reconfiguring and updating structural beam layouts

- Implementing design adjustments and structural refinements
-

Superintendent and Directions of Constructions and Projects (Various)

DEVELOPMENT AND COMMUNICATIONS GROUP OF FLORIDA May 2005 – August 2015

I have revised and managed the construction of contracts. Works included:

- Asphalt, fills, cuts, drainage
 - Catch basins, pipes
 - Residential and commercial construction
 - Buildings, etc.
-

Revisions and Corrections of Structural Plans of Various Projects

NODALCO ENGINEERING INC. January 2005 – April 2005

I have revised and corrected plans submitted to building departments in accordance with reviewers' comments from county departments. Tasks included:

- Backup design of connections
- Redesign and revision of beam designs
- Structural corrections and updates

Supervisor of Project: *Christy Restaurant construction, in Coconut Grove, Miami, Florida; for shell construction, four (4) Floors.*

PORTO CONSTRUCTION GROUP LLC. April 2004 – January 2005

I have being directing the constructions execution and reviewing and complementing the structural plans necessary for the execution of this work. I've being taking decisions within its execution and its material and workforce. I give necessary instructions for it to exist a correspondence between what is executed and what is planned.

Project manager in construction and maintenance of Road-way of Montería city, in Montería, Córdoba, Colombia.

I also was involved like an Engineer (See annex in Spanish) in project managing and planning geometric design and of thickness, control of thickness material and of base and quality of it,

Aashto method, reviewed estimates and controlled execution of projects in schedule as well as its cost and quality. The cost of construction was of US \$10,400,000.00 for twelve years.

Job Title: *PROJECT MANAGER – SERVINC LTDA*
2003–2004 (Contracted 2003–2015)

Project manager in reparation and maintenance of steel bridge on Lorica River, Colombia.

I was as well involved like an Engineer and Project manager in the review, estimates and control the execution of projects in schedule. In addition, I controlled costs and quality using steel A-36 (36 Ksi). It were changed some structural elements deteriorates in the construction of 126,000 lbs of structural steel.

Job Title: *PROJECT MANAGER – SERVINC LTDA*
0.25 year

Project manager in construction of steel bridge on Sinu River, Colombia.

I was also involved as an Engineer (See annex in Spanish). In Project management in planning, also reviewed estimates and controlled the execution of this project during its execution. I controlled the costs and quality. It was used steel A-588 (50 Ksi). In the construction was used 1,120,000 lbs of structural steel and 120 Pilots of 82 feet in reinforced concrete.

Job Title: *PROJECT MANAGER – EFRAIN NEGRETE & CIA*
2 years

Project manager in construction of reinforced concrete bridges on Pueblo Nuevo–Popales, Córdoba department, Colombia.

I was involved like an Engineer (See annex in Spanish) in contracts for managing, planning and constructing bridges. I executed the construction of 60/66/60 feet for supports left, central and right in reinforced concrete for tremie systems, and prexcaved pilots. Using postensioned concrete beams of 105.0 feet of length and f'c of 4.0 Ksi.

Job Title: *PROJECT MANAGER – SERVINC LTDA*
3/4 year

Project Manager Assistant

Scheduling, budgets, preparing monthly budget requirements, estimate and review—control of estimated and costs.

Job Title: *PROJECT MANAGER – BERNARDO REVUELTAS SANDE, EFRAIN NEGRETE, SERVINC LTDA AND ECOGESTAR LTDA*

Duration: *2 years*

Project Manager and Owner

Owner of **PROESA LTDA** and **PROCESAR**, companies of design and construction of civil work, building (two to twenty floors).

Job Title: *MANAGER AND OWNER – PROESA AND PROCESAR LTDA, BARRANQUILLA–COLOMBIA*

Duration: *6.0 years*

Design and Construction of Structures

I have being involved in engineering design and construction of buildings and structures in different scales: buildings with up to 14 floors, bridges, and waterways construction. During my experience as a structural designer, I have had the opportunity to design numerous structural projects using commercial software (ETABS, SAP80, SAP90, RCBUILDINGS). I know other software with less experience to analyze and design the structures. Also, as a project manager in planning, estimating and executing projects using reinforced and postensioned concrete.

Design and Reparation of Structures

Design and reparations for buildings affected by wave explosions. Design and reparations for change of types of service and structures. My duties included:

- Meeting with subcontractors, utility companies
- Payrolls, quality control
- Budgets and bids analysis
- Equipment load coordination
- Scheduling projects and elaboration of project reports
- Load analysis
- Data entry

YEINER FABIAN OCAMPO INFANTE

Granada, Meta

Colombia

Phone. + 57 3134081737

fabian-ocampo@outlook.com



PROFESSIONAL PROFILE

Civil Engineer, Specialist in Structures with experience in the design of concrete, metal, glass and wood systems at national and international level; with the ability to take decisions in the design and development of projects characterized by having a focus on responsibility, quality and safety, in accordance with the technical and regulatory guidelines related to the area.

PROFESSIONAL STUDIES

- National University of Colombia - Master in Structures - Currently studying
- National University of Colombia - Specialist in Structures. Degree 2023
- Santo Tomas University - Professional in Civil Engineering - Degree 2018
- Central University of Chile - 1 Semester in Civil Engineering in Civil Works - 2016
- Valentín García School - Granada, Meta - Technical Highschool Degree 2012

PROFESSIONAL EXPERIENCE

Junior Design Engineer, “Asesoría y Consultoría Estructural S.A.S” . Villavicencio, Meta- Colombia. Responsible for performing seismic analysis and structural designs implementing mathematical modeling programs such as Eng. Solution RCB, SAP 2000, Etabs and RAM Connection, DC-CAD, preparing the respective calculation reports, work quantity reports, reinforcement cards and supervision of structural plans.

Engineer I, “Sangen Consulting Company”. Orlando, USA. Responsible for performing seismic and wind analysis, reinforcements and structural designs implementing mathematical modeling programs (Hilti, Etabs, SAP, SAFE, ENERCAL, among others), preparing calculation reports, supervising structural plans and participating in the creation of new balcony systems.

- Design of shallow foundations, retaining walls, columns, beams, tanks, frames, and steel structures

Job Title: *HUGO VARGAS, SUPERINTENDENT – PROCESAR LTDA, PROESA LTDA, INVERCARIBE*

Duration: *16 years*

SKILLS

I am proficient using the following software tools:

- MS OFFICE (Word and Excel)
- Structural Analysis (SAP90)
- Windows XP
- AutoCAD

I have knowledge of other software for design of ways, bridges, structures, and others. Additionally, I know:

- Florida Building Code 2003
 - Building Code Requirements for Structural Concrete ACI-318-02
 - Residential Structural Design Guide – 2000
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LANGUAGES

Bilingual Spanish/English (Read and write), but low spoken English.

Norma T. Alvarez, P.E.

Overview

Ms. Alvarez has more than thirty (30) years of experience in the fields of civil engineering, project management, design, and computer-aided design. Her diverse background includes environmental permitting, earthworks, road systems, hydrological and hydraulic studies, water/wastewater facilities, and sewerage system projects. She has extensive experience in the design of stormwater/drainage systems, pump stations, and lift stations, as well as oil-contaminated water projects, site plans, site audits, feasibility studies, and proposal preparation. Ms. Alvarez has used her talents on many projects, coordinating technical issues, planning, performing quality assurance, and working with suppliers and local authorities. Her assignments have required a great deal of knowledge of the detailed permitting requirements of the city, county, state, and federal agencies. In recent years, Mrs. Alvarez has been involved extensively in environmental permitting at all levels of government agencies.

Education

Bachelor of Science in Civil Engineering, Universidad Central de Venezuela, 1984

Specialist of Science, Hydraulics Resources Planning, Universidad Simon Bolivar, Venezuela, 1989

Professional Registration

Professional Engineer, Florida #70612

Debbie Curtin Park, 22655 SW 112th Ave, Miami, Florida

Project Engineer and Engineer of Record – Responsible for the design and construction of 1,000 linear feet of 8-inch water system and 900 linear feet of gravity sewer, including utility coordination in compliance with the standards and requirements set forth by the Miami-Dade County Water and Sewer Department. Managed the project lifecycle, ensuring adherence to regulatory guidelines while delivering efficient and sustainable utility solutions.

3935 N Federal Highway, City of Oakland Park, Florida

Managed the renewal of a 5-year surface drainage license – Conducting a thorough inspection of the existing drainage system to verify compliance with the original design. Oversaw field surveys to confirm rip-rap, pipe and manhole invert elevations, identified and documented deviations, coordinated corrective actions, and ensured the system met original specifications through reinspection and photographic documentation.

951 Belle Meade Island Dr. City of Miami, Florida

Project Manager and Engineer of Record – Led the design of water and sewer connections, paving, grading, and drainage systems, including the preparation of a drainage calculations report, in compliance with the standards and requirements of the City of Miami. Managed all phases of the project to ensure effective implementation and adherence to local regulations, delivering high-quality solutions that met client and community needs.

313 Palm Avenue, City of Hialeah, Florida

Project Manager and Engineer of Record – 6-Inch Fire Water Line Design. Provided full civil engineering design services for a 6-inch water extension dedicated to the fire protection system of an adult care facility. Work preparation of fire line design drawings, and coordination with the Authority Having Jurisdiction (AHJ) to meet NFPA requirements and WASD standards. Oversaw survey coordination, pipe alignment selection, and utility conflict resolution. Supported the client through the permitting process and ensured all deliverables were submitted in accordance with the project timeline.

38XX NORTH FEDERAL HIGHWAY, Oakland Park, Broward County, Florida

Project Manager and Engineer of Record - Responsible for the full design and engineering of water connection systems, gravity sewer infrastructure, paving, grading, drainage, signing and marking, and pollution prevention plans for a new commercial building located at 38XX North Highway. Ensured all designs met the regulatory standards and requirements

of the City of Oakland Park and Broward County, successfully managing the project to completion while maintaining compliance and addressing both environmental and engineering challenges.

2801 NE 183rd Street, Aventura, Florida

Project Engineer – Developed both existing and proposed site plans for a future remodeling project located in the City of Aventura, Broward County, Florida. Played a key role in assessing current site conditions and designing modifications to align with future development goals, ensuring that all plans adhered to local regulatory standards and met client objectives for the property's transformation.

3625 West Broward Blvd. Lauderdale, Florida

Project Manager and Engineer of Record – Led the design and permitting of a 4-inch domestic water connection for a new pediatric medical clinic. Responsibilities included preparing civil engineering drawings, performing hydraulic calculations, and coordinating with local utility agencies to ensure compliance with Broward County standards. The project also required close communication with the client's architect and contractor to integrate the utility connection into the overall site development plan. Ensured all design elements met health care facility requirements, including pressure demands and backflow prevention.

116 South Miami Ave, Miami, Florida

Project Engineer – Designed water and sewer connections, drainage pump station, and injection well locations for the site plan submitted as part of a zoning application. Ensured all designs complied with the regulatory requirements and standards of the City of Miami and Miami-Dade County, addressing both technical and environmental considerations to facilitate project approval and align with municipal guidelines.

951 Belle Meade Island Dr., Miami, Florida

Project Engineer – Developed a comprehensive Storm Water Pollution Prevention Plan (SWPPP) in compliance with the regulations of the City of Miami, Miami-Dade County, and the South Florida Water Management District. Ensured that the plan addressed key environmental protections and adhered to all local and regional standards for water management and pollution control.

31355 SW 213 Ave Homestead, Florida

Project Manager and Engineer of Record – Led the paving, grading, and drainage design for a development project, ensuring full compliance with the regulatory standards of Miami-Dade County and the City of Homestead. Managed the project from design through implementation, addressing site-specific challenges and delivering effective infrastructure solutions in line with local requirements and best practices.

432 Holly Lane, Plantation, Florida

Project Engineer – Developed an Erosion and Sedimentation Control Plan as part of the Storm Water Pollution Prevention Plan (SWPPP) in compliance with the City of Plantation, Broward County, and South Florida Water Management District regulations. Ensured that the plan effectively mitigated environmental impact and met all local and regional water management standards for erosion control and sedimentation prevention.

7251-7265 Biscayne Boulevard, Miami, Florida

Project Manager and Engineer of Record - Designed and implemented a gravity sewer lateral connection, ensuring compliance with the standards and requirements of the Miami-Dade County Water and Sewer Department. Managed all aspects of the project, from planning to execution, ensuring efficient system integration and adherence to regulatory guidelines.

PINETREE NORTH Water Main Extension, City of North Miami Beach, Florida

Project Engineer - Responsible for the design of 19,800 linear feet of 4 to 12-inch water distribution systems and lateral connections, including utility coordination for new water meter installations and fire hydrant locations. This project encompassed the area between NW 161st St and NW 167th St, and NW 32nd Ave and NW 28th Ave in Miami Gardens, ensuring that all designs met local regulations and facilitated efficient utility service delivery.

1463 Versailles Gardens II Condominiums, Miami, Florida

Project Manager and Engineer of Record - Led the evaluation of existing gravity sewers to facilitate the renewal of the DERM Private Sanitary Sewers Operating Permit in accordance with the requirements of the Miami-Dade County Department of Environmental Resources Management (DERM). Ensured thorough assessment and compliance with all regulatory standards, contributing to the successful renewal of sewer operations

Claire Rosichan Park, 2450 NW 57th St, Miami, Florida

Project Manager and Engineer of Record – Responsible for grading, paving, drainage, Water connection, stormwater pollution prevention, and construction processes.

2367 NW 21st Terrace, Miami, Florida

Project Manager and Engineer of Record - Oversaw all aspects of grading, paving, drainage, water connection, and stormwater pollution prevention for the project, ensuring effective design and implementation throughout the construction processes. Managed project timelines, coordinated with stakeholders, and ensured compliance with regulatory standards, delivering a successful outcome that met both client and environmental requirements.

580 NW 42nd Street, Miami, Florida

Project Manager and Engineer of Record - Responsible for the design and implementation of gravity sewer extensions, as well as water and sewer connections, in compliance with the standards and requirements set forth by the Miami-Dade County Water and Sewer Department. Managed the project lifecycle, ensuring adherence to regulatory guidelines while delivering efficient and sustainable utility solutions.

525 South Shore Drive Miami Beach, Florida

Project Manager and Engineer of Record - Led the design of paving, grading, and drainage systems, including the preparation of drainage calculations report, in compliance with the standards and requirements of the City of Miami Beach. Managed all phases of the project to ensure effective implementation and adherence to local regulations, delivering high-quality solutions that met client and community needs.

Royal Oaks Drainage Design at NW 169th Ter btw NW 79 Ct & NW 76 PL, NW76 PL & NW 168 Ter; NW 82 Ct & NW 169 Ter, NW 83 Ave, NW 83 CT, NW 83 PL & NW 169 Ter; NW 165 Ter, NW 82 Ct & NW 165 St, NW 82 PL & NW 165 Ter & NW 83 CT; a total of 6,159 LF at Miami Lakes, Florida

Project Civil Engineer - Conducted thorough drainage evaluations and analyses of existing drainage systems, designing effective drainage solutions, calculations, and plans. Additionally responsible for signing and pavement markings, utility relocations, and erosion and sediment control measures, all in accordance with the regulatory standards set by the City of Miami Lakes. Ensured that all designs met local requirements while enhancing the overall functionality and sustainability of the drainage system.

Hadley Park, 1350 NW 50th Street, City of Miami, Florida

Project Manager and Engineer of Record – Oversaw the complete project lifecycle for turf replacement, including grading, paving, drainage, and water and sewer systems. Managed pollution prevention measures, permitting processes, and construction activities to ensure compliance with all regulatory standards. Delivered high-quality, sustainable solutions while coordinating effectively with stakeholders to meet project goals and timelines.

Morningside Park, 750 NE 55 Terrace, City of Miami, Florida

Project Manager and Engineer of Record – Responsible for grading, paving, drainage, signing and markings, pollution prevention, permits and construction processes.

4430 West Flagler Street, City of Miami, Florida

Project Manager and Engineer of Record - Responsible for designing and permitting water, sewer, paving, grading, drainage, and pollution prevention plan for a duplex located at 4430 West Flagler Street, according to requirements standards from the City of Miami.

433 NW 40 Court Oakland Park, Broward County, Florida

Project Manager and Engineer of Record - Responsible for designing and permitting water connection, gravity sewer, paving, grading, drainage, private road design, signing and marking, and pollution prevention plan for townhouses located at 433 NW 40th Court, according to requirements standards from the City of Oakland Park and Broward County.

27230 S. Dixie Highway, Miami, Florida

Project Manager and Engineer of Record - Responsible for the design and permitting of water and sewer extension to provide services for an existing house, including utility coordination, erosion, and sediment control, permitting, and construction observation.

Main Gravity Sewer along NW 133rd Street and NW 42nd Avenue, Opa-Locka, Florida

Project Civil Engineer - Responsible for the design of main gravity sewer, utility location and relocation, lateral connections, and connection to existing sewer system according to requirements standards from the City of Opa-Locka

Main Gravity Sewer at Breezeswept, along NE 2nd Avenue from NE 125th ST to NE 127th ST, North Miami, Florida

Project Civil Engineer - Responsible for the utility coordination, lateral connections, selection of gravity sewer main location, and connection to existing sewer pump station according to requirements standards from the City of North Miami.

10-Inch Force Main and 8-Inch Water Main Through HDD, From W 24th ST to W 25th ST. Sunset Islands, City of Miami Beach, Florida

Project Civil Engineer - Responsible for designing a 10-inch force main and 8-inch water main utilizing HDPE pipes installed via horizontal directional drilling (HDD), identification of utility conflicts, the definition of WM and FM alignments, HDDs design calculations, the definition of tie-ins and design, according to requirements standards from the City of Miami Lakes.

920th NE 86th Street, City of Miami, Florida

Project Manager and Engineer of Record - Responsible for designing and permitting the paving, grading and drainage of the property located at 920th NE 86th Street.

St. Thomas University, Artificial Turf Multi-Purpose Sports Field, 16401 NW 37th Ave., City of Miami Gardens

Project Civil Engineer - Responsible for Turf, grading, paving, and drainage design for a new football field and sports fields

Venezia Apartments, 11995 SW 216 ST, Miami, Florida

Engineer of Record - Responsible for limited construction assistance consulting service for the project's site/civil construction elements.

Paving, Grading, Drainage, Water and Sewer Services Connection, 433 N.W. 40th Court, City of Oakland Park, Florida

Project Manager and Engineer of Record - Responsible for the design and permitting of water, sewer, paving, grading, drainage, and pollution prevention plan for townhouses located at 433 N.W. 40th Court according to requirements standards from the City of Oakland Park.

790 Lake Road, City of Miami, Florida

Project Manager and Engineer of Record - Responsible for designing and permitting paving, grading, drainage, water and sewer connections and pollution prevention plan for a new house according to requirements standards from the City of Miami.

Carito's Ranch, corner of SW 56th Street and SW 125th Avenue, Miami, Florida

Project Manager and Engineer of Record - Responsible for designing and permitting paving, grading, drainage, water connection and pollution prevention plan for a partial area of a lot located at the corner of SW 56th Street and SW 125th Avenue according to requirements standards from Miami-Dade County.

Water Main Extension, 4124, 4131, 4135 & 4156 SW 96 Ave, Miami, Florida

Project Manager and Engineer of Record - Responsible for the design and permitting of 312 LF 8-inch water main and lateral connections, utility coordination, and pollution prevention plan, located along SW 96th Avenue from SW 42nd Street toward the north.

99 NW 38th Street, Miami, Florida

Project Manager and Engineer of Record - Responsible for the design and permitting of grading, drainage, and pollution prevention plan for updating the existing house according to requirements standards from the City of Miami.

1674 Meridian Avenue, Miami Beach, Florida

Project Manager and Engineer of Record - Responsible for the design and permitting of sidewalks grading and drainage plan according to requirements standards from the City of Miami Beach.

Fire Hydrant at Michigan Avenue & 7 Street, Miami Beach, Florida

Project Manager and Engineer of Record - Responsible for the design and permitting of water main extension design along the Michigan Avenue crossing with 7 Street to build a new Fire Hydrant according to The City of Miami Beach Regulations. This task included utility relocation and Pollution prevention

Windsor at Miramar I, 3701 SW 160 Ave., Miramar, Broward, Florida

Project Manager and Engineer of Record - Responsible for drainage system inspection and evaluation for the renovation of a "Five (5) Years Operation and Maintenance certification" permit from South Broward Drainage District.

Soccer Academy of America at Tropical Park, Miami-Dade, Florida

Project Manager and Engineer of Record - Responsible for grading, water and sewer connections, sidewalks, pollution prevention plan design, and utility coordination.

Aquarius Apartments, 225 & 235 NW 72ND Ave., Miami-Dade, Florida

Project Manager and Engineer of Record - Responsible for grading and drainage design, utilities coordination, pollution prevention plan and permitting for the right of way of NW 71st Avenue along the Aquarius property.

BB FIVE, 9345 SW 128th St., Miami-Dade, Florida

Project Manager and Engineer of Record - Responsible for water and sewer extensions, paving, grading, drainage, water and sewer connection, roadway design, sign and marking, MOT, pollution prevention, permitting and plan preparation.

8-inch Water Main Extension, along the SW 79 CT from SW 64 Ter to 6540 SW 79 CT. Miami, Florida

Project Manager and Engineer of Record - Responsible for the design of 800 LF 8-inch D.I.P. water main extension according to MD-WASD requirements. The design includes plan preparation, utilities evaluation, pollution prevention, M.O.T. and permitting.

8-inch Water Main Extension btw. 15820 S.W. 89th Ave and 159th St. Palmetto Bay, Florida

Project Manager and Engineer of Record - Responsible for the design of 160 LF 8-inch D.I.P. water main extension according to MD-WASD requirements. The design includes plan preparation, utilities evaluation, pollution prevention, M.O.T. and permitting.

Venezia Apartments, 11995 SW 216 ST, Miami, Florida

Project Manager and Engineer of Record - Responsible for paving, grading and drainage design, water and sewer connection, sewer pump station design, utilities coordination, pollution prevention, permitting and plan preparation. The design includes a pump station according to MD-WASD standards.

San Marino, 121 4th San Marino Terrace, Miami Beach, Florida

Project Manager and Engineer of Record - Responsible for paving, drainage, grading, water and sewer connection, pollution prevention, utilities coordination, permitting and plan preparation. The design includes drainage calculations according to new City of Miami Beach regulations.

SW 280th Street, Miami, Florida

Project Manager and Engineer of Record - Responsible for coordination for more than 4,000 LF of right of way survey, cross sections and subsurface utility engineering (SUE)

19450 SW 125 Avenue, Miami, Florida

Project Manager - for designing a Site Plan with lots divisions, utilities locations and a residential Cul-De-Sac according to Miami-Dade County regulations.

MDAD Fuel Facility Fire Hydrants Improvements, Miami, FL

Project Manager - responsible for the coordination of survey and subsurface utility engineering (SUE) requires improving fire hydrant flow at the MIA Fuel Facility.

721 Michigan Avenue, Miami Beach, Florida

Ms. Alvarez was responsible for drainage, grading, Fire pipeline, utilities coordination, permitting, pollution prevention, plan preparation. The design includes drainage calculations according to new City of Miami Beach regulations.

7420 SW 71 Avenue, Miami, Florida

Ms. Alvarez was responsible for designing a Site Plan with lot to division, utilities locations according with Miami-Dade County regulations.

Aquarius, 225 & 235 NW 72nd Ave. Miami, Florida

Project Manager - Ms. Alvarez was responsible for the coordination of the survey and waiver of the plat with Miami Dade County.

Pump Station 49, Miami, Florida

Project Manager - Responsible for the coordination of the survey and assistance in filling out the Tentative Plat and Final Plat with the City of Miami and Miami-Dade County. Coordination of addressing all punch list items.

3780 Royal Palm Avenue, Miami Beach, Florida

Project Manager and Engineer of Record – Responsible for drainage, grading, utilities coordination, permitting, and plan preparation. The design includes drainage calculations according to new City of Miami Beach regulations.

Stor-All, Miami, Florida

Project Manager - Responsible for coordination of survey, tentative plat and final plat with City of Homestead and Miami Dade County.

Miami-Dade County Water and Sewer Department (MDWASD) Design of Upgrades Pump Stations for Capital Improvements, PS 0772 convert to a submersible PS. 1304 SW 92nd Avenue, Miami-Dade County, Florida

Project Manager and Engineer of Record – Responsible for evaluated and design a submersible Pump Station following MDWASD standards; MOT plans; utility coordination; writing specifications; and assisting the client (MDWASD) during the bid and construction processes.

1212 Lincoln Road, City of Miami Beach

Project Manager and Engineer of Record – Responsible for grading, paving, drainage, drainage injection well, water, sewer design, permits and construction processes of 1212 Lincoln Road located at City of Miami Beach

Miami Dade College Medical Campus, 950 NW 20 Street, Miami-Dade, Florida

Project Manager and Engineer of Record – Responsible for grading, paving, water, sewer, drainage, signing and markings, utilities coordination, specifications, quantities, permitting, plans preparation and construction processes.

Jackson Health System – Behavioral Health Hospital Entry Improvements, 1611 NW 12 Ave, Miami, Florida

Project Manager and Engineer of Record – Responsible for paving, grading, utilities coordination, specifications, quantities, permitting and plans preparation.

Ransom Everglades High School, 3575 Main Hwy, Miami-Dade, Florida

Project Manager and Engineer of Record – Responsible for water, sewer and drainage design processes for Ransom School located at Coconut Grove Florida.

Ransom Everglades High School, Infrastructure Master Plan, 3575 Main Hwy, Miami-Dade, Florida

Ms. Alvarez was responsible for capacity verification and evaluation of installed utilities and future expansion for Ransom Everglades School. Lift station, drainage, water and sewer system were evaluated in this report.

Florida International University Stadium Turf Replacement, 11290 SW 12 Street, Miami-Dade

Project Manager and Engineer of Record – Responsible for Turf Replacement, grading, drainage design, signing and marking, pollution prevention, permits and construction processes.

Florida International University, Recreational Center Bldg., 11290 SW 12 Street, Miami, Florida

Project Manager and Engineer of Record – Responsible for grading, paving, water, sewer, drainage, signing and markings, pollution prevention, utilities coordination, specifications, quantities, permitting, plans preparation, LEED Certification and construction processes.

Nicklaus Children's Hospital, Pinecrest Outpatient Facilities, 11521 S Dixie HWY, Pinecrest, Florida

Project Manager and Engineer of Record – Responsible for water and sewer, utilities coordination, specifications, quantities, permitting and plans preparation.

Nicklaus Children's Hospital, Cancer Center & Tomotherapy Bldg, 3100 SW 62nd Avenue, Miami, Florida

Project Manager and Engineer of Record – Responsible for grading, paving, water, sewer, drainage, utilities coordination, specifications, quantities, permitting, plans preparation and construction processes.

Lennox Court, btw 7th & 8th Street, City of Miami Beach, Florida

Project Manager and Engineer of Record – Responsible for grading, paving and drainage, harmonization, signing and marking, permits and construction process of Lennox Court Road located at City of Miami Beach.

Nicklaus Children's Hospital, Infrastructure Master Plan, 3100 SW 62nd Avenue, Miami, Florida

Project Manager – Responsible for capacity verification of installed utilities and future expansion for Hospital Campus. Sewage lift station, drainage, water and sewer system were evaluated in this report.

709 Alton Road, City of Miami Beach, Florida

Project Manager and Engineer of Record – Responsible for grading, paving, water, sewer, drainage, drainage injection well design, signing and markings, pollution prevention, permits and construction processes of 709 Alton located at City of Miami Beach.

Nicklaus Children's Hospital, Bed Tower Building, 3100 SW 62nd Avenue, Miami, Florida

Project Manager - Responsible for drainage, paving, water, sewer, grading, utilities coordination, specifications, quantities, permitting, plans preparation and LEED Certification. For this new six-story building addition approximately 180,000 SF with related support facilities, Mr. Alvarez as EOR provided civil engineering services including design, permit coordination and construction observation. The design includes demolition, paving, grading, drainage, water, sewer, signing and marking, and pollution preventions plans for the building addition and an adjacent pedestrian "Paseo." Permit coordination includes Miami-Dade County, Miami-Dade Public Works Department, Miami- Dade Water and Sewer Department, and Miami-Dade Department of Environmental Resource Management. The design team is pursuing LEED silver certification for the project.

Northfork Elementary School, Sewer Connection, 101 NW 15th Avenue, Fort Lauderdale, Broward County, Florida, (Broward County Public Schools)

Project Manager and Engineer of Record – Responsible for a sewer main extension design, utilities coordination, specifications, quantities and plans preparation.

Miami-Dade County Water and Sewer Department (MDWASD) Design of Upgrades Force Main, 6,200 LF DIP FM, from PS 356 to NW 183rd St. Miami Gardens, Miami-Dade County, Florida

Project Manager and Engineer of Record – Responsible for Force Main design following MDWASD standards; MOT plans; utility coordination; writing specifications; and assisting the client (MDWASD) during the bid and construction processes.

Miami-Dade County Water and Sewer Department (MDWASD) Design of Upgrades Force Main, 6,400 LF DIP FM, from PS 385 to NW 37th Ave. Miami Gardens, Miami-Dade County, Florida

Project Manager and Engineer of Record – Responsible for Force Main design following MDWASD standards; MOT plans; utility coordination; writing specifications; and assisting the client (MDWASD) during the bid and construction processes.

Miami-Dade County Water and Sewer Department (MDWASD) Design of Upgrades Force Main, 8,717 LF DIP FM, Miami Gardens, Miami-Dade County, Florida

Project Manager and Engineer of Record – Responsible for Force Main design following MDWASD standards; MOT plans; utility coordination; writing specifications; and assisting the client (MDWASD) during the bid and construction processes.

East Miramar Redevelopment Transmission & Distribution Water Main Improvements, Phase III, Miramar, Florida

Project Manager - Engineering design services for the upgrade of approximately 72,000 L.F. of water mains. The project consists of upgrading existing undersized 2-inch and 4-inch residential water mains to a 6-inch PVC water main. This effort will improve pressure and provide fire protection within the area. Bid and construction assistances as Engineer of Records.

Solid Waste Authority of Palm Beach County, 6895 N Jog Rd, West Palm Beach, Florida

Project Manager and Engineer of Record – Responsible for design a roadway, grading, specifications, cost estimate, utilities and permits for a new unattended scale.

Cutler Bay Centre, S.W. 112nd Ave. and S.W. 211th St, Miami, Florida

Project Manager and Engineer of Record – Responsible for design paving, grading, drainage, water and sewer connections, utilities, and permits for a new building located at S.W. 112nd Ave. and S.W. 211th St.

ZEMI Beach Hotel, Anguilla Island

Project Engineer - Ms. Alvarez was responsible for the water, sewer, drainage, water main, force main and pump station design of ZEMI resort located at Anguilla Island.

SR-934 / NW / NE 81st Street from NW 13th Court to Biscayne Blvd, Miami-Dade County, Florida

Project Engineer - Ms. Alvarez was responsible for drainage design and plans preparation on a project that consisted of the resurfacing, restoration, and rehabilitation of NW / NE 81st and 82nd Street, on the secondary leg of SR-934, and is one of the major arterials linking the coastal barrier islands to Miami-Dade County.

SR-710 / Big John Monahan Bridge Replacement in Martin County, Florida

Project Engineer - Ms. Alvarez prepared an HEC-RAS (U.S. Army Corps of Engineers (USACE) Hydrologic Engineering Center) report as part of a study to determine erosion levels and pile foundation deficiencies along a 1.74-mile stretch of roadway extending from SW Trail Dr. to east of the SR-76 connector ramps for a \$31 project.

NE / NW 87th Street from NW 2nd to Park Dr., Village of EL Portal, Florida

Project Engineer - Ms. Alvarez worked on a project that consisted of roadway widening, milling, and resurfacing; placement of appropriate traffic pavement markings; retrofitting of pedestrian ramps to meet ADA's requirements; horizontal and vertical design; drainage; traffic control; signing and pavement markings; and the provision of specifications and quantities. The NE 87th Street corridor is an urban collector of undivided two-lane, two-way road approximately one mile in length, located within the Village of El Portal in Miami-Dade County.

NW 33rd Street Widening & Reconstruction from NW 97th Avenue to NW 87th Avenue Design-Build Project, Doral, Florida

Drainage Engineer - Ms. Alvarez provided construction documents, drawings, and design plans for the widening and reconstruction of approximately one mile of urban arterial roadway from a 3-lane, undivided section to a 5-lane divided section. The project included horizontal and vertical design; drainage; traffic control; lighting; signalization and signing; and pavement marking plans.

Miami Palmetto Senior High School Renovation 7431 SW 120th Street, Pinecrest, Florida (Miami-Dade County Public School)

Project Engineer - Provided school wide improvements on courtyard drainage, new athletic field with track, football, and soccer fields, and building renovation with new ceiling, lighting, and HVAC equipment. Responsible for irrigation System design, paving, grading and drainage, utilities, quantities and plans preparation.

Shadowlawn Elementary School, 149 NW 49th Street, Miami, Florida (Miami Dade County Public Schools)

Project Engineer - Utility improvements, new parking facility and drainage, new play court and P.E. shelter, music suite and facility drainage improvements. Responsible for drainage, utilities, quantities and plans preparation.

Fairlawn Elementary School, 444 SW 60th Avenue, Miami, Florida (Miami Dade County Public Schools)

Project Engineer - Drainage improvements on this reroofing project. Responsible for drainage, quantities and plans preparation.

Miami-Dade Water and Sewer Department (MDWASD) Needs Assessment Program, SW 82nd / 85th Ave BODR Water Main Improvement Project, Miami, Florida

Project Manager - Ms. Alvarez managed a project that involved 6,500 LF of 8-inch water main along the area bounded by SW 82nd Avenue to SW 85th Avenue and SW 41st Street to SW 46th Street. The scope of work included the preparation of BODR reports at the 30%, 60%, and 90% mark; construction documents; technical specifications; permitting; and construction support.

Miami-Dade Water and Sewer Department (MDWASD) Needs Assessment Program, GOB-NC-27A, between SW 74th Avenue and SW 76th Avenue and SW 72nd Street and SW 70th Terrace and between SW 74th Avenue and SW 76th Avenue and SW 70th Terrace and SW 66th Street, Miami, Florida

Project Engineer - Ms. Alvarez was responsible for design of 8-inch DIP water main extension in various locations, in SW 74th Avenue, SW 75th Avenue, SW 75th Court, SW 76th Avenue between SW 64th Street and SW 72nd Street. Also, in SW 70th Terrace, SW 69th Terrace, SW 67th Street, SW 66th Street, SW 64th Street between SW 74th Avenue and SW 76th Avenue. The scope of work included pipeline design, construction documents; technical specifications; permitting; and construction support.

Miami-Dade Water and Sewer Department (MDWASD) Needs Assessment Program, GOB-FP-2, NW Little River Drive from NW 96th Street to NW 17th Avenue, Miami, Florida

Project Engineer - Ms. Alvarez was responsible for design of 8-inch water main extension along the NW Little River Drive from NW 96th Street to NW 17th Avenue. The scope of work included the preparation of BODR reports at the 30%, 60%, and 90%; pipeline design, construction documents; technical specifications; permitting; and construction support.

SR-84 from Glades Pkwy to Weston Road Drainage Project, Broward County, Florida

Project Engineer - Ms. Alvarez was responsible for the development of pavement, marking, and signing plans on a project that included milling and resurfacing improvements for 4 miles of roadway.

United State Postal Office Mail Processing Facility, Opa Locka Airport (USPS Design Build Project)

Project Engineer - New facility on a 30-acre site. The scope of the project includes new 475,000 sqft USPS building on vacant airport land, with employee parking lot, truck parking lot and entrance roadways. Responsible for paving, grading and drainage, utilities, quantities and plans preparation.

Highland Oaks Elementary School, 2375 NE 203rd Street, Miami, Florida (Miami Dade County Public Schools)

Project Engineer - Utility improvements, new parking facility and drainage, new play court and P.E. shelter, music suite and facility drainage improvements. Responsible for drainage, utilities, quantities and plans preparation.

500 South Dixie Highway - Riviera Office Building West

Project Engineer - Project engineer responsible for the design of water and sewer connection, paving, grading, drainage and widening of an existing roadway; implementing a right turn lane from Riviera Drive onto S. Dixie Highway, permits.

Bermuda Village at Loretto Ave, btw Rivera Dr. & Suarez St., Coral Gables, Florida

Project Engineer - Project engineer responsible for paving, grading, drainage and roadway connection between Loretto Avenue and Ponce de Leon and permits.

Miami-Dade Public Works Department (MDPWD) Rickenbacker Causeway Project, Miami, Florida

Project Engineer - Ms. Alvarez worked on the overall drainage design for the proposed road and parking lot improvements, with design responsibilities that included existing basin analysis using modeling software; paving; grading; and drainage and permit requirements.

Miami-Dade Water and Sewer Department (MDWASD) Needs Assessment Program, Pump Station No. 373 Force Main Improvement Project, Miami, Florida

Project Manager - Ms. Alvarez managed a project that involved a new force main from Pump Station No. 373 to a force main running along NW 196th Lane and included route selection; pipeline design; lift station upgrades; and construction support services.

South Florida Water Management District (SFWMD) Miscellaneous Engineering Services for Krome Service Processing Center Administration, Building Bureau of Immigration and Customs Enforcement, SW 12th Street btw. SW 187th Avenue & SW 177th Avenue Miami, Florida

Project Engineer - Ms. Alvarez was responsible for the design plans on a project that included work in the areas of paving; grading; drainage; water and sanitary sewer collection; preparation of permit applications; expedition of approvals for Environmental Resource Permits with local, state, and federal agencies; and preparation & approvals of Environmental Assessment according to NEPA and EPA regulations. The project encompassed approximately 101 acres of the Krome Service Processing Center Facilities, located at SW 12th Street between SW 187th Avenue and SW 177th Avenue.

Valladares Residence, Key Biscayne, Florida

Project Engineer – Responsible for paving, grading, drainage design, plans preparation and permits.

Dubois Residence, Coral Gables, Florida

Project Engineer – Responsible for paving, grading, drainage design, plans preparation and permits.

Park Lakes Phase 2 and 4, Homestead, Florida Land development with Lake design.

Project Engineer – Responsible for paving, grading, drainage design, water and sewer connection, plans preparation and permits.

La Corteguera Development, Homestead, Florida 6.72 acre for land development.

Project Engineer – Responsible for paving, grading, drainage design, water and sewer connection and plans preparation.

Miller Lake, Homestead, Florida - Land Development with Lake design.

Project Engineer – Responsible for paving, grading, drainage design, water and sewer connection, plans preparation and DERM, WASD, SFWMD, DEP permits.

Perry Ellis International Parking Lot Project, NW 107th Ave. with NW 20th street, Miami, Florida

Project Coordinator - Ms. Alvarez coordinated improvements to a 1.5-acre site that included 172 parking spaces and 22 Truck parking stalls. Tasks included coordination and design; plans preparation; quality control; paving marking; signalization; grading; drainage; on-site parking layout; and permitting.

Summit Chase, Homestead, Florida

Project Engineer – Responsible for paving, grading, drainage design, water and sewer connection, plans preparation and DERM, WASD, SFWMD permits.

Zumma Subdivision Development, Homestead, Florida

Project Engineer – Responsible for paving, grading, drainage design, water and sewer connection, plans preparation and DERM, WASD, SFWMD permits.

Anta Subdivision, Homestead, Florida

Project Engineer – Responsible for paving, grading, drainage design, water and sewer connection, plans preparation and permits from DERM, SFWMD, DEP, WASD.

Krome Service Processing Center Administration Building — Bureau of Immigration and Customs Enforcement, Miami, Florida

Project Engineer – Responsible for the design of approximately 101 acres of Krome Service Processing Center Facilities are located at SW 12th Street between SW 187th Avenue and SW 177th Avenue. The project included paving, grading, drainage, water, and sanitary sewer collection. This project included the preparation of permit applications and expediting approvals for Environmental Resource Permits with local, state, and federal agencies. It also included the preparation and approval of Environmental Assessment according to NEPA and EPA regulations.

Celtic Development, Homestead, Florida

Project Engineer – Responsible for paving, grading, drainage design, water and sewer connection, plans preparation and DERM, WASD, SFWMD permits.

INTERNATIONAL EXPERIENCE

2nd Bridge over Orinoco River

80 miles of access road hydrological and hydraulics design, including stormwater management system and 3 bridges hydraulic design. The project involved more than 100 culvert calculations, longitudinal drainage system, scour analysis for bridges, specifications and material take off.

Petroleum Marine deep-water ship terminal and access road located in Punta Cardon, Falcon, Venezuela

Mrs. Alvarez was the Leader of the Civil responsible for Design and Coordination for a petroleum marine deep-water ship terminal, including preliminary design, earthwork, roadway design, paving, water/sewer system, underground system and storm water system.

Project, Puerto La Cruz, Venezuela

Mrs. Alvarez Performed major (20") gas pipeline 100- miles route study, including alternative route selection, surveying, material take off, cost estimated, permitting, land purchase coordination, pipe line supports design and horizontal-vertical alignments.

Cardon Industrial Complex, Falcon, Venezuela

Mrs. Alvarez was the Civil Engineer for industrial petroleum complex, including roadway, water supply, distribution, and treatment; wastewater collection and treatment; and stormwater System. This Project included a water/sewer/stormwater master plan for 1,500 hectares.

Petroquimica El Tablazo, Maracaibo, Zulia, Venezuela

Mrs. Alvarez was the Project Manager Engineer for industrial development complex, including paving, grading, drainage, water supply and sewer System, bid and construction.

Ferrocarril, Tuy River Valley Railroad

Mrs. Alvarez was responsible for the hydrological and hydraulical design for 30 miles of railroad alignment including culverts, longitudinal drainage system, bridge over Tuy River tailwater level analysis, scour analysis, specs and material take-off.

Alumina, Puerto Ordaz, Venezuela

Mrs. Alvarez was the Civil Engineer for an industrial development complex, including paving, grading, drainage, water supply and sewer system, bid and construction.

Refineria Puerto La Cruz, Venezuela

Mrs. Alvarez was the Civil Engineer for upgrade water-contaminated, sewer and drainage systems at complex.

CARBONORCA (Carbones del Orinoco), Puerto Ordaz, Venezuela

Mrs. Alvarez was the Civil Engineer for paving, grading, drainage, water and sewer design.

Pequeña Suiza Development, Caracas, Venezuela

Land Development at Caracas. Responsible for paving, grading, drainage, water and sewer design, plans preparation, government permits.

Caicaguana Development, La Trinidad Caracas, Venezuela

Land Development. Responsible for paving, grading, drainage, water and sewer design, plans preparation and government permits.

REFERENCES

Upon request

ACADEMIC ACTIVITIES

Part-Time Teacher

Universidad Central de Venezuela

Hydraulic Courses.

Touch open channel flow.

Industrial tutor for more than 10 Bachelor's Degrees

Universidad Nueva Esparta (Venezuela)

Maintenance in Drainage Hydraulic Courses

Publications

- Underground Design Guide, 1989
- Alternative Road Link Caracas-Litoral, 1985

Our Team



FRANK CUNHA III, AIA, NCARB, MBA, PRINCIPAL

Education

Bachelors of Architecture Albert Dorman Honors College New Jersey
Institute of Technology Executive Masters of Business Administration
Alpha Epsilon Lambda Honor Society Montclair State University
Professional Curriculum Vitae Mr. Cunha served as the University
Architect at Montclair State University for 14+ years where he was
responsible for numerous projects which include 10 new buildings.
Under his leadership his staff was responsible for campus exterior
improvements (landscape projects), major renovations, additions and
new facilities as well as interior design, space planning and other capital
improvements. Before retiring from his post with the university he led a
design team to develop the university's 30-year long range master plan.

Professional Licenses - Registered Architect, State Licensed:

CT, DC, DE, FL, GA, LA, MA, MD, MO, NJ, NY, OH, PA, TN, VA

Experience

Mr. Cunha has 25+ years of experience in government, institutional, commercial, mixed-use, custom residential and education projects. Frank founded his firm in 2005 and has built a multidisciplinary team to assist clients with complex projects. He currently has active projects in New Jersey, Florida, and Washington D.C. He currently holds licenses to practice architecture in 11 states.

Frank is responsible for the overall delivery of professional services to make sure the A/E team meets the project objectives, and he maintains necessary communication with the Owner, Contractor, and A/E team. To develop practical solutions to complex design challenges, he uses his 20+ years of experience and hands-on knowledge of the design and construction process. Frank is responsible to oversee the quality control process throughout the project and reviews final drawings - so documents are as clear as possible before bidding and to minimize changes during construction.

Frank served as the University Architect at Montclair State University for almost 15-years before following his passion to pursue his own clients and projects as a citizen architect serving the public and private sectors.

Mr. Cunha's firm serves proprietary and not-for-profit organizations in the education, commercial, corporate and public sectors. We are specialists in the master planning of complex phased projects and provide an integrated approach to architecture, interiors, and engineering.

Our Team



FRANK CUNHA III, AIA, NCARB, MBA, PRINCIPAL

Select Projects

**Central Avenue
Senior Center**
Jersey City, NJ

**Communipaw
Branch Library**
Jersey City, NJ

**Police De-
Escalation**
Training Facility,
Jersey City, NJ

**Various Projects
at City Hall**
Jersey City, NJ

**City Hall Audio-
Visual Upgrades**
Jersey City, NJ

**City Hall Security
Upgrades**
Jersey City, NJ

**Municipal Court
Security
Upgrades** Jersey
City, NJ

Banquet Hall,
Totowa, NJ

**Multi-Family
Residence,**
Carlstadt, NJ

**Municipal
Utilities Authority**
Jersey City, NJ

**Susan A. Cole
Hall**
Montclair State
University,
Montclair, NJ

**Computer
Science Facility**
Montclair State
University,
Montclair, NJ

**Student
Recreation
Center**
Montclair State
University,
Montclair, NJ

**Center for
Environmental
Life Sciences**
Montclair State
University,
Montclair, NJ

**The School of
Business**
Montclair State
University,
Montclair, NJ

**The Cali School
of Music**
Montclair State
University,
Montclair, NJ

**Community Center
Masterplanning**
Jersey City, NJ

**The School of
Nursing**
Montclair State
University,
Montclair, NJ

**The Graduate
School**
Montclair State
University,
Montclair, NJ

**Schmitt Hall,
College of
Humanities &
Social Sciences**
Montclair State
University,
Montclair, NJ

**Sinatra Hall
Student
Residence**
Montclair State
University,
Montclair, NJ

**Richardson Hall
Laboratories**
Montclair State
University,
Montclair, NJ

**Multiple
Commercial &
Custom
Residential
Projects**

**Education**

- Bachelor's in Architecture
- Florida Atlantic University
- Bachelor's in Architectural Studies
- Florida International University

Professional Curriculum Vitae

Mrs. Rios has 18+ years of experience in institutional, retail, business and residential projects. She understands the requirements for a great set of permit documents. She is organized and instrumental in day-to-day project management and coordination. She is currently pursuing licensure.

Responsible for leading, managing and overseeing the entire architectural project(s) on a day-to-day basis from the Schematic Design/Conception phase through to Design Development, Construction Drawings, Bidding/Contract Negotiation, Construction Administration and Closeout phases. These functions are performed under the direct supervision of a Senior Project Manager and/or Principal-in-Charge. Performs these functions in various capacities across multiple architectural projects at any one time, during any one of the aforementioned project phases.

- Advanced knowledge of drafting software including AutoCAD and SketchUp.
- Excellent communication and reporting skills.
- Ability to translate concepts into functional construction designs.
- Advanced knowledge of building codes and QC/QA management.
- Advanced project-management skills.
- Coordinate with multiple stakeholders on a daily basis.
- Knowledge of construction costs and time frames
- Proficient understanding of Construction Drawing/Detailing of various commercial and institutional building systems of significant size. Healthcare architectural design experience preferred, but not required.
- Ability to solve complex architectural design and construction problems to serve the Client's program and advise the Senior Management team of any issues that deviate from the program goals and/or that impact the project budget and timeline.
- Ability to manage multiple projects at various stages of development.
- Ability to function comfortably, gain trust, confidence and deal effectively with a wide range of individuals including clients, owner's representatives, consultants, contractors and the project team.
- Coordinate consultant trades throughout the Construction Document phase.



Professional Licenses

- Registered Architect: NJ, NY, TX, PA

Education

- Graduate Student - Master of Science in Architecture specializing in Environment, Energy & Sustainability, New Jersey Institute of Technology
- Bachelor of Architecture, Cum Laude, New York Institute of Technology

Professional Curriculum Vitae

Responsible for leading, managing and overseeing the entire architectural project(s) on a day-to-day basis from the Schematic Design/Conception phase through to Design Development, Construction Drawings, Bidding/Contract Negotiation, Construction Administration and Closeout phases. These functions are performed under the direct supervision of a Senior Project Manager and/or Principal-in-Charge.

- Talented Architect and Interior Designer with a diversified background in the entertainment industry, worship, corporate interiors, lighting design and residential design.
- Highly organized and detail driven.
- Design collaboration with global and national firms such as HOK Architects & The Phillips Jansen Group.
- Major clientele includes Loews/Sony Theatres, Lockheed Martin, St. Martin's Press, Van Nostrand Reinhold, SL Green Real Estate, Rudolph and Beer Entertainment Attorneys, and Priority Health Care Pharmaceuticals.
- Fluent in English and Greek.
- Successfully completed and opened the first two THX Lucasfilm certified Theatres in New York City.
- Co-designed the first flat panel pew-back audio system for St. Peter's Cathedral in Columbia, South Carolina.
- Published "The Cinema at Home" on ImproveNet.
- Recipient of "The Business Partnership Award" by the New Jersey Council of County Vocational-Technical Schools.
- Render full Architectural and Interior Design services for varied commercial and residential projects.
- Specialize in the completely integrated design of Public and Private Theatres, Houses of Worship, Auditoria, Concert Halls, Conferencing Centers, including Audio-Visual and Acoustic Design.
- Research and prepare all marketing, project acquisition, negotiations and implementation.
- Manage all aspects of company's administration, finances and day to day operations.
- Design, manage and coordinate all projects, documentation and construction administration.
- Worked in collaboration on out-of-state projects such as the South Carolina History Center with HOK Architects and St. Peter's Cathedral in Columbia with the Boudreaux Group.

GARY MONTROY

Code Specialist



Professional Licenses

- B.O.C.A.

Education

- *Masters Degree in Public Administration, Rutgers University, Newark, New Jersey*
- *Bachelor of Science Degree in Civil Engineering, New Jersey Institute of Technology*
- *Zoning and Planning Enforcement, Bergen Community College*
- *Program Evaluation, Performance, and Planning Techniques, Rutgers University*

Professional Curriculum Vitae

- *Served as a code enforcement professional associated with construction since 1970.*
- *Started in this profession after having received an honorary discharge for service in the Republic of Vietnam with the United State Army.*
- *Awarded the Bronze Star and Army Commendation medals for my service.*
- *Retired Building Subcode Official, Director of the Department of Inspections for the Township of Mahwah*
- *Responsible for review and enforcement of the Uniform Construction Codes, and Property Maintenance Code.*
- *Coordinate all paperwork associated with the developmental process to ensure compliance with all prior approvals and laws.*
- *Provide technical assistance to the Township Council, Planning Board, Board of Adjustment, Housing Commission, Historic Sites Committee and other governmental bodies. Control and manage a budget of over \$300,000 and a staff of 7. Workload in the Department has made it one of the busiest Departments in the State.*
- *Building Subcode Official, Zoning Officer, Administrator of the Building Department.*
- *Responsible for the review and enforcement of the Uniform Construction Codes, the Zoning Ordinance, the Property Maintenance Code and all related ordinances within the Township of Rochelle Park. Provide technical assistance to the Township Committee; Planning Board; Board of Adjustment and various other entities within the Township. Control and manage a department of 6 with a budget of \$70,000.*
- *Member of the Board of Trustees for Ramapo College*

PROFESSIONAL REGISTRATIONS

- NJ Licensed Landscape Architect (2008)
Lic No. 21AS00103000
- NY Registered Landscape Architect (2017)
Lic No. 002678
- PA Licensed Landscape Architect (2017)
Lic No. LA003231
- FL Licensed Landscape Architect (2025)
Lic No. LA2029
- Certified Playground Safety Inspector (2015)
- Certified Floodplain Manager (2018)

SUMMARY OF QUALIFICATIONS

Ms. Venin, a licensed landscape architect with over 20 years experience, joined Dresdner Robin in March of 2013, after over 11 years with a Landscape Architecture and Urban Design firm. Ms. Venin's experience covers all areas of project development and execution, from conceptual design through construction period services, including writing specifications and developing cost estimates. Ms. Venin has extensive experience with public sector projects, including coordinating multiple city agencies for New York City Department of Parks and Recreation projects, as well as with private developers. Ms. Venin currently oversees all Landscape Architectural projects at Dresdner Robin, including high density residential developments, urban parks, streetscapes, and mixed use developments. Ms. Venin volunteers in several civic organizations related to landscape architecture, including serving as chair of the Pompton Lakes Flood Advisory Board, focusing on green infrastructure and wetlands restoration for flood control, and as founder and chair of the Pompton Lakes Trails Committee.

SELECT NOTABLE PROJECTS

Tamaques Park, Westfield NJ: Dresdner Robin was selected to guide major improvements of this beloved park in partnership with the township's project Steering Committee. Ms. Venin is the Landscape Architect of record on the project and will have critical quality control responsibilities and guide the multi-phase rehabilitation that will include improve athletic facilities and natural spaces to achieve a balance of active and passive recreation in the 106-acre park.

Meadowland Park, Cameron Tennis Courts: The Cameron Tennis Courts area at Meadowland Park in the Village of South Orange Township provided an opportunity to reprogram and redesign an under-utilized section of the park. Ms. Venin served as project manager and design lead for the conceptual design phases, including overseeing the public outreach and user survey exercise, leading a public design charrette, and managing client contact and workflow through the schematic design process.

Benson Avenue Improvement, Memorial Park: Benson Avenue Improvements include the rehabilitation of the existing tennis courts and T-Ball field and expansion of an existing parking lot along Benson Avenue in Passaic, NJ. Ms. Venin managed workflow and design, client coordination, and Green Acres approvals for the design and construction phases.

Berry Lane Park: Berry Lane Park is a Brownfield Redevelopment of former rail yards, industrial/manufacturing buildings and former Morris Canal into a vibrant new park with natural and synthetic football, soccer and baseball fields, basketball courts, tennis courts, skate park, water spray park, large playground/tot lot, walkways, plaza/seating areas, parking, new utilities etc. Although the park did not seek LEED certification, the design team implemented many "Green" techniques, such as rainwater harvesting, rain gardens, permeable pavers, use of native plant material, and choosing local sustainable materials. Berry Lane is to be installed in phases, as funding is acquired, and Ms. Venin's involvement in the project began with the installation of Phase 2, which included roadway and streetscape improvements, and extended through construction of Phase IV, which included the majority of park features, including a portion of the Morris Canal Greenway. Subsequent phases, which have been designed and are awaiting construction, will include the concession building and an 11,000 SF Skate Park. Ms. Venin served as project manager throughout the latter phases and was responsible for project coordination among the various disciplines involved in the design team. Berry Lane Park was awarded a Merit Award from the New Jersey Chapter of the American Society of Landscape Architects in 2017.

JC3, Jersey City, NJ: Jersey City Department of Infrastructure is advancing a citywide initiative to establish permanent community/recreation centers in all six Wards of Jersey City. Ms. Venin is the Landscape Architect of record for the initiative and is overseeing site analysis to determine the best locations and programming for the first phase of these new community centers. Design charrettes and schematic design developed based upon this input will be shared with city leadership and the community.

Various Park Improvements, Wayne Township: Ms. Venin has served as project manager and design lead for various small park improvements in Wayne Township, NJ, including the reconstruction of a natural turf baseball field at David Waks Memorial Park and construction administration for the dredging of the ponds at Laurelwood Arboretum.

Coles Park, City of Jersey City, Hudson County, New Jersey: Ms. Venin served as Landscape Architect for Coles Park, located in the Jersey Avenue Park Redevelopment Area. Coles Park is situated in the midst of multiple new multi-use residential high rises, and provides several amenities, including a dog park, play area for multiple age groups, walking paths, event space, and amphitheater. The park incorporates green infrastructure and flood control measures, allowing for nearly complete infiltration of stormwater on site. Ms. Venin provided planting design and detailing for the project.

Morris Canal Greenway: The Morris Canal Greenway is a shared use pathway intended to follow the route of the former Morris Canal, from the western boundary of New Jersey at Phillipsburg, through to the Hudson River at Jersey City. Once completed, the Morris Canal Greenway will provide a pedestrian and bicycle corridor crossing the entire state. Ms. Venin has been involved in the design and construction of the first segment of the Morris Canal Greenway to be installed in Hudson County, including greenway alignment, custom signage, lighting, and proposed connections to future segments. Through her volunteer work for the borough of Pompton Lakes, Ms. Venin was also involved in the design of the Pompton Feeder segment of the Morris Canal Greenway, which will eventually provide a connection from Pompton Lakes' existing South End Trails system to the proposed Highlands Greenway in western Passaic County. Ms. Venin's responsibilities included assisting with public design charrettes, schematic design, and field locating the proposed trail alignment. The Pompton Feeder segment is maintained in part by the Pompton Lakes Trails Committee, chaired by Ms. Venin.

Canal Crossing: Ms. Venin has been involved in the design development and preliminary construction documents phases of the 111 acre Canal Crossing Redevelopment. The redevelopment area will be a pedestrian friendly, transit oriented, low impact Development/Green Redevelopment Plan for a blighted, brownfield industrial area in Jersey City. Ms. Venin assisted in the layout of open space and greenways, the development of preliminary landscape and lighting design standards, and in researching and implementing many green strategies such as the use of stormwater planters, bioswales and other non-mechanical treatment devices to meet TSS removal rates. The design team also utilized permeable paving, LED site lighting, high SRI paving materials/colors and finishes, high recycled content in paving and site furnishings, solar trash compactors, Solar panels, and native/drought tolerant plant materials.

Silver Lake Village, Township of Belleville, Essex County, New Jersey: Landscape architect for a high density, mixed use development, located in Belleville, NJ. Project features include a central park-like courtyard with passive recreation features and various amenities for residents; streetscape improvements; a dog park; and improvements to vehicular and pedestrian circulation relating to the existing on-site supermarket. Ms. Venin served as landscape design lead from conceptual design through construction and as project manager for a portion of the design phase and through construction services. The project required coordination of detailing and materials selection with site remediation. Ms. Venin was the main point of contact for coordination with the environmental remediation specialists and project's LSRP.

Bronx River Greenway: While working with her former employer, Ms. Venin was involved with the design of two segments of the Bronx River Greenway, in the Bronx, NY. The Bronx River Greenway is a shared use path, including both on street and off street segments, which provides a pedestrian and bicycle connection among several public parks in the Bronx. Ms. Venin was responsible for schematic design, design development, and construction documents for the Bronx River Greenway segments between Hunts Point Riverside Park, Concrete Plant Park, and Soundview Park. The greenway was a complex project, involving approvals and coordination from several city and state agencies, and required environmental remediation within Soundview Park. Design work included coordinating multiple design standards, as the greenway transitioned from city street to park land and back.

NYC Department of Parks and Recreation, various projects and locations, New York: From 2001 through 2011, Ms. Venin was involved in a several park improvement and reconstruction projects for the New York City Department of Parks and Recreation. Projects included synthetic turf and natural turf ball fields, playgrounds, plazas and passive recreation areas, and several greenways. Greenway projects included both off road and on-road segments, and required coordination with NYC DOT and NYS DOT. Ms. Venin was involved with and managed projects from Schematic Design through Construction, including coordinating DOB approvals and acting as primary client contact.



4. Technical Approach to Scope of Work



Technical Approach to Scope of Work

The delivery of the Harrison Street Parking Garage demands a **disciplined, technically sound, and execution-focused approach** that reflects the standards of the City of Hollywood and the unique realities of building in a dense, coastal urban environment. Our proposed methodology is centered on **clear leadership**, precise planning, and a seamless transition from concept to construction all anchored by the expertise and field authority of **GC Construction**.

As the **Prime Design-Builder**, **GC Construction** will lead the charge throughout all preconstruction and construction phases. Their role is not supplementary it is **foundational**. GC Construction will be responsible for early constructability analysis, staging logistics, procurement sequencing, permitting alignment, and ultimately, full site execution and field supervision. From initial value engineering to final punch list resolution, **GC Construction holds full control of the built environment**, ensuring schedule adherence, quality assurance, and safety enforcement at every turn.

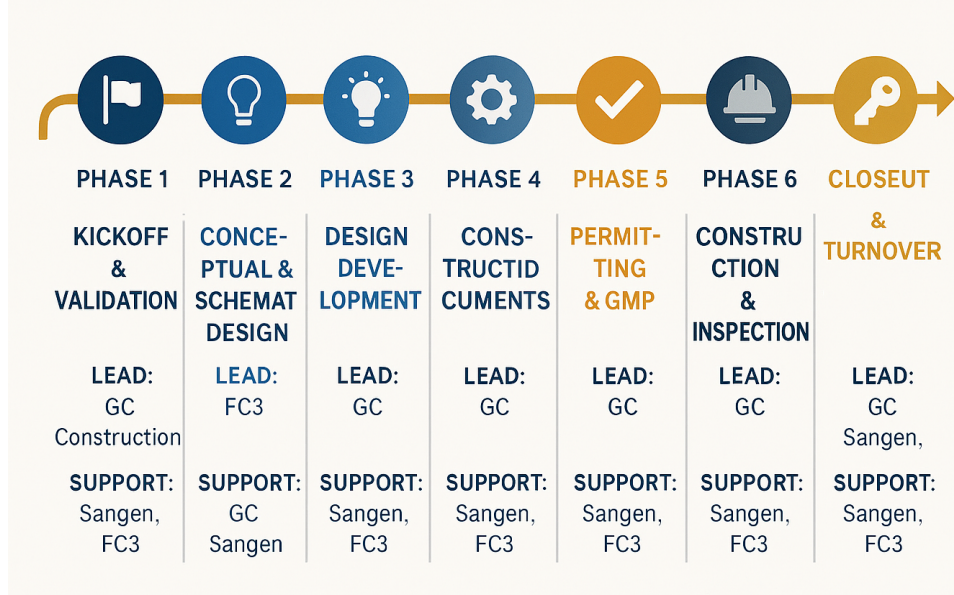
Supporting GC Construction is **Sangen Consulting Inc.**, who will serve as the **Project Manager** and technical integrator. Sangen will provide comprehensive planning oversight, design phase coordination, and contractual interface with City staff. Their role includes managing schedules, documentation workflows, milestone tracking, and GMP support, ensuring that **all design work is fully constructible, code-compliant, and budget-aligned** before it enters GC's construction stream. Their coordination ensures technical accuracy and process control but always in service of GC Construction's execution strategy.

FC3 Architecture + Design LLC, the team's **Architect of Record**, will lead all architectural programming, visual planning, and design documentation. They will work in collaboration with Sangen and GC Construction to ensure that the project meets zoning, accessibility, and user experience goals while also delivering an architectural character worthy of downtown Hollywood. FC3's design will be reviewed through the lens of field feasibility and permitting efficiency, guided by GC Construction's constructability reviews.

This technical approach is not generic it is built for **efficient design-build delivery under real-world constraints**. GC Construction's leadership guarantees that field realities are considered early, design is value-engineered in partnership with construction, and permitting is aligned with buildability. The City of Hollywood will benefit from a **proactive and production-focused team**, with GC Construction at the forefront of delivery, supported by specialized partners who understand how to coordinate, communicate, and construct.



Harrison Street Parking Garage



Phase 1: Project Kickoff & Validation

Leadership: GC Construction (Delivery Lead) | Supported by Sangen (PM) and FC3 (AOR)

The project begins with a formal and structured initiation led by **GC Construction**, ensuring that all baseline conditions, performance goals, and logistical realities are aligned from the outset. GC will chair the kickoff session, establish construction-driven priorities, and define the delivery pathway with precision.

- Formal kickoff meeting facilitated by **GC Construction** with City staff and all key stakeholders to align on objectives, expectations, and communication flow.
- In-depth **site review** led by GC to assess conditions: existing utilities, access points, staging constraints, adjacent structures, and public interface zones.
- Establishment of **project control systems**: documentation platform selection (Procore, Bluebeam, or equivalent), RFI/submittal workflow, and chain of command protocols.
- Preliminary coordination with permitting agencies and review of design intent to flag high-impact regulatory considerations early.
- **Sangen Consulting Inc.** supports technical coordination, while **FC3** advises on urban design sensitivity and early code implications.

Phase 2: Conceptual & Schematic Design (30%)

Leadership: GC Construction (Constructability & Delivery Advisor) | FC3 (Design Lead), Sangen (Technical Oversight)

At this stage, **GC Construction** plays a critical role in grounding the conceptual design in real-world constructability, budget realism, and permitting feasibility. While **FC3 Architecture** leads the creative design process, all layout concepts, traffic flows, and massing strategies are developed in collaboration with GC to ensure early alignment with buildable systems.

- Generation of initial **layout concepts**, site massing diagrams, and traffic ingress/egress strategies by **FC3**, with immediate constructability input and field constraints modeled by **GC Construction**.
- **Preliminary code compliance analysis**, including fire separations, egress routes, ADA access, and dimensional zoning overlays cross-verified by Sangen and reviewed for impact on field logistics by GC.
- Development of **design alternatives** for City input sessions, ensuring aesthetic goals are balanced with structural feasibility and delivery cost targets.
- Early coordination of **structural grid options**, mechanical system locations, and foundational assumptions vetted through GC's field sequencing knowledge.
- Integration of **Crime Prevention Through Environmental Design (CPTED)** principles and urban design guidelines, with GC advising on material durability, lighting infrastructure, and service access.
- All design activity is filtered through GC's cost-awareness lens to avoid value engineering conflicts later in the process.

Phase 3: Design Development (60%)

Leadership: GC Construction (Execution Strategy & Cost Control) | Sangen (Structural Lead), FC3 (Design Refinement)

As the project moves toward technical detailing, **GC Construction** assumes an increasingly prominent role by anchoring the development of systems around constructability, field logistics, and cost alignment. This phase sets the technical backbone of the project where every design decision must align with real-world execution, lead times, and budget targets.

- **Structural system refinement** led by **Sangen**, with GC Construction ensuring compatibility with formwork methodologies, phasing logic, and long-lead procurement needs.
- Development of **MEP/FP systems**, IT infrastructure, access control, lighting, and security all coordinated under GC's review for spatial coordination, interference mitigation, and equipment staging viability.

- Integration of **energy efficiency measures**, such as LED systems, occupancy sensors, and envelope performance enhancements prioritized in consultation with GC's procurement and life-cycle costing strategies.
- **Updated construction cost estimates** produced by GC Construction, leveraging current trade contractor feedback, material indexes, and field-driven quantity validation.
- Agency consultations for **permit pre-application**, impact assessments, and preliminary plan reviews with GC leading permit logistics, accompanied by Sangen's technical documentation support and FC3's visual refinement.

Throughout this phase, GC Construction ensures that no design decision moves forward without being validated for field compatibility, pricing logic, and execution reliability safeguarding the City's investment and maintaining timeline integrity.

Phase 4: Construction Documents (90–100%)

Leadership: GC Construction (Field Execution & Readiness) | Sangen (Engineering QA), FC3 (Final Design Sign-Off)

This phase transforms conceptual intent into executable construction documentation. **GC Construction** plays a central role by reviewing, validating, and sequencing all design deliverables for permit submission and construction mobilization. No set is finalized without GC's sign-off for buildability, cost impact, and logistical clarity.

- **Finalization of signed and sealed plans** by FC3 and Sangen, structured around GC Construction's submittal workflow and field readiness schedule.
- **Shop drawings and long-lead item submittals** initiated by GC Construction to expedite procurement pipelines particularly for precast components, electrical panels, elevator systems, or access gates.
- Development of a **Threshold Inspection Plan**, coordinated with GC's site controls and integrated with the inspection sequencing strategy (as per Florida Statutes 553).
- Comprehensive **value engineering review** led by GC Construction to reconcile final design against GMP parameters, proactively identifying cost optimization opportunities without compromising functionality or aesthetics.
- Integration of **construction phasing diagrams, temporary protections, and site logistics overlays** to prepare for mobilization and jurisdictional approval.

By the end of this phase, GC Construction ensures that all documents are not just "permit ready," but fully aligned with field constructability, procurement timelines, and downstream inspection workflows. This alignment enables a frictionless transition into permitting and construction mobilization.

Phase 5: Permitting & GMP



Leadership: GC Construction (GMP Development & Permitting Logistics) | Sangen (Technical Coordination), FC3 (Jurisdictional Support)

In this critical transitional phase, **GC Construction** leads the development of the **Guaranteed Maximum Price (GMP)** and drives the permitting submission process through coordinated engagement with all reviewing authorities. GC leverages its direct relationships with local agencies to streamline approvals and simultaneously mobilize vendor engagement and early procurement logistics.

- **Submission of full permit sets** to the City of Hollywood's Building Division and Fire Marshal, managed and tracked by GC Construction in parallel with active trade contractor scoping and pricing.
- Coordination with **Broward County Environmental Protection** and the **South Florida Water Management District (SFWMD)**, where GC takes responsibility for environmental documentation, logistics staging impacts, and permit conditions compliance.
- Development of the final **GMP Proposal** by GC Construction, including full tabulation of trade bids, labor and material escalation projections, general conditions, insurance, and overhead.
- Coordination of **vendor engagement**, material submittals, and early buyouts for critical-path trades established by GC to protect the schedule.
- Oversight of **risk mitigation plans**, insurance requirements, and site mobilization protocols, ensuring full contract compliance and readiness for execution.
- Sangen provides structural documentation support and schedule validation, while FC3 responds to plan review comments and final zoning adjustments.

This phase ensures that when the City authorizes construction, **GC Construction has the personnel, plans, pricing, and materials fully aligned and in motion**, ready to break ground with no administrative or logistical delays.

Phase 6: Construction & Inspection

Leadership: GC Construction (Site Execution & Compliance) | Sangen (QA/QC Oversight), FC3 (Design Conformance)

This is where leadership becomes tangible **GC Construction takes full control of the site**, activating every element of the project's construction plan with discipline, precision, and safety. As the entity responsible for delivering the built product, GC manages all field operations, subcontractors, sequencing, and reporting from Day 1 of mobilization to the final threshold inspection.

- **Site mobilization**, installation of safety barriers, signage, erosion control, temporary utilities, and logistics setup led by GC's field superintendent and safety manager.

- **Daily schedule enforcement**, subcontractor coordination, materials tracking, and onsite documentation, including certified payroll, equipment logs, and inspection readiness.
- Implementation of **digital construction management tools** (Procore, Bluebeam, or equivalent) for RFIs, submittals, pay applications, punch items, and photographic tracking, 3D Laser Scanning administered by GC's in-house team.
- **Threshold inspections**, load tests, and phased approvals coordinated with inspectors and city officials under GC's direct supervision.
- Continuous **QA/QC monitoring** by **Sangen Consulting Inc.**, ensuring structural compliance, detailing integrity, and documentation of field conditions.
- **FC3 Architecture** remains engaged to review field mock-ups, material conformance, finish approvals, and any required redesigns resulting from unforeseen site conditions.

This phase embodies GC Construction's strength: **leadership in action**, turning approved drawings into a high-quality, safe, and timely-built public facility while documenting every step for the City's assurance.

Phase 7: Closeout & Turnover

Leadership: GC Construction (Final Delivery & City Handover) | Sangen (Closeout QA), FC3 (Documentation & Archival Support)

The final phase of the Harrison Street Parking Garage project is as critical as the first. **GC Construction leads the closeout process** with the same intensity and structure applied throughout the build ensuring that the City receives a fully completed, operational, and documented facility with no outstanding issues or loose ends.

- **Punch list generation and resolution** led by GC Construction, coordinating with City inspectors, stakeholders, and design consultants to ensure every item is addressed swiftly and accurately.
- **Final inspection scheduling**, walkthroughs, and sign-offs with local AHJs (Authorities Having Jurisdiction), culminating in issuance of **Certificate of Occupancy (CO)**.
- **Preparation and submission of as-built documentation**, warranties, maintenance manuals, and system certifications compiled and quality-checked by GC Construction's closeout coordinator.
- Transfer of digital and physical deliverables including inspection logs, submittal packages, and lifecycle maintenance guidance.
- **Post-construction review meeting** facilitated by GC with City representatives and project stakeholders to gather feedback, share lessons learned, and ensure satisfaction across all departments.

- **Sangen** ensures closeout engineering documentation matches site conditions, and **FC3** supports the City with design clarifications and archival drawings for future reference.

GC Construction's leadership in this phase ensures not just the physical completion of the garage, but the institutional and operational readiness for its long-term use. The City of Hollywood receives a fully compliant, professionally delivered civic asset backed by accountability, transparency, and a record of excellence.

Through this layered but clearly coordinated approach, we ensure that the City of Hollywood receives not only a well-built parking garage, but one that is fully documented, well-managed, and designed to stand as a civic asset for decades to come.

Responsibilities by Phase – Harrison Street Parking Garage Project

Phase	Design-Builder (GC Construction)	Project Manager (Sangen)	Architect of Record (FC3 Architecture)
1. Kickoff & Validation	Site logistics plan, field input	Lead coordination, scheduling, QA setup	Site walk, aesthetic goals
2. Conceptual & Schematic Design	Constructability input, budget review	Technical oversight, workflow setup	Design concept, layout studies
3. Design Development	MEP integration, cost control	Structural lead, schedule control	Plan refinement, code compliance
4. Construction Documents	Procurement review, safety planning	Design QA, Threshold Inspections, review coordination	Permit-ready drawings, CPTED design
5. Permitting & GMP	Sub buyout, cost substantiation	Permit tracking, GMP alignment	Agency response, revision coordination
6. Construction & Inspection	Lead construction, field reporting	Field oversight, report review	Architectural support, clarifications
7. Closeout & Turnover	Final inspection, as-built delivery	Closeout QA, City coordination	O&M manuals, post-occupancy input

An aerial photograph of a large industrial facility under construction. The main building has a light blue roof and white walls. The roof is covered with various mechanical components, pipes, and orange safety cones. In the foreground, there is a large area of dark brown earth with several orange construction vehicles, including a front loader, a backhoe, and a truck. A paved road runs horizontally across the middle of the image. In the background, there are residential houses, trees, and a railway line.

5. Schedule Capacity & Resource Allocation

Schedule, Capacity & Resource Allocation

Leadership: GC Construction (Delivery Execution & Field Mobilization) | Sangen (Master Schedule Coordination), FC3 (Design Delivery Management)

Delivering the Harrison Street Parking Garage within the City of Hollywood's schedule expectations requires more than good intentions it demands **operational readiness, resource discipline, and immediate execution leadership**. At the core of this delivery model is **GC Construction**, who will assume direct control of **construction sequencing, procurement logistics, subcontractor onboarding, and site production** all under a tightly coordinated schedule framework.

GC Construction stands fully prepared to initiate mobilization activities within days of award. With dedicated field teams, staging resources, and cost controls already in place, GC will manage day-to-day implementation of every milestone, ensuring momentum is never lost during the handoff from design to build.

Supporting this execution engine are **Sangen Consulting Inc.**, serving as **Project Manager**, and **FC3 Architecture + Design LLC**, serving as **Architect of Record**:

- **Sangen Consulting** will coordinate the overall **master schedule**, track design and permitting dependencies, maintain milestone visibility, and proactively resolve delays across disciplines.
- **FC3 Architecture** will lead phased design submissions (30/60/90/100%) and manage all jurisdictional feedback, ensuring that plans are available to GC in time for seamless field execution.

Readiness & Immediate Mobilization

Start Timeline

Our team is positioned to begin full mobilization shortly after the issuance of the Notice to Proceed (NTP). This includes kickoff meetings, staging preparation, and document synchronization. GC Construction will lead all site readiness activities and subcontractor activation from the outset.

Staff Allocation

All key project personnel included in this proposal—including superintendents, project managers, engineers, QA specialists, and design leads—have been designated to support this project. GC Construction affirms that its field and management teams will remain dedicated to this assignment throughout its duration. Likewise, Sangen and FC3 have committed their core project staff for the full lifecycle of the engagement.



Current Load Capacity

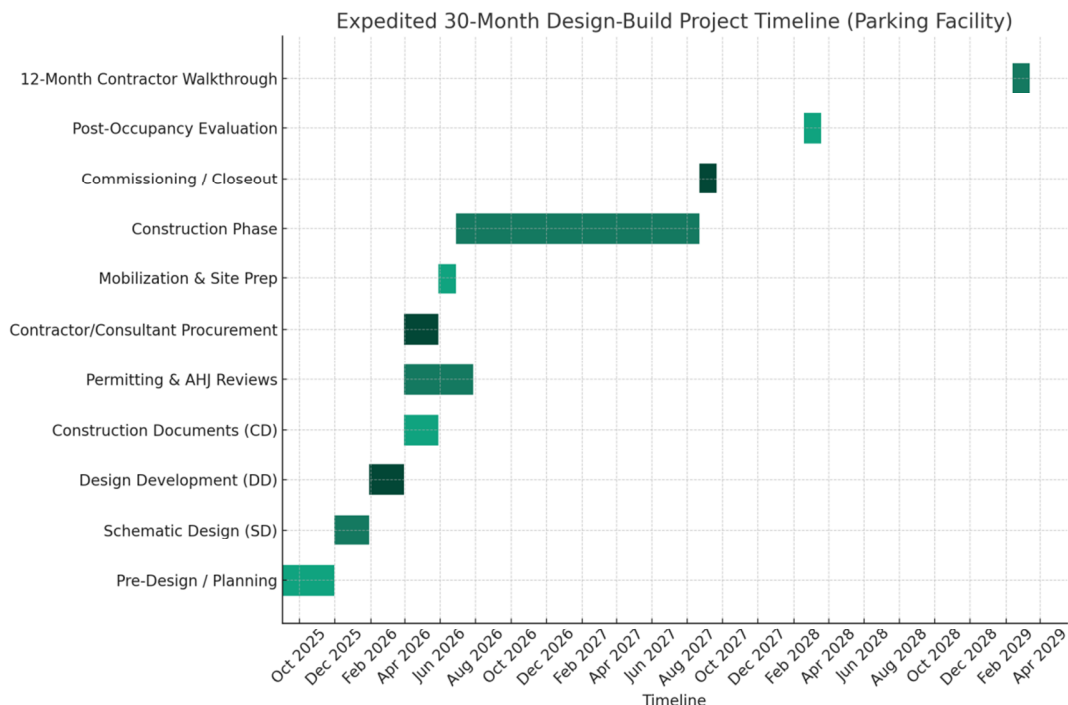
GC Construction maintains the flexibility and resources necessary to dedicate labor teams and trade partners to this project as required.

Sangen Consulting Inc. has structured its project portfolio to ensure availability of engineering, QA, and inspection personnel for this effort.

FC3 Architecture has commenced internal planning and has a fully assembled design team available to meet the expectations outlined in the RFQ.

This structure of proactive staffing, prepositioned resources, and clearly defined leadership under GC Construction ensures that the City of Hollywood will benefit from a delivery team that is aligned, engaged, and prepared to maintain progress from award through groundbreaking and final completion. **This structure of proactive staffing, prepositioned resources, and clear construction leadership under GC Construction ensures that the City of Hollywood will not lose momentum between award and ground-breaking. Our team is not just ready we are already aligned, allocated, and engaged.**

SCHEDULE



6. Knowledge of Local Site Conditions



Knowledge of Local Site Conditions

The successful design and construction of the Harrison Street Parking Garage depend on an informed understanding of the physical, environmental, and regulatory context of downtown Hollywood. At the forefront of this effort is **GC Construction**, the **Prime Design-Builder**, whose deep experience with urban infill construction, site logistics, and municipal coordination makes them uniquely equipped to lead delivery in this complex environment.

GC Construction has completed multiple high-density projects within tight city grids and understands how to mobilize within confined zones, manage overlapping city services, and maintain access for the public all while upholding aggressive schedules and minimizing disruption. Their local insight and direct field experience will ensure that the project avoids common pitfalls that affect comparable civic infrastructure efforts.

Supporting GC's leadership are two trusted collaborators: **Sangen Consulting Inc.**, serving as **Project Manager**, and **FC3 Architecture + Design LLC**, serving as **Architect of Record**. Sangen will oversee technical validation of environmental and structural site constraints, including groundwater conditions, foundation stability, and permitting strategy. FC3 will ensure that the building responds appropriately to zoning overlays, architectural code compliance, and site-specific aesthetic integration.



Key Site Conditions & Our Strategic Response

- **High Groundwater Table:**

Subsurface conditions in downtown Hollywood require proactive planning around hydrostatic pressure, construction dewatering, and foundation design. **Sangen Consulting Inc.** will procure early geotechnical analysis and hydro-surveys, with results coordinated directly with **GC Construction** to inform formwork, drainage routing, and long-term waterproofing during design development.

- **Urban Confinement:**

With limited laydown areas and active surrounding businesses, **GC Construction** will lead the development of a comprehensive site logistics plan. This includes just-in-time material delivery, vertical storage solutions, and rerouted pedestrian corridors—all coordinated with FDOT and City officials. **Sangen** will support this with constructability modeling and clash detection analysis to maintain uninterrupted site flow.

- **Hurricane Vulnerability:**

Situated within Florida's HVHZ, the structure must withstand high wind loads and driving rain. **GC Construction** will ensure that constructability and installation plans for hurricane-rated assemblies meet regulatory thresholds and can be executed safely on site. **Sangen** will perform wind-load modeling and anchorage detailing, while **FC3** will ensure that resilient design is fully integrated into the architectural envelope.

- **Traffic & Public Access:**

Construction phasing must allow for continued public access, emergency response operations, and downtown circulation. **GC Construction** will coordinate closely with Hollywood's Public Works and Transportation divisions, developing temporary traffic and pedestrian management plans, supported by appropriate signage and real-time updates. These plans will be incorporated into permitting packages and execution schedules.

- **Environmental Permitting:**

With extensive knowledge of South Florida's permitting ecosystem, our team will initiate early documentation for drainage, NPDES compliance, erosion controls, and stormwater management. **Sangen** will lead the coordination and technical preparation of environmental submittals, while **GC Construction** ensures that field practices comply with all requirements



during execution. FC3 will support documentation of zoning and landscaping requirements.

This holistic understanding of South Florida's construction challenges, combined with **GC Construction's field-driven leadership**, enables us to **anticipate, mitigate, and manage risks proactively**. By placing GC at the forefront of execution, supported by Sangen's coordination and FC3's regulatory design expertise, the City of Hollywood will benefit from a **fully aligned team** that delivers not only compliance but confidence.



Resource Tools & Management Systems

Leadership: GC Construction (Execution Systems & Field Coordination) | Sangen (Program Oversight), FC3 (Design Support)

To ensure seamless communication, efficient coordination, and disciplined execution across all phases, our team utilizes a robust suite of project management tools and strategies—with **GC Construction leading implementation in the field** and ensuring all digital workflows translate into timely, on-the-ground results.

• *Scheduling & Coordination*

GC Construction will implement a detailed project schedule, integrating **macro-level milestones with micro-level (2-week lookahead)** plans, fully aligned with construction sequencing and trade activation. GC's field superintendents and project executives will lead daily schedule enforcement, while **Sangen** oversees critical path compliance and progress validation across all disciplines.

• *Document Control & Submittals*

A **centralized digital document management platform**—such as Procore, Bluebeam, or equivalent—will be deployed by **GC Construction** to manage RFIs, shop drawings, design approvals, and as-built documentation. The system will provide real-time access to the City of Hollywood, ensure version control, and support live coordination between trades and reviewers. **Sangen** will provide quality control checkpoints and approval tracking.

• *Inspections & Compliance Tracking*

GC Construction will lead on-site documentation and field inspection protocols using mobile-enabled platforms for QA/QC tracking, daily logs, threshold inspections, and safety checklists. This ensures issues are logged, resolved, and closed in real time, with data accessible to both the City and consultants. **Sangen** will monitor technical compliance, and **FC3** will respond to design-related field clarifications.

• *Stakeholder Communication*

Regular coordination meetings, milestone review sessions, and design workshops will be **scheduled and led by GC Construction**, with strategic planning support from Sangen. This proactive communication structure ensures early detection of issues, consensus-based decisions, and real-time resolution—all supported by clear reporting and action logs. FC3 will participate actively in all design-related discussions and feedback loops.



Risk Buffering & Surge Strategy

Our team acknowledges the potential for procurement and permitting delays—particularly under current market conditions—and has embedded **protective strategies** to mitigate risk without compromising schedule or quality.

- **GC Construction** will lead **early identification of long-lead items** and initiate **advance procurement recommendations**, ensuring no disruption to the critical path.
- **Overlapping design and permitting workflows** will be coordinated to compress review cycles, with **FC3 Architecture** preparing jurisdictional packages and **Sangen** managing submission logistics.
- A **dedicated surge team** within Sangen will remain on standby to absorb agency requests, last-minute plan adjustments, and accelerate responses without affecting baseline team bandwidth.

The City of Hollywood can move forward with full assurance that this team is **not just equipped with tools**, but has the experience, systems, and **execution discipline led by GC Construction** to deliver results. **Sangen ensures oversight, FC3 maintains design flow, and GC drives delivery velocity** together, we bring not only readiness, but control.





7. Required Forms & Additional Information



Sworn statement under section 287.133 (3) (a)
Florida statute on public entity crimes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract for:
Design - Build Services for Harrison Street Parking Garage
— Services LLC
2. This sworn statement is submitted by, GC Construction and Consulting, whose
business address is,
2221 NE. 164 St., Suite 337, NMBeach, FL 33160, and (if applicable)
Federal Employer Identification Number (FEIN) is 20-8730295 (if the entity has
no FEIN, include the Social Security Number of the individual signing this sworn statement).
3. My name is Maria Cabada and my relationship to the entity
named above is Managing Member (title).
4. I understand that a "public entity crime" as defined in paragraph 287.133 (1) (g) Florida Statute,
means a violation of any state or federal law by a person with respect to and directly related to
the transaction of business with any public entity or with an agency or political subdivision of
any other state or with the United States including, but not limited to , any bid or contract for
goods or services to be provided to any public entity or any agency or public subdivision of any
other state or of the United States and involved antitrust, fraud, theft, bribery, collusion,
racketeering, conspiracy or material misrepresentation.
5. I understand that "convicted" or "convicted" as defined in paragraph 287.133 (1) (b), Florida
Statutes, means a finding of guilt or a conviction of a public entity crime with or without an
adjudication of guilt, in any federal or state trial court of records relating to charges brought by
indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of
a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287 .133 (1) (a), Florida Statutes, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or
 - b. An entity under the control of any natural person who is active in the management of the
entity and who has been convicted of a public entity crime. The term "affiliate" includes those
officers, directors, executives, partners, shareholders, employees, members, and agents
who are active in the management of an affiliate. The ownership by one of shares constituting
a controlling income among persons when not for fair interest in another person, or a
pooling of equipment or income among persons when not for fair market value under a length
agreement, shall be a prima facie case that one person controls another person. A person
who knowingly convicted of a public entity crime, in Florida during the preceding thirty-six (36)
months shall be considered an affiliate.
7. I understand that a "person" as defined in paragraph 287 .133 (1) (e), Florida Statutes, means
any natural person or entity organized under the laws of the state or of the United States with the
legal power to enter into a binding contract provision of goods or services let by a public entity,
or which otherwise transacts or applies to transact business with a public entity. The term
"person" includes those officers, directors, executives, partners, shareholders, employees,
members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to

the entity submitting this sworn statement. (Please indicate which statement applies)

- ☒ Neither the entity submitting this sworn statement, or any officers, directors, executive, partners, shareholders, employees, member, or agents who are active in management of the entity, or affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ☐ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, And (please attach a copy of the final order)
- ☐ The person or affiliate was placed on the convicted firm list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in public interest to remove the person or affiliate from the convicted firm list. (Please attach a copy of the final order)
- ☐ The person or affiliate has not been placed on the convicted firm list. (Please describe any action taken by, or pending with, the department of General Services)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM

Maria Cabada
Name

Maria Cabada
Signature

7/16/2025
Date

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this day of July, 2025, and is personally known to me, or has provided as identification.

STATE OF FLORIDA
COUNTY OF: Dade
My Commission expires: 12/13/2025



Certification Regarding Scrutinized Companies

Pursuant to §287.135, Florida Statutes, the undersigned Contractor hereby certifies the following: Contractor is not on the *Scrutinized Companies that Boycott Israel List* created pursuant to §215.4725, Florida Statutes, and is not engaged in a *boycott of Israel* as defined in §215.4725, Florida Statutes. Further, Contractor acknowledges that if the Contractor is found to have submitted a false certification, has been placed on the *Scrutinized Companies that Boycott Israel List*, or has been engaged in a *boycott of Israel* then the County reserves the right to immediately terminate the parties' agreement.

If the contract amount is \$1 million dollars or more, Contractor further certifies the following: Contractor is not on the *Scrutinized Companies with Activities in Sudan List* or the *Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List*, created pursuant to §215.473, Florida Statutes; and Contractor is not engaged in *business operations* in Syria as defined in §287.135(1)(c), Florida Statutes. Contractor acknowledges that if the Contractor is found to have submitted a false certification; has been placed on the *Scrutinized Companies with Activities in Sudan List* or the *Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List*; or has been engaged in *business operations* in Syria then the County reserves the right to immediately terminate this Agreement.

CONTRACTOR:

CC Construction and Consulting Services LLC
Business Name

By: Maria Cabada Signature

Name: Maria Cabada Printed

Title: Managing Member

Date: 7/16/2025

* Effective July 1, 2018

Certification Regarding E-Verify

Pursuant to §448.095, Florida Statutes, the Contractor hereby certifies the following:

Contractor shall register with and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of all new employees hired by Contractor during the term of this Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Contractor enters into a contract with a subcontractor performing work or providing services on its behalf, Contractor shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Failure to comply with these requirements shall be cause for immediate termination of the Agreement.

In the event performance of this Agreement is or will be funded using state or federal funds, the Contractor hereby further certifies compliance with the following:

Contractor shall register with and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of individuals to work in the United States and 48 C.F.R. 52.222-54 is incorporated herein by reference. If applicable, in accordance with Subpart 22.18 of the Federal Acquisition Register, the Contractor must (1) enroll in the E-Verify Program, (2) use E-Verify to verify the employment eligibility of all new hires working in the United States, (3) use E-Verify to verify the employment eligibility of all employees assigned to perform work pursuant to the Agreement, and (4) include these requirements in any related subcontracts. Failure to comply with these requirements shall be cause for immediate termination of the Agreement.

CONTRACTOR:

GC Construction and Consulting Services LLC
Business Name

Maria Cabada
Signature

Maria Cabada
Name (Printed)

President - Managing Member
Title (Printed)

7/16/2025
Date

CONFLICT/NON-CONFLICT OF INTEREST STATEMENT

CHECK ONE

☒ To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other clients, contracts, or property interest for this project.

OR

☐ The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients, contracts, or property interest for this project.

LITIGATION STATEMENT

CHECK ONE

☒ The undersigned firm has had no litigation and/or judgments entered against it by any local, state, or federal entity and has had no litigation and/or judgments entered against such entities during the past ten (10) years.

☐ The undersigned firm, **BY ATTACHMENT TO THIS FORM**, submits a summary and disposition of individual cases of litigation and/or judgments entered by or against any local, state, or federal entity, by any state or federal court, during the past ten (10) years.

GC Construction and Consulting
COMPANY NAME Services LLC

Maria Cabada
AUTHORIZED SIGNATURE

Maria Cabada
NAME (PRINT OR TYPE)

President / Managing Member
TITLE

Failure to check the appropriate blocks above may result in disqualification of your bid. Likewise, failure to provide documentation of a possible conflict of interest, or a summary of past litigation and/or judgments, may result in disqualification of your bid.

Drug-free workplace form

The undersigned firm, in accordance with Florida Statute 287.087, hereby certifies that

GC Construction and Consulting Services LLC does:
(Name of Business)

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

Check One:

- ☒ As the person authorized to sign this statement, I certify that this firm fully complies with the above requirements.
- ☐ As the person authorized to sign this statement, this firm **does not** fully comply with the above requirements.

Maurice C. [Signature]
Offeror's Signature

7/16/2025
Date

Information sheet for Transactions and Conveyances Corporate Identification
(Page 2 of 2)

Federal Employer Identification Number: 20-8780295

Contact Person for the Company: JORGE CABADA

Contact Email: jcabada@gcconstruction.co Contact Phone: 786-486-0237
jcabada@gcconstruction.co

Upon Certification of Award, Contract shall be signed by the President or Vice President. Any other officer shall have permission to sign via a resolution approved by the Board of Directors on behalf of the company. Awarded Contractor shall submit a copy of the resolution together with the executed Contract to the Office of Purchasing.

Name of Individual Who Will Sign the Instrument on Behalf of the Company:

Maria Cabada

(Spelled exactly as it would appear on the instrument.)

Title of the Individual Named Above Who Will Sign on Behalf of the Company:

President - Managing Member

Verified By: Maria Cabada Date: 7/16/2025

Information sheet for transactions and conveyances corporate identification
(page 1 of 2)

The following information will be provided to the Escambia County Legal Department for incorporation in legal documents. It is, therefore, vital that all information is accurate and complete. Please be certain that all spelling, capitalization, etc. is exactly as registered with the state or Federal government.

Is this a Florida Corporation:

Yes

or

No

If not a Florida Corporation:

In what state was it created: _____

Name as spelled in that state: _____

What kind of Corporation is it:

"For Profit"

or

"Not for Profit"

Is it in good standing:

Yes

or

No

Authorized to transact business in Florida:

Yes

or

No

State of Florida Department of State Certificate of Authority Document Number: L07000035901

Does it use a registered fictitious name:

Yes

or

No

Names of Officers:

President: Maria Cabada Secretary: Jorge Cabada

Vice President: _____ Treasurer: Albert Cabada

Director: _____ Director: _____

Other: _____ Other: _____

Name of Corporation (As Used in Florida):

GC Construction and Consulting Services LLC

(Spelled Exactly as it is Registered with the State or Federal Government)

Corporate Address:

Please provide both the Post Office Box and street address for mail and/or express delivery; also, for recorded instruments involving land.

Post Office Box: _____

City, State, Zip: _____

Street Address: 2221 NE, 164 St., Suite 337

City, State, Zip: N. Miami Beach, FL 33160

Sworn statement under section 287.133 (3) (a)
Florida statute on public entity crimes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract for:
Design-Build Services for Harrison Street Parking Garage
2. This sworn statement is submitted by, Sangen Consulting Inc., whose
business address is, 2554 Lake Debra Dr. S. 29110, and (if applicable)
Federal Employer Identification Number (FEIN) is 93-2864923 (if the entity has
no FEIN, include the Social Security Number of the individual signing this sworn statement).
3. My name is Joan Pinheiros, and my relationship to the entity
named above is Principal (title).
4. I understand that a "public entity crime" as defined in paragraph 287.133 (1) (g) Florida Statute, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States including, but not limited to, any bid or contract for goods or services to be provided to any public entity or any agency or public subdivision of any other state or of the United States and involved antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy or material misrepresentation.
5. I understand that "convicted" or "convicted" as defined in paragraph 287.133 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime with or without an adjudication of guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133 (1) (a), Florida Statutes, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one of shares constituting a controlling income among persons when not for fair interest in another person, or a pooling of equipment or income among persons when not for fair market value under a length agreement, shall be a prima facie case that one person controls another person. A person who knowingly convicted of a public entity crime, in Florida during the preceding thirty-six (36) months shall be considered an affiliate.
7. I understand that a "person" as defined in paragraph 287.133 (1) (e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to

the entity submitting this sworn statement. (Please indicate which statement applies)

- ☐ Neither the entity submitting this sworn statement, or any officers, directors, executive, partners, shareholders, employees, member, or agents who are active in management of the entity, or affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ☐ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, And (please attach a copy of the final order)
- ☐ The person or affiliate was placed on the convicted firm list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in public interest to remove the person or affiliate from the convicted firm list. (Please attach a copy of the final order)
- ☐ The person or affiliate has not been placed on the convicted firm list. (Please describe any action taken by, or pending with, the department of General Services)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM

Juan Pinheiros

Name

Juan P Pinheiros

Signature

09/30/2025

Date

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this day of 4th of August, 2025, and is personally known to me, or has provided as identification.

STATE OF FLORIDA

COUNTY OF: Orange

My Commission expires: Oct. 5, 2027

Notary Public

Marien I. Rios



Marien I. Rios
Comm.: HH 437917
Expires: Oct. 5, 2027
Notary Public - State of Florida

Information sheet for transactions and conveyances corporate identification
(page 1 of 2)

The following information will be provided to the Escambia County Legal Department for incorporation in legal documents. It is, therefore, vital that all information is accurate and complete. Please be certain that all spelling, capitalization, etc. is exactly as registered with the state or Federal government.

Is this a Florida Corporation:

Yes

or

No

If not a Florida Corporation:

In what state was it created: _____

Name as spelled in that state: _____

What kind of Corporation is it:

"For Profit"

or

"Not for Profit"

Is it in good standing:

Yes

or

No

Authorized to transact business in Florida:

Yes

or

No

State of Florida Department of State Certificate of Authority Document Number: _____

Does it use a registered fictitious name:

Yes

or

No

Names of Officers:

President: Juan Pinheiros Secretary: N/A

Vice President: N/A Treasurer: N/A

Director: N/A Director: N/A

Other: N/A Other: N/A

Name of Corporation (As Used in Florida):

Sangen Consulting Inc

(Spelled Exactly as it is Registered with the State or Federal Government)

Corporate Address:

Please provide both the Post Office Box and street address for mail and/or express delivery; also, for recorded instruments involving land.

Post Office Box: 2554 Lake Debra Dr.

City, State, Zip: Orlando Florida, 32835

Street Address: 2554 Lake Debra Dr.

City, State, Zip: Orlando Florida 32835

**Information sheet for Transactions and Conveyances Corporate Identification
(Page 2 of 2)**

Federal Employer Identification Number: 03-2864923

Contact Person for the Company: Juan pinheiros

Contact Email: accounting@scngenconsulting.com **Contact Phone:** 562-2547962

Upon Certification of Award, Contract shall be signed by the President or Vice President. Any other officer shall have permission to sign via a resolution approved by the Board of Directors on behalf of the company. Awarded Contractor shall submit a copy of the resolution together with the executed Contract to the Office of Purchasing.

Name of Individual Who Will Sign the Instrument on Behalf of the Company:

Juan Pinheiros. Juan P Pinheiros
Digitally signed by Juan P Pinheiros
DN: CN=J.P.
Email=accounting@scngenconsulting.com,
CN=Juan P Pinheiros
Reason: I am the author of this document
Date: 2025.08.04 14:01:35 -0400

(Spelled exactly as it would appear on the instrument.)

Title of the Individual Named Above Who Will Sign on Behalf of the Company:

Principal

Verified By: Marlen I. Rios **Date:** 08/04/2025
Marcos Rios



Marlen I. Rios
Comm.: HH 437917
Expires: Oct. 5, 2027
Notary Public - State of Florida

CONFLICT/NON-CONFLICT OF INTEREST STATEMENT

CHECK ONE

[] To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other clients, contracts, or property interest for this project.

OR

[] The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients, contracts, or property interest for this project.

LITIGATION STATEMENT

CHECK ONE

[] The undersigned firm has had no litigation and/or judgments entered against it by any local, state, or federal entity and has had no litigation and/or judgments entered against such entities during the past ten (10) years.

[] The undersigned firm, **BY ATTACHMENT TO THIS FORM**, submits a summary and disposition of individual cases of litigation and/or judgments entered by or against any local, state, or federal entity, by any state or federal court, during the past ten (10) years.

Sangen Consulting Inc

COMPANY NAME

AUTHORIZED SIGNATURE

Juan Pinheiros

NAME (PRINT OR TYPE)

Principal

TITLE

Failure to check the appropriate blocks above may result in disqualification of your bid. Likewise, failure to provide documentation of a possible conflict of interest, or a summary of past litigation and/or judgments, may result in disqualification of your bid.

Drug-free workplace form

The undersigned firm, in accordance with Florida Statute 287.087, hereby certifies that

Sangen Consulting Inc

does:

(Name of Business)

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

Check One:

 X As the person authorized to sign this statement, I certify that this firm fully complies with the above requirements.

 As the person authorized to sign this statement, this firm **does not** fully comply with the above requirements.

Offeror's Signature

08/05/2025

Date

Certification Regarding E-Verify

Pursuant to §448.095, Florida Statutes, the Contractor hereby certifies the following:

Contractor shall register with and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of all new employees hired by Contractor during the term of this Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Contractor enters into a contract with a subcontractor performing work or providing services on its behalf, Contractor shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Failure to comply with these requirements shall be cause for immediate termination of the Agreement.

In the event performance of this Agreement is or will be funded using state or federal funds, the Contractor hereby further certifies compliance with the following:

Contractor shall register with and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of individuals to work in the United States and 48 C.F.R. 52.222-54 is incorporated herein by reference. If applicable, in accordance with Subpart 22.18 of the Federal Acquisition Register, the Contractor must (1) enroll in the E-Verify Program, (2) use E-Verify to verify the employment eligibility of all new hires working in the United States, (3) use E-Verify to verify the employment eligibility of all employees assigned to perform work pursuant to the Agreement, and (4) include these requirements in any related subcontracts. Failure to comply with these requirements shall be cause for immediate termination of the Agreement.

CONTRACTOR:

Sangen Consulting Inc

Business Name

Signature

Juan Pinheiros

Name (Printed)

Principal

Title (Printed)

08/05/2025

Date

Certification Regarding Scrutinized Companies

Pursuant to §287.135, Florida Statutes, the undersigned Contractor hereby certifies the following: Contractor is not on the *Scrutinized Companies that Boycott Israel List* created pursuant to §215.4725, Florida Statutes, and is not engaged in a *boycott of Israel* as defined in §215.4725, Florida Statutes. Further, Contractor acknowledges that if the Contractor is found to have submitted a false certification, has been placed on the *Scrutinized Companies that Boycott Israel List*, or has been engaged in a *boycott of Israel* then the County reserves the right to immediately terminate the parties' agreement.

If the contract amount is \$1 million dollars or more, Contractor further certifies the following: Contractor is not on the *Scrutinized Companies with Activities in Sudan List* or the *Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List*, created pursuant to §215.473, Florida Statutes; and Contractor is not engaged in *business operations* in Syria as defined in §287.135(1)(c), Florida Statutes. Contractor acknowledges that if the Contractor is found to have submitted a false certification; has been placed on the *Scrutinized Companies with Activities in Sudan List* or the *Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List*; or has been engaged in *business operations* in Syria then the County reserves the right to immediately terminate this Agreement.

CONTRACTOR:

Sangen consulting Inc

Business Name

By: _____ Signature

Name: Juan Pinheiros Printed

Title: Principal

Date: 08/05/2025

* Effective July 1, 2018

Information sheet for transactions and conveyances corporate identification
(page 1 of 2)

The following information will be provided to the Escambia County Legal Department for incorporation in legal documents. It is, therefore, vital that all information is accurate and complete. Please be certain that all spelling, capitalization, etc. is exactly as registered with the state or Federal government.

Is this a Florida Corporation:

Yes

or

No

If not a Florida Corporation:

In what state was it created: New Jersey

Name as spelled in that state: FC3 Architecture + Design, LLC

What kind of Corporation is it:

"For Profit"

or

"Not for Profit"

Is it in good standing:

Yes

or

No

Authorized to transact business in Florida:

Yes

or

No

State of Florida Department of State Certificate of Authority Document Number: XM 210 000 14555

Does it use a registered fictitious name:

Yes

or

No

Names of Officers:

President: X Frank Cunha Secretary: _____

Vice President: _____ Treasurer: _____

Director: _____ Director: _____

Other: _____ Other: _____

Name of Corporation (As Used in Florida):

X FC3 Architecture + Design, LLC

(Spelled Exactly as it is Registered with the State or Federal Government)

Corporate Address:

Please provide both the Post Office Box and street address for mail and/or express delivery; also, for recorded instruments involving land.

Post Office Box: _____

City, State, Zip: _____

Street Address: X 15042 SW 69th St

City, State, Zip: X Miami FL 33193

Information sheet for Transactions and Conveyances Corporate Identification
(Page 2 of 2)

Federal Employer Identification Number: 20-4349256
Contact Person for the Company: Frank Cunha III
Contact Email: frank@fc3arch.com Contact Phone: 261-6813561

Upon Certification of Award, Contract shall be signed by the President or Vice President. Any other officer shall have permission to sign via a resolution approved by the Board of Directors on behalf of the company. Awarded Contractor shall submit a copy of the resolution together with the executed Contract to the Office of Purchasing.

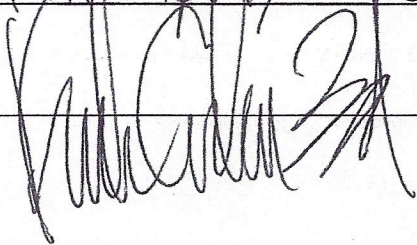
Name of Individual Who Will Sign the Instrument on Behalf of the Company:

Frank Cunha III, AIA

(Spelled exactly as it would appear on the instrument.)

Title of the Individual Named Above Who Will Sign on Behalf of the Company:

Principal / CEO

Verified By:  Date: 7/29/2025

Certification Regarding E-Verify

Pursuant to §448.095, Florida Statutes, the Contractor hereby certifies the following:

Contractor shall register with and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of all new employees hired by Contractor during the term of this Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Contractor enters into a contract with a subcontractor performing work or providing services on its behalf, Contractor shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Failure to comply with these requirements shall be cause for immediate termination of the Agreement.

In the event performance of this Agreement is or will be funded using state or federal funds, the Contractor hereby further certifies compliance with the following:

Contractor shall register with and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of individuals to work in the United States and 48 C.F.R. 52.222-54 is incorporated herein by reference. If applicable, in accordance with Subpart 22.18 of the Federal Acquisition Register, the Contractor must (1) enroll in the E-Verify Program, (2) use E-Verify to verify the employment eligibility of all new hires working in the United States, (3) use E-Verify to verify the employment eligibility of all employees assigned to perform work pursuant to the Agreement, and (4) include these requirements in any related subcontracts. Failure to comply with these requirements shall be cause for immediate termination of the Agreement.

CONTRACTOR:

FC3 Architecture + Design
Business Name

[Signature]
Signature

Frank Cunha III
Name (Printed)

President
Title (Printed)

7/29/2025
Date

Drug-free workplace form

The undersigned firm, in accordance with Florida Statute 287.087, hereby certifies that

FC3 Architecture + Design LLC

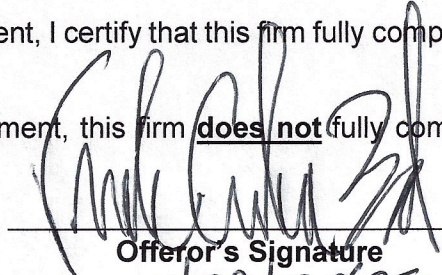
does:

(Name of Business)

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

Check One:

- ☒ As the person authorized to sign this statement, I certify that this firm fully complies with the above requirements.
- ☐ As the person authorized to sign this statement, this firm does not fully comply with the above requirements.


Offeror's Signature

7/29/2025
Date

CONFLICT/NON-CONFLICT OF INTEREST STATEMENT

CHECK ONE

☒ To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other clients, contracts, or property interest for this project.

OR

☐ The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients, contracts, or property interest for this project.

LITIGATION STATEMENT

CHECK ONE

☒ The undersigned firm has had no litigation and/or judgments entered against it by any local, state, or federal entity and has had no litigation and/or judgments entered against such entities during the past ten (10) years.

☐ The undersigned firm, **BY ATTACHMENT TO THIS FORM**, submits a summary and disposition of individual cases of litigation and/or judgments entered by or against any local, state, or federal entity, by any state or federal court, during the past ten (10) years.

FCZ Architecture & Design LLC
COMPANY NAME

[Signature]
AUTHORIZED SIGNATURE

Frank Cunha III
NAME (PRINT OR TYPE)

President
TITLE

Failure to check the appropriate blocks above may result in disqualification of your bid. Likewise, failure to provide documentation of a possible conflict of interest, or a summary of past litigation and/or judgments, may result in disqualification of your bid.

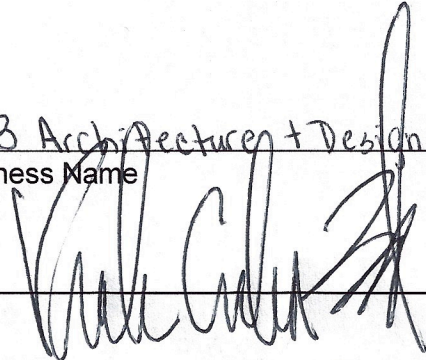
Certification Regarding Scrutinized Companies

Pursuant to §287.135, Florida Statutes, the undersigned Contractor hereby certifies the following: Contractor is not on the *Scrutinized Companies that Boycott Israel List* created pursuant to §215.4725, Florida Statutes, and is not engaged in a *boycott of Israel* as defined in §215.4725, Florida Statutes. Further, Contractor acknowledges that if the Contractor is found to have submitted a false certification, has been placed on the *Scrutinized Companies that Boycott Israel List*, or has been engaged in a *boycott of Israel* then the County reserves the right to immediately terminate the parties' agreement.

If the contract amount is \$1 million dollars or more, Contractor further certifies the following: Contractor is not on the *Scrutinized Companies with Activities in Sudan List* or the *Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List*, created pursuant to §215.473, Florida Statutes; and Contractor is not engaged in *business operations* in Syria as defined in §287.135(1)(c), Florida Statutes. Contractor acknowledges that if the Contractor is found to have submitted a false certification; has been placed on the *Scrutinized Companies with Activities in Sudan List* or the *Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List*; or has been engaged in *business operations* in Syria then the County reserves the right to immediately terminate this Agreement.

CONTRACTOR:

FC3 Architecture + Design LLC
Business Name

By:  Signature

Name: Frank Cunha III Printed

Title: President

Date: 7/29/2023

* Effective July 1, 2018

Sworn statement under section 287.133 (3) (a)
Florida statute on public entity crimes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract for:
Design Build Services for Harrison Street Parking Garage
2. This sworn statement is submitted by, FC3 Architecture + Design LLC, whose business address is, 6 OXBOW LANE, FRANKLIN NJ 07416, and (if applicable) Federal Employer Identification Number (FEIN) is 20-4349256 (if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement).
3. My name is Frank Cunha III and my relationship to the entity named above is President (title).
4. I understand that a "public entity crime" as defined in paragraph 287.133 (1) (g) Florida Statute, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States including, but not limited to , any bid or contract for goods or services to be provided to any public entity or any agency or public subdivision of any other state or of the United States and involved antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy or material misrepresentation.
5. I understand that "convicted" or "convicted" as defined in paragraph 287.133 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime with or without an adjudication of guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287 .133 (1) (a), Florida Statutes, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one of shares constituting a controlling income among persons when not for fair interest in another person, or a pooling of equipment or income among persons when not for fair market value under a length agreement, shall be a prima facie case that one person controls another person. A person who knowingly convicted of a public entity crime, in Florida during the preceding thirty-six (36) months shall be considered an affiliate.
7. I understand that a "person" as defined in paragraph 287 .133 (1) (e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to

the entity submitting this sworn statement. (Please indicate which statement applies)

- ☐ Neither the entity submitting this sworn statement, or any officers, directors, executive, partners, shareholders, employees, member, or agents who are active in management of the entity, or affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ☐ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, And (please attach a copy of the final order)
- ☐ The person or affiliate was placed on the convicted firm list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in public interest to remove the person or affiliate from the convicted firm list. (Please attach a copy of the final order)
- ☐ The person or affiliate has not been placed on the convicted firm list. (Please describe any action taken by, or pending with, the department of General Services)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM

Franky Cunha III
Name
[Signature]
Signature

7/29/2025
Date

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his signature at the space provided above on this day of 29th July 2025, and is personally known to me, or has provided as identification.

STATE OF FLORIDA

COUNTY OF: Broward

My Commission expires: Oct. 5, 2027

Notary Public



[Signature]
Marien I. Rios
Comm.: HH 437917
Expires: Oct. 5, 2027
Notary Public - State of Florida

Information sheet for transactions and conveyances corporate identification
(page 1 of 2)

The following information will be provided to the Escambia County Legal Department for incorporation in legal documents. It is, therefore, vital that all information is accurate and complete. Please be certain that all spelling, capitalization, etc. is exactly as registered with the state or Federal government.

Is this a Florida Corporation: Yes or ☒ **No**

If not a Florida Corporation:

In what state was it created: New Jersey

Name as spelled in that state: Dresdner Robin Environmental Management, Inc.

What kind of Corporation is it: ☒ **"For Profit"** or ☐ **"Not for Profit"**

Is it in good standing: ☒ **Yes** or ☐ **No**

Authorized to transact business in Florida: ☒ **Yes** or ☐ **No**

State of Florida Department of State Certificate of Authority Document Number: F25000000483

Does it use a registered fictitious name: Yes or ☒ **No**

Names of Officers:

President: _____ Secretary: Douglas Neumann

Vice President: _____ Treasurer: Anthony Ianuale COO/CFO

Director: Nicholas Noce Director: John Tregidgo

~~Other:~~ Director: Matthew Neuls ~~Other:~~ Director: Charles Heydt

Name of Corporation (As Used in Florida):

Dresdner Robin Environmental Management, Inc. - DBA Dresdner Robin

(Spelled Exactly as it is Registered with the State or Federal Government)

Corporate Address:

Please provide both the Post Office Box and street address for mail and/or express delivery; also, for recorded instruments involving land.

Post Office Box: _____

City, State, Zip: _____

Street Address: 30 Montgomery Street, Suite 510

City, State, Zip: Jersey City, NJ 07302

**Information sheet for Transactions and Conveyances Corporate Identification
(Page 2 of 2)**

Federal Employer Identification Number: 22-3142211

Contact Person for the Company: Anthony Ianuale

Contact Email: aiianuale@dresdnerrobin.com **Contact Phone:** 201-266-5654

Upon Certification of Award, Contract shall be signed by the President or Vice President. Any other officer shall have permission to sign via a resolution approved by the Board of Directors on behalf of the company. Awarded Contractor shall submit a copy of the resolution together with the executed Contract to the Office of Purchasing.

Name of Individual Who Will Sign the Instrument on Behalf of the Company:

Anthony Ianuale

(Spelled exactly as it would appear on the instrument.)

Title of the Individual Named Above Who Will Sign on Behalf of the Company:

Chief Operating Officer & CFO

Verified By:  **Date:** 8/5/25

Sworn statement under section 287.133 (3) (a)
Florida statute on public entity crimes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract for:
Dresdner Robin Environmental Management, Inc.
—
2. This sworn statement is submitted by, Anthony Ianuale, whose business address is, 30 Montgomery Street, Suite 510, Jersey City, NJ 07302, and (if applicable) Federal Employer Identification Number (FEIN) is 22-3142211 (if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement).
3. My name is Anthony Ianuale and my relationship to the entity named above is Chief Operating Officer & CFO (title).
4. I understand that a "public entity crime" as defined in paragraph 287.133 (1) (g) Florida Statute, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States including, but not limited to , any bid or contract for goods or services to be provided to any public entity or any agency or public subdivision of any other state or of the United States and involved antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy or material misrepresentation.
5. I understand that "convicted" or "convicted" as defined in paragraph 287.133 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime with or without an adjudication of guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287 .133 (1) (a), Florida Statutes, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one of shares constituting a controlling income among persons when not for fair interest in another person, or a pooling of equipment or income among persons when not for fair market value under a length agreement, shall be a prima facie case that one person controls another person. A person who knowingly convicted of a public entity crime, in Florida during the preceding thirty-six (36) months shall be considered an affiliate.
7. I understand that a "person" as defined in paragraph 287 .133 (1) (e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to

the entity submitting this sworn statement. (Please indicate which statement applies)

- ☐ Neither the entity submitting this sworn statement, or any officers, directors, executive, partners, shareholders, employees, member, or agents who are active in management of the entity, or affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ☐ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, And (please attach a copy of the final order)
- ☐ The person or affiliate was placed on the convicted firm list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in public interest to remove the person or affiliate from the convicted firm list. (Please attach a copy of the final order)
- ☐ The person or affiliate has not been placed on the convicted firm list. (Please describe any action taken by, or pending with, the department of General Services)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM

Anthony Ianuale

Name

Signature

Date

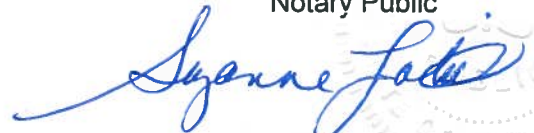
PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this day of AUGUST, 2025, and is personally known to me, or has provided _____ as identification.

STATE OF FLORIDA- NEW JERSEY

COUNTY OF: HUDSON

My Commission expires: 7/30/2028

Notary Public



SUZANNE LOTITO
NOTARY PUBLIC
State of New Jersey
ID # 2436853

My Commission Expires 7/30/2028

Certification Regarding E-Verify

Pursuant to §448.095, Florida Statutes, the Contractor hereby certifies the following:

Contractor shall register with and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of all new employees hired by Contractor during the term of this Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Contractor enters into a contract with a subcontractor performing work or providing services on its behalf, Contractor shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Failure to comply with these requirements shall be cause for immediate termination of the Agreement.

In the event performance of this Agreement is or will be funded using state or federal funds, the Contractor hereby further certifies compliance with the following:

Contractor shall register with and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of individuals to work in the United States and 48 C.F.R. 52.222-54 is incorporated herein by reference. If applicable, in accordance with Subpart 22.18 of the Federal Acquisition Register, the Contractor must (1) enroll in the E-Verify Program, (2) use E-Verify to verify the employment eligibility of all new hires working in the United States, (3) use E-Verify to verify the employment eligibility of all employees assigned to perform work pursuant to the Agreement, and (4) include these requirements in any related subcontracts. Failure to comply with these requirements shall be cause for immediate termination of the Agreement.

CONTRACTOR:

Dresdner Robin Environmental Management, Inc.

Business Name

Signature

Anthony Ianuale

Name (Printed)

Chief Operating Officer & CFO

Title (Printed)

Date

8/5/25

CONFLICT/NON-CONFLICT OF INTEREST STATEMENT

CHECK ONE

☒ To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other clients, contracts, or property interest for this project.

OR

☐ The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients, contracts, or property interest for this project.

LITIGATION STATEMENT

CHECK ONE

☒ The undersigned firm has had no litigation and/or judgments entered against it by any local, state, or federal entity and has had no litigation and/or judgments entered against such entities during the past ten (10) years.

☐ The undersigned firm, **BY ATTACHMENT TO THIS FORM**, submits a summary and disposition of individual cases of litigation and/or judgments entered by or against any local, state, or federal entity, by any state or federal court, during the past ten (10) years.

Dresdner Robin Environmental Management, Inc.

COMPANY NAME



AUTHORIZED SIGNATURE

Anthony Ianuale

NAME (PRINT OR TYPE)

Chief Operating Officer & CFO

TITLE

Failure to check the appropriate blocks above may result in disqualification of your bid. Likewise, failure to provide documentation of a possible conflict of interest, or a summary of past litigation and/or judgments, may result in disqualification of your bid.

Drug-free workplace form

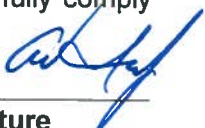
The undersigned firm, in accordance with Florida Statute 287.087, hereby certifies that
Dresdner Robin Environmental Management, Inc. does:

(Name of Business)

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

Check One:

- X As the person authorized to sign this statement, I certify that this firm fully complies with the above requirements.
- As the person authorized to sign this statement, this firm **does not** fully comply with the above requirements.

Anthony Ianuale 

Offeror's Signature

8/5/25
Date

Certification Regarding Scrutinized Companies

Pursuant to §287.135, Florida Statutes, the undersigned Contractor hereby certifies the following: Contractor is not on the *Scrutinized Companies that Boycott Israel List* created pursuant to §215.4725, Florida Statutes, and is not engaged in a *boycott of Israel* as defined in §215.4725, Florida Statutes. Further, Contractor acknowledges that if the Contractor is found to have submitted a false certification, has been placed on the *Scrutinized Companies that Boycott Israel List*, or has been engaged in a *boycott of Israel* then the County reserves the right to immediately terminate the parties' agreement.

If the contract amount is \$1 million dollars or more, Contractor further certifies the following: Contractor is not on the *Scrutinized Companies with Activities in Sudan List* or the *Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List*, created pursuant to §215.473, Florida Statutes; and Contractor is not engaged in *business operations* in Syria as defined in §287.135(1)(c), Florida Statutes. Contractor acknowledges that if the Contractor is found to have submitted a false certification; has been placed on the *Scrutinized Companies with Activities in Sudan List* or the *Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List*; or has been engaged in *business operations* in Syria then the County reserves the right to immediately terminate this Agreement.

CONTRACTOR:

Dresdner Robin Environmental Management, Inc.
Business Name

By:  Signature

Name: Anthony Ianuale Printed

Title: Chief Operating Officer & CFO

Date: 8/5/25

* Effective July 1, 2018

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS &
PROFESSIONAL REGULATIONDepartment of Business
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1:41:05 PM 8/5/2025

Licensee Information

Name:	CABADA, JORGE G (Primary Name) GC CONSTRUCTION AND CONSULTING SERVICES LLC (DBA Name)
Main Address:	2783 NE 164ST NORTH MIAMI BEACH Florida 33160
County:	DADE

License Information

License Type:	Certified Roofing Contractor
Rank:	Cert Roofing
License Number:	CCC1328887
Status:	Current,Active
Licensure Date:	12/01/2008
Expires:	08/31/2026

**Special
Qualifications****Qualification Effective**

Construction Business	12/01/2008
----------------------------------	-------------------

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Ron DeSantis, Governor



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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

SPECIAL INSPECTOR NUMBER: 72730

PINHEIROS, JUAN PABLO

14744 SW 99TH LANE
MIAMI FL 33196

LICENSE NUMBER: PE72730

EXPIRATION DATE: FEBRUARY 28, 2021

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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

CUNHA, FRANK III

9 KRISTEN COURT
HAMBURG NJ 07419

LICENSE NUMBER: AR96639

EXPIRATION DATE: FEBRUARY 28, 2027

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ISSUED: 12/02/2024

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LICENSEE DETAILS

1:45:06 PM 8/5/2025

Licensee Information

Name:	VENIN, LAUREN KATHERINE (Primary Name)
Main Address:	4 SUNSET RD POMPTON LAKES New Jersey 07442
County:	OUT OF STATE

License Information

License Type:	Registered Landscape Architect
Rank:	Landscape Arc
License Number:	LA2029
Status:	Current,Active
Licensure Date:	04/08/2025
Expires:	11/30/2025

Special Qualifications

Qualification Effective

Alternate Names

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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PROFESSIONAL ENGINEERS

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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

ALVAREZ, NORMA TERESA

9934 NW 47TH TERRACE
MIAMI FL 33178

LICENSE NUMBER: PE70612

EXPIRATION DATE: FEBRUARY 28, 2025

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