

DESIGN-BUILD SERVICES

HARRISON STREET PARKING GARAGE

CITY OF HOLLYWOOD, FLORIDA



PGAL

Response for RFQ-335-25-WV

Due date: August 5, 2025



1121 E. Broward Blvd., Fort Lauderdale, Florida 33301
P: 954 492 9191 F: 954 492 9192

August 5, 2025

City of Hollywood, City Hall
City Clerk's Office
2600 Hollywood Boulevard, Room 221
Hollywood, FL 33020

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

Dear Members of the Selection Evaluation Committee:

Gulf Building LLC (Gulf) and **PGAL, Inc.** (PGAL) are pleased to submit our team's statement of qualifications to provide **Design-Build Services** for the **Harrison Street Parking Garage**. Our team brings together a highly experienced group of construction, design, and engineering professionals with the expertise required to successfully deliver this important project. We understand the urgency driven by Downtown Hollywood's continued growth and the increasing demand for structured parking. With that in mind, we are fully committed to working collaboratively with the City and all stakeholders to deliver a high-quality facility efficiently and on schedule. This qualification package has been specifically developed to demonstrate the benefits that the Gulf-PGAL Team will bring to this project. Highlights of these qualifications are outlined below:

Cohesive Team. Gulf-PGAL is an integrated design-build team led by Gulf Building as the Design-Build Contractor and PGAL, Inc. as the Architect of Record. Enhancing our core team is a group of specialized subconsultants, each selected for their proven expertise in key disciplines. These include **Walter P. Moore (WPM)** – Structural Engineering and Revenue/Access Control; **TLC Engineering Solutions, Inc. (TLC)** – Mechanical, Electrical, and Plumbing (MEP) / Fire Protection (FP); **Botek Thurlow Engineering, Inc. (Botek)** – Civil Engineering; **Thomas Geotechnical Services (TGS)** – Geotechnical Engineering and Materials Testing; **Traf Tech Engineering, Inc.** – Traffic Engineer; and **ECOPlan, Inc. (ECO)** – Landscape Architecture.

Qualified Staff. The Gulf-PGAL Team has extensive experience designing and building throughout South Florida, and more importantly, has completed over 100 design-build projects. Individual members of the firms have a long history of working together, dating back to 1993, so there is no learning curve, and lines of communication are already open.

Experience Working Together. The Gulf - PGAL Team completed a **\$41M design-build project** for the South Florida Regional Transportation Authority that consisted of a **475-space Parking Garage** and a 3-story Operations Building and Improvements to the Pompano Beach Tri-Rail Station, Fire Station 113, a **\$13.5M design-build project** for the City of Delray Beach, and design and construction of the City of Miramar Fire Station 19 and Multi-Service Complex. In addition, top executives of Gulf and PGAL completed a **6-level, 1,037 space design build parking garage** for the University of Central Florida and a **6-level, 946 space design build garage** for the University of Florida.

Collaboration and Commitment. Our team fully understands the City's goals and objectives for this project. By **selecting** the **Gulf-PGAL** team, the **City gains a true partner**—one with deep expertise in the design-build process and a strong **commitment to collaboration**. We will work closely with all stakeholders in a **spirit of transparency and cooperation to deliver a high-quality facility** that meets or exceeds the City's needs.

We look forward to working with the City of Hollywood on this important project and the opportunity to prove our capabilities. At the end of this contract, our main goal is to have exceeded your expectations and to be able to add the City of Hollywood to our long list of successful projects and repeat clients.

Sincerely,

Gulf Building LLC



John Scherer
President & CEO

PGAL, Inc.



Ian Nestler
Principal

TAB

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Understanding of SOQ Key Elements

The City of Hollywood is seeking a qualified design-build team to deliver a new multi-level parking structure in Downtown Hollywood, located within the Community Redevelopment District at the corner of Harrison Street and South 17th Avenue—directly across from the Arts and Culture Center. The proposed facility is expected to accommodate approximately 350 vehicles and will incorporate dedicated administrative spaces (including office areas for on-site staff and secured storage), integrated technology and enforcement infrastructure, and enhanced safety and sustainability features.

In response to the area's ongoing growth and increasing parking demand, we recognize that expedited delivery is critical. Our team is committed to working in close collaboration with the City and all stakeholders to ensure efficient progression from design through construction.

The selected design-build firm will be responsible for developing full design documentation in coordination with the City and producing a Guaranteed Maximum Price (GMP) based on the 30% Construction Document "Design Criteria Package." The GMP will be derived through an open-book, competitive bidding process with qualified subcontractors.

Gulf-PGAL Design-Build Team

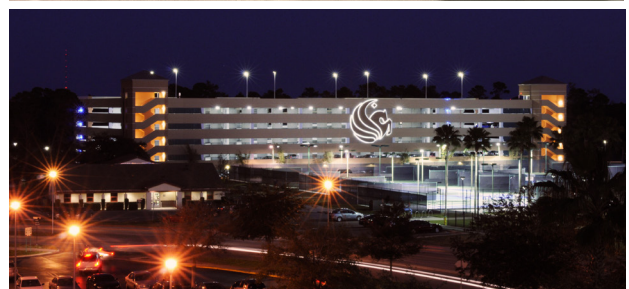
To meet the City's goals, we have brought together a highly experienced and integrated design-build team led by **Gulf Building LLC (Gulf)** as the Design-Build Contractor and **PGAL, Inc. (PGAL)** as the Architect of Record. The Gulf-PGAL Team has extensive experience

building throughout South Florida, and more importantly, has independently and collaboratively completed successful, comparable projects. Notably, the team previously completed a **\$41 million design-build project** for the South Florida Regional Transportation Authority that included a **475-space parking garage**, Operations Building and Improvements to the Pompano Beach Tri-Rail Station.

Our most recent project was a **\$13.5M design-build Fire Station** for the City of Delray Beach. Other collaborations between the Owners and Top Executives of our firms include the University of Florida Transportation Administration Office Building Parking Garage Complex, a LEED Gold Certified **6-level, 946-space design build parking garage** with an integrated Traffic/Parking Division liner building and the UCF Libra Parking Garage, a **6-level, 1,037-space garage** also **delivered under a design build delivery method**.

Enhancing our core team is a group of specialized subconsultants, each selected for their proven expertise in key disciplines. These include **Walter P. Moore (WPM)** – Structural Engineering and Revenue/Access Control; **TLC Engineering Solutions, Inc. (TLC)** – Mechanical, Electrical, and Plumbing (MEP) / Fire Protection (FP); **Botek Thurlow Engineering, Inc. (Botek)** – Civil Engineering; **Thomas Geotechnical Services (TGS)** – Geotechnical Engineering and Materials Testing; **Traf Tech** – Traffic Engineering; and **ECOPlan, Inc. (ECO)** – Landscape Architecture.

Additional details on PGAL and all subconsultants can be found in Tab H – Sub Consultants Information.



Gulf Building - Design-Build Contractor

1. Basic company information:

a. Company name:	Gulf Building LLC
b. Address with zip code:	1121 East Broward Boulevard, Ft. Lauderdale, FL 33301
c. Telephone and Fax number:	P: 954-492-9191 F: 954-492-9192
d. Email address:	johns@gulfbuilding.com and gioa@gulfbuilding.com
e. Name of primary contact:	John Scherer, President & CEO

2. Years in Business:

Gulf began as a Florida Corporation in 1991 and was converted to an LLC in 2010, as noted in the certificate of good standing below. Gulf has been in business as a General Construction Company for over 34 years.

State of Florida Department of State

I certify from the records of this office that GULF BUILDING, LLC is a limited liability company organized under the laws of the State of Florida, filed on April 19, 2010, effective October 4, 1991.

The document number of this limited liability company is L10000042023.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 14, 2025, and that its status is active.



Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eighteenth day of February,
2025


Secretary of State

Tracking Number: 5044219978CU

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

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

3. Licenses:



4. Professional Licenses and Certifications

Gulf affirms that our firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete this project. Our firm is a licensed General Contractor in the State of Florida and maintains active certification in good standing with the Florida Department of Business and Professional Regulation. Documentation of licenses and certifications has been provided above.

5. National, Regional or Local Firm

Gulf Building is a local contractor headquartered in Fort Lauderdale.

6. Firm Description

Gulf Building is a licensed Florida general contractor with over 3 decades of proven experience delivering high-quality projects throughout South Florida.

We offer comprehensive in-house construction services that span the full project lifecycle—from preconstruction planning and value engineering to constructability review, project management, and field execution. Our team of more than 70 seasoned professionals brings deep expertise across all phases of design-build project delivery, with a strong track record of collaboration, innovation, and on-time performance.

Gulf and assigned team members have successfully completed numerous design-build projects, including structured parking facilities, and will bring this extensive experience and commitment to successfully deliver the City of Hollywood's Harrison Street Parking Garage.

7. Years in Business

34 years

8. Corporation

If your organization is a corporation, answer the following:

- a. Date of incorporation
- b. State of incorporation
- c. President's name

Not Applicable

9. Partnership

If your organization is a partnership, answer the following:

- a. Date of organization
- b. Type of partnership (if applicable)
- c. Name(s) of general partner(s)

Not Applicable

10. Individually Owned

If your organization is individually owned, answer the following:

- a. Date of organization
- b. Name of owner

Not Applicable

11. Limited Liability Company

If your organization is a limited liability company, answer the following:

a. Date of organization:	Gulf Building Corporation was incorporated in the State of Florida on 10-4-1991 and converted to an LLC on 4-19-2010
b. State of organization:	Florida
c. Name(s) of member(s):	John Scherer William R. Derrer, Jr.

Insurance Certificate:

In accordance with RFI Response #19, we have included a sample insurance certificate on the following page which includes a confirmation statement affirming that, if awarded the project, we will provide the insurance coverages required in the RFQ. A copy has also been uploaded to the Response Tab.

Insurance Certificate



GULFBUI-01

MBROUSSARD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/23/2025

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

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

PRODUCER Cory, Tucker & Larowe, Inc. P. O. Box 6646 Metairie, LA 70009-6646	CONTACT NAME:	
	PHONE (A/C, No, Ext): (504) 834-5080	FAX (A/C, No): (504) 835-7726
INSURED Gulf Building LLC 1121 E Broward Blvd Fort Lauderdale, FL 33301	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Zurich American Insurance Company	NAIC # 16535
	INSURER B : Travelers Property Casualty Company of America	25674
	INSURER C : SiriusPoint Specialty Insurance Corporation	16820
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	X	X	GLO 3804615-06	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	X	X	BAP 3804616-06	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED \$ RETENTION \$	X	X	CUP-9S092377-25-NF	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC 3804614-06	1/1/2025	1/1/2026	☒ PER STATUTE ☐ OTH-ER E.I. EACH ACCIDENT \$ 1,000,000 E.I. DISEASE - EA EMPLOYEE \$ 1,000,000 E.I. DISEASE - POLICY LIMIT \$ 1,000,000
C	Pollution Liability			CPPL S0002677 02	1/1/2025	1/1/2026	Occurrence/Aggregate 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RFQ-335-25-WV HARRISON STREET PARKING GARAGE FOR THE CITY OF HOLLYWOOD, FLORIDA

City of Hollywood elected officials, officers, employees, and agents are listed as additional insured on all policies, except workers compensation; waiver of subrogation is provided on all policies, 30 days notice of cancellation is provided, when required by written contract.

If Gulf Building, LLC is selected to perform the project, the builder's risk, cyber liability and increased professional limits, will be met.

CERTIFICATE HOLDER

CANCELLATION

City of Hollywood c/o Office of Procurement Services 2600 Hollywood Blvd, Room 303 Hollywood, FL 33020	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2016/03)

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Firm Qualifications and Experience

Gulf is a licensed Florida-based general contractor with over 34 years of operations in South Florida. We specialize in delivering complex public-sector projects and have extensive experience providing Design-Build services, including the successful delivery of multi-level parking structures.

Our team has a proven track record of collaborating with public agencies on design-build projects, aligning design intent with constructability to streamline delivery, optimize costs, and mitigate risk. Gulf and assigned key team members have delivered numerous projects comparable in scope and complexity to this solicitation, and we bring a comprehensive understanding of the structural, functional, and operational demands of delivering facilities on constrained urban sites.

Business Structure

Gulf is a legally registered entity in the State of Florida. Gulf began as a Florida Corporation in 1991 and was converted to an LLC in 2010.

<i>Address:</i>	1121 East Broward Boulevard Ft. Lauderdale, FL 33301
<i>Phone / Fax:</i>	P: 954-492-9191 / F: 954-492-9192
<i>Email Addresses:</i>	johns@gulfbuilding.com and gioa@gulfbuilding.com
<i>Website Address:</i>	www.gulfbuilding.com
<i>Contacts:</i>	John Scherer, President & CEO Giovanna Alessi-Suarez, VP of Marketing

Additional details on our business structure, technical and support staff, and licenses can be found behind Tab B: Executive Summary and Tab D: Organizational Profile and Project Team Qualifications.

In addition, as Gulf has grown, we have added key individuals in both management and ownership positions that possess significant individual related project experience to further enhance Gulf's knowledge base and depth of expertise.

These individuals have a long history in the construction of similar facilities and they bring that experience to this Project.

Our Team is comprised of personnel who are highly experienced, professional, well qualified and have prior experience in working together on past projects. Our staff has an excellent working knowledge of all levels of the technical and logistical requirements unique to your project. Our team's experience in Value Engineering, Scheduling, Partnering, Quality Control, Cost Estimating and Project Management will be a strong addition to your program. This provides the City of Hollywood with a qualified project team that possess the necessary skills required to construct a quality project. The table on the right shows our list of Firm's Personnel, based on skill group.

Staff Position	# of Employees
<i>Management</i>	11
<i>Project Managers</i>	10
<i>Superintendents</i>	16
<i>Project Engineers</i>	11
<i>Accounting/Office Admin.</i>	10
<i>Estimators</i>	3
<i>Laborers/Skilled Workers</i>	6
<i>Summer Interns</i>	5
TOTAL	72



C. FIRM QUALIFICATIONS & EXPERIENCE

Projects Completed in the Past Seven (7) Years

Our construction experience is diverse and we bring experience working in a variety of project types including design-build delivery, projects on tight sights and located within urban settings. Below is a partial listing of projects completed by Gulf Building in the past seven (7) years.

Project Name	Client	Scope	Cost	Completion Date
SFRTA Parking Garage, Operations Building and Tri-Rail Station Improvements	South Florida Regional Transportation Authority	Gulf-PGAL Design-Build Team. LEED Gold 4-story, 474-space parking garage and a 3-story, 75,000 SF operation center	\$41,000,000	Oct-19
550 Parking Garage & Office Building	Blackhawk Properties & Investments LLC	New 8 Level, 266,000 SF Parking Garage with 613 spaces and 7-story, 94,532-square-foot Class A mixed-use office building	\$30,716,113	Jan-20
Delray Fire Station No. 113	City of Delray Beach	Gulf-PGAL Design-Build Team. New 15,857 GSF, two-story fire station including three (3) drive-thru apparatus bays.	\$13,516,440	Jul-25
Hollywood Preschool, Classroom Building, New Parking Lot & Skate Park	Seminole Tribe of Florida	Design-Build. New one-story preschool building and a two-story (ground level) cafeteria / (second level) classrooms, site development and parking as a new skate park.	\$41,902,307	Jul-25
Markham Center for Teaching and Learning	Pine Crest School	New two-story 19,322 SF building built in the heart of an active campus.	\$17,000,000	Jul-25
EYW New Concourse A and Terminal Improvements	Monroe County	Phased project. Ph I - New construction of a 48,202 SF open, modern, and efficient new concourse building. Ph II - Renovations to the existing landside terminal building.	\$117,388,601	Ph I May 25
Medical Clinic, Behavioral Health & Public Safety Building - Immokalee Reservation	Seminole Tribe of Florida	New 16,348 SF Medical Clinic Building attached to a 3,057 SF Behavioral Health Building & new 21,504 SF Public Safety Facility.	\$33,773,860	Jun-24
Rolling Oaks Park	City of Miami Gardens	New community center and park improvements.	\$11,970,281	Dec-24
Signature Flight FBO Terminal	Signature Flight Support, LLC	New 4,500 SF guest terminal building built within an active airport.	\$5,684,137	Oct-23
Bennett M. Lifter Park	City of Miami Gardens	New community center and site improvements.	\$3,271,88	Sep-23
1121 Office Building	Jay Mark 500 SE 6 St LLC	New 4-story, 15,521-gross-square-foot professional office building.	Confidential	Jun-22
Broward County Security Credentialing Office Relocation	Broward County Aviation Department	Interior build-out of a approximately 5,000 SF of spaces on the fourth floor of Terminal 1 at FLL.	\$1,780,408	Apr-22
VA Tampa Renovate Space for Geriatric Mental Health & Suicide Prevention	Dept. of Veterans Affairs	Design-Build. Renovate to the Geriatric Mental Health Services and Suicide Prevention Department.	\$2,424.321	Nov-22

C. FIRM QUALIFICATIONS & EXPERIENCE

Project Name	Client	Scope	Cost	Completion Date
VA Lake City - Pharmacy Corrections to IV Room 6C	Dept. of Veterans Affairs	Design-Build. Redesign of existing pharmacy compounding area to meet the current USP <797> (2019) code and provide a new dedicated HVAC system	\$905,897	Nov-22
Garden View Apartments	Housing Authority of the City of Key West, Florida	New construction of a 104-unit multi-family housing development on Stock Island	\$21,394,357	Apr-23
VA Miami - Convert Pulmonary Test Lab, GI & SICU into Negative Pressure Isolation Rooms with Hard Ceiling	Dept. of Veterans Affairs	Design-Build. Converted rooms into Negative/Positive Pressure Switchable Isolation Rooms with a redundant HVAC system and Hard Ceiling	\$1,242,892	Jun-22
EYW Signature Flight – Hangar Office Improvements	Signature Flight Support, LLC	Renovation of the existing Hanger Office space with improvements to convert to a state of the art flight line and Sea Plane Lobby area.	\$1,112,673	Jun-22
Cloverleaf Park	City of Miami Gardens	Design-Build. New recreation center building and approximately 1.5 acres of site improvements.	\$1,704,153	May-22
LA Lee YMCA Mizell Community Center	YMCA of South Florida	New 4-story, 64,500 SF state-of-the-art mixed-use building with roof top terrace and outdoor swimming pool.	\$14,170,110	Apr-22
550 - Third and Fourth Floor Tenant Improvement Buildouts	Blackhawk Properties & Investments LLC	3rd and 4th Floor Tenant Improvements.	\$1,520,000	Mar-21
New Joe Pinder Administration Building	Florida Keys Aqueduct Authority (FKAA)	New 3 story, 38,000 SF hurricane hardened office building over ground level parking.	\$12,407,430	Oct-21
VA Bay Pines-B102 HVAC Replacements	Dept. of Veterans Affairs	Design-Build. HVAC replacements in occupied hospital.	\$4,887,397	Mar-21
VA Puerto Rico - Patient Lifts Replacement in CLC	Dept. of Veterans Affairs	Design-Build. Replacement of the existing patient lifts within all patient rooms in the CLC.	\$1,199,352	Jul-21
Parker Playhouse	Performing Arts Center Authority	New major 8,000 SF lobby expansion and renovations of the existing facilities.	\$17,500,000	Aug-21
Repave Missile Haul Route	NAVFAC SE	Resurfacing and limited full-depth repairs to haul roads within the LA and CA on base.	\$13,927,608	Jul-20
ColorOnly - Coral Springs	ColorOnly Express Salons	Design-Build. Tenant Improvement that converted an existing nail salon into a hair color salon	\$259,583	Mar-20
VA Bay Pines-Pharmacy and Telemetry Unit Renovation	Dept. of Veterans Affairs	Design-Build. Redesign of room #5A-104 to accommodate pharmacy and telemetry services.	\$982,622	Jan-20
Betty Mae Jumper Medical Clinic	Seminole Tribe of Florida	New 2-story, 40,000 sf Medical Clinic Building and site parking.	\$13,704,713	Apr-20
Major Billy L. Cypress THPO Building	Seminole Tribe of Florida	New 2-story,, 10,000 sf Office Building.	\$5,043,039	Sep-19
Heron Estates Senior Apartments	Housing Trust Group	New 3-story building that included 101 affordable housing units.	\$15,584,447	Aug-19
Fire Station 107	City of Miramar	New 3-bay, 14,127 SF facility to accommodate 10 personnel.	\$4,878,000	Feb-18

Resumes



Brian French will serve as the Project Manager for this project, bringing over 28 years of industry experience and a strong track record of delivering projects of comparable scope and complexity. A list of his relevant projects can be found in his resume.

Below are three professional references associated with similar projects he has managed.

Frankie Sepcic / PBK Architects (formerly Harvard Jolly Architects) – (727) 896.4611
Brian Bowers – Coreslab Structures – (305) 825.2514
Thomas Patri – Bradford Electric – (561) 747.0656

Resumes for Brian French, Tommy Shisler, our proposed Superintendent and other key members of our Design-Build team are included in Tab D.

Unique Qualifications, Best Practices, and Value to the Project

Gulf brings a combination of technical expertise, deep local knowledge, and a collaborative, solutions-oriented mindset that distinguishes us in the marketplace and adds measurable value to our projects. With over 34 years of experience delivering complex governmental and commercial facilities across Florida, we understand how to efficiently manage risk, ensure compliance with local and state regulations, and exceed owner expectations in both cost control and quality.

Unique and Extraordinary Qualifications:

- Integrated Project Delivery Expertise: Our team thrives in collaborative project environments. We have successfully delivered numerous design-build and CMAR projects by fostering early engagement between the owner, design team, and subcontractors—promoting shared accountability, faster decision-making, and reduced change orders.
- Specialized Personnel: We have intentionally built a team of seasoned professionals, many

of whom have led similar facility types under comparable site constraints. Several of our senior managers and technical experts possess over 25 years of experience in parking structures and vertical commercial construction, particularly on tight urban sites.

- Local Experience and Regulatory Knowledge: Our longstanding presence in Florida, along with recent successful projects for municipalities and counties, gives us a firm understanding of local permitting, environmental requirements, and code enforcement practices. This familiarity directly translates into fewer delays and a smoother path to project completion.

Best Practices That Add Value:

- Constructability Reviews and Phased Logistics Planning: We implement early and continuous constructability reviews to identify potential conflicts and value engineering opportunities. For constrained urban sites like this one, we prioritize proactive logistics planning—including detailed phasing, staging, and public interface plans—to minimize disruptions and maximize efficiency.
- Digital Project Management Tools: We leverage advanced project management platforms and real-time progress tracking software to ensure transparency, schedule adherence, and clear communication among all stakeholders.
- Safety and Quality Control Culture: Our safety EMR consistently outperforms industry averages, and our in-house QA/QC program begins at preconstruction and continues through commissioning. We treat safety and quality as foundational principles rather than contractual obligations.

EXPERIENCE
MODIFICATION
RATE
.78

How Our Team Adds Value:

Choosing our firm means selecting a true partner that is invested in the success of your project from day one. We don't just build structures—we build relationships, solve problems before they surface, and continuously look for ways to enhance the project outcome. Our

approach is defined by transparency, responsiveness, and a track record of delivering results that stand the test of time.

At the end of this project, our main goal is to have exceeded your expectations and to be able to add the City of Hollywood to our long list of successful projects and repeat clients.

Experience and Understanding of Local Subcontractors and Bidding Conditions

As a South Florida-based contractor with over three decades of continuous operation, our firm has cultivated strong, long-standing relationships with a broad network of qualified local subcontractors across all major trades. We maintain an active database of prequalified subcontractors and suppliers who have proven their performance, capacity, and reliability on similar project types.

We understand the bidding conditions in South Florida, including labor market dynamics, seasonal pricing trends, and material availability challenges. This insight allows us to accurately gauge subcontractor interest, anticipate potential bid gaps, and structure bid packages in a way that promotes competitiveness and ensures comprehensive coverage.

Staying Current with Construction Costs and Market Conditions

To remain current with construction costs and regional bidding conditions, we take a multi-pronged approach:

- **Ongoing Subcontractor Engagement:** We engage regularly with our subcontractor base to solicit feedback on pricing trends, workforce availability, and upcoming workload. This allows us to stay ahead of market shifts and maintain accurate cost forecasting.
- **Live Project Data:** We actively bid and execute work throughout South Florida, giving us continuous access to real-time pricing from recent procurements and current projects. This continuous engagement allows us to anticipate cost fluctuations and adjust our strategies accordingly.
- **Industry Tools and Market Intelligence:** We supplement our firsthand data with reputable

industry sources, including RSMeans, Dodge Construction Network, and local economic and labor reports, to cross-check and validate trends.

- **Bid Strategy and Outreach:** Our team tailors each bid strategy to the local market—whether it's emphasizing participation from small businesses, addressing subcontractor capacity concerns, or accounting for geographic-specific cost drivers like hurricane readiness, floodplain work, or tight urban logistics.

Our deep understanding of the South Florida subcontractor market—combined with our proactive communication, accurate estimating, and commitment to fair subcontractor practices—enables us to attract competitive, qualified bids and provide owners with well-informed cost projections and maximum value.

Municipal and Similar Projects from the Past 7 Years.

Please see project fact sheets beginning on page 14 for examples of our municipal and similar projects.

Design-Build Project Delivery Experience

Below is a summary of our Team's Design-Build experience over the past seven (7) years. Parking Garage projects are highlighted in blue.

GULF-PGAL DESIGN-BUILD PROJECTS	Century Construction - Gilfillan House Rebirth and Restoration	City of Austin - Canyon Creek Austin Police Department Sub Station
SFRTA Parking Garage, Operations Center and Pompano Beach Tri-Rail Station Improvements	IAH Rental Car Center - Restroom Renovations	University of Louisiana Monroe - Main Campus Student Housing
Delray Fire Station No. 113	IAH Rental Car Center - CSB Bus Level Vestibule	Miami International Airport (MIA) - Realterm FedEx Cargo Expansion
GULF DESIGN-BUILD PROJECTS	Montgomery County Special Threat Training Facility	Reno-Tahoe International Airport (RNO) – ConRAC - Phase 2
Hollywood Preschool, Classroom Building, New Parking Lot & Skate Park	City of Riviera Beach D/B Police Complex	Reno-Tahoe International Airport (RNO) - ConRAC and GTC Program - Replanned & Restart
Immokalee Waste Water Treatment Plant Demo	LAX Concourse O Temporary Tenant Relocations (Job No. 4021198)	Reno-Tahoe International Airport (RNO) – ConRAC - Enabling Projects
VA Tampa Renovation of Space for Geriatric Mental Health & Suicide Prevention	Tarleton State University Lillian Street Dorm Design-Build Services	The D Las Vegas - IT Room Upgrade
VA Lake City - Pharmacy Corrections to IV Room 6C	AltaMed Health Services	University of Miami Sole Mia Ambulatory Center Garage
VA Miami Convert Pulmonary Test Lab, GI & SICU into Negative Pressure Isolation Rooms with Hard Ceiling	WE O'Neil - LAX Midfield Satellite South (MSC) Warm Shell Build-Out (W.E. O'Neil Project: 0722900)	Delaware North Companies - FLL Concessions Terminal 3E - Harvest & Ground Expansion
Cloverleaf Park Improvements and Recreation Center	North Vista Hospital - 16 Bed Expansion (Phase 2)	Grundfos Headquarters Office Building
VA Bay Pines - B102 HVAC Replacements	Black Forest Ventures - Hobby Airport (HOU) East Hangar Buildout	Lufthansa - IAD Passenger Lounge Terminal B
VA Puerto Rico - Patient Lifts Replacement in CLC	Texas A&M University Galveston - Campus Police Department Relocation - Sea Aggie Center, Bldg. #3026	Plus Credit Union - Office Remodel
ColorOnly Salon	MWAA Concourse C/D Skylights, Roof Top Units and Boiler Replacements at Washington Dulles International Airport (IAD)	City of Austin - ABIA JetBlue Office Fit-Out
VA Bay Pines - Pharmacy and Telemetry Unit Renovation	Jet Aviation - FBO Lobby Renovation Project	Virgin Hotel Las Vegas - Kassi Club Restaurant Remodel
NAVFAC Weapons Storage Facility	United Airlines IAH Hangar A Facilities Improvements	LAX Connector Bridge from T1.5 to T2 Los Angeles Airport
PGAL DESIGN-BUILD PROJECTS	Dr. Shapiro Durango & Hacienda Development - Project 1545 - Fertility Center of Las Vegas	DFW -Terminal C - High C Gates Demolition and Rebuild (C33, C35-C37, and C39) & Associated Buildings
Jet Aviation Hangar - William P. Hobby Airport	New Haven East Terminal	United Airlines - IAH Terminal C Checkpoint Option 6
City of Austin - Travis Country Fire / EMS Station - Highway 290	STS ConRAC QTA - Phase 2	University of North Texas - Multi-Cultural Center
City of Austin - Davenport Ranch Fire/EMS Station - Loop 360	BFE Resort Development - Utah	Tipin Pre-Engineered Metal Building Office
City of Austin - Goodnight Ranch Fire/EMS Station	City of Henderson - Via Inspirada Police Station and Training Center	Project Ferris Pre-Engineered Metal Building Office
Webcor RNO ConRAC	Tweed (HVN) New Haven Airport - West Terminal Renovations	META Ferris PEMB
DFW Airport - ARFF Station Consolidation, Contract No. 9500729001	Texas Christian University - East Campus Housing & Dining Hall	Lamborghini Maintenance Bay Renovation Houston
Miami Beach Workforce Housing Project	Eden Gallery at Encore	JM Family Childcare Canopy Replacement
Fort Bend County Emergency Services District No. 6 - Fire Station	Downtown Houston Parking Garage	NOVIQ - The Dalton Code Analysis
University of Florida - New Undergraduate Residential Complex with Honors College	Dekalb County Schools Hallford Stadium Renovations	Delta Airlines ONT Kiosk Replacement & Reduction
Dallas Fort Worth International Airport (DFW) – Employee Inspection Portals	FLL T3 – Concourse F - Food Court Furniture Upgrades	Delta Airlines SJC Kiosk Replacement & Reduction
LAX T4/T5 Baggage Handling System	Nevada State College Student Housing Village	Delta Airlines OAK Kiosk Replacement & Reduction
LAX T4 Baggage Handling System (BHS) - T5 Enabling Relocations - LAWA Project No. C-LAX-13670-1	EWR Public Parking Garage & ConRAC Facility	DSM Car Rental Planning
LAX T4 BHS-West Lobby and N Concourse - LAWA Project No. C-LAX-13670-2	Conrac Solutions - EWR Permanent Signage	EWR ConRAC Electric Vehicle Infrastructure
DFW Airport - 19th Street Cargo Warehouse JE Dunn	Black Forest Ventures - Hobby Airport - Galaxy FBO - GSE Enclosure	Schnitzer Properties - Valley View Commerce Center Refresh
SAN Terminal 1 SW Tenant Improvement (SDIA Terminal 1 Development Plan Agreement No. 4900015886)	Texas A&M - Materials Science Engineering Innovation Center Lab Renovation	Schnitzer Properties - San Diego Office Building Refresh
Broward County Supervisor of Elections	Texas A&M University - Design Build Polo Parking Garage	Schnitzer Properties – San Diego Office2
Incarnate Word Academy and Church of the Annunciation Parking Garage	City of San Marcos - Library Additions/Renovations	Schnitzer Properties - Sunset & Pecos
DFW Airport - New Terminal F	Siemens - United Airlines Baggage 2020 Program IAH Terminals C and E	Tre Builders headquarters - Architecture & Interiors
John Wayne International Airport (SNA) - Vertical Conveyance Systems Improvements Phase 1	City of Austin - New Fire / EMS Station - Del Valle	
John Wayne International Airport (SNA) - Terminal Accessibility Improvements Phase 1		
Summit County Workforce Housing		

SIMILAR COMPLETED PROJECTS



550 PARKING GARAGE & OFFICE BUILDING FORT LAUDERDALE, FLORIDA

The 550 Parking Garage and Office Building project is located on the corner of Andrews Avenue and SE 6th Street in a very busy section of downtown Fort Lauderdale adjacent to the new Broward County Civil Courthouse, the Broward County Jail and across the street from several office buildings.

The Project included the demolition of an existing 1-story retail building and a existing 4-story office building and construction of a new 8 Level, 266,000 SF Parking Garage with 626 spaces and approximately 15,000 SF of retail and/or restaurant space on the ground level as well as a new 7-story, 94,532-square-foot Class A mixed-use office building which featured approximately 10,000 SF of retail and/or restaurant space on the ground floor.

Due to the congestion in this area of the City, the project required a great deal of planning and coordination for major events such as crane placement and the temporary shutdown of lanes of traffic. In addition, at the north end of the site was the road which allowed access to the sally-port of the County jail, which had to remain open and accessible throughout the entire project.

TEAM MEMBERS INVOLVED:



Project Role:

Prime Contractor

Completion Date:

January 2020

Design / Construction Schedule:

Design: N/A

Construction: Mar 2018 - Jan 2020

Size and Cost:

266,000 SF / 626 spaces | \$30.7M

Original Budget vs. GMP:

Original Budget: \$30M

Final GMP: \$30.7M

Saving Achieved: \$200K

Percentage of GMP for General

Conditions/Profit/Overhead: 12.5%

Approved Change Orders added to

Original GMP: \$905K

Project Status: 100% Complete



SIMILAR COMPLETED PROJECTS



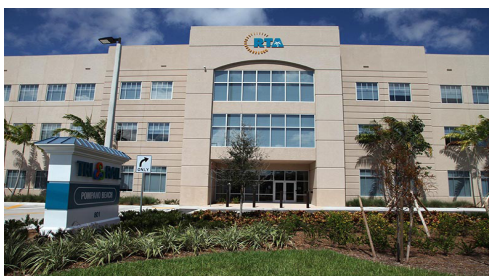
SFRTA PARKING GARAGE & OPERATIONS CENTER AND POMPANO BEACH TRI-RAIL STATION IMPROVEMENT POMPANO BEACH, FLORIDA

The **Gulf-PGAL Design-Build Team** completed the new South Florida Regional Transportation Authority (SFRTA) Parking Garage & Operations Center and Tri-Rail Pompano Beach Station Improvements Project.

The Project included the design and construction of a 3-story, 75,000 square foot Operations Center and a **4-story, 475-space parking garage**. The Operations Center included approximately 70,000 square feet of offices, a 3,200 square foot customer service and dispatch center, a 150-seat board chambers. The project included CCTV, card access and fire alarm systems.

The Tri-Rail Pompano Beach Station Improvements portion of the Project included the demolition of the existing platform and the construction of a new 23,000 SF state-of-the-art station. Throughout construction, the existing station remained fully operational. To accommodate ongoing rail service, construction activities were paused every 15 minutes to allow trains to pass safely for passenger pick-up and drop-off. The pedestrian bridge was pre-assembled at ground level and lifted into place during off-peak hours to minimize disruption to rail operations.

The Project was certified LEED® Gold by the USGBC.



TEAM MEMBERS INVOLVED:



Project Role:

Design-Builder

Completion Date:

October 2019

Design / Construction Schedule:

Design: Jan 2015 - Aug 2015

Construction Ph I: May 2015 - Jan 2017

Construction Ph II: Jan 2017 - Oct 2019

Size and Cost:

Garage 475 spaces / 183,793 SF,
Operations Center - 75,000 SF | \$41.1M

Original Budget vs. GMP:

Original Budget: \$40M

Final GMP: \$39.4M

Saving Achieved: N/A (Lump Sum)

Percentage of GMP for General

Conditions/Profit/Overhead: N/A (Lump Sum)

Approved Change Orders added to

Original GMP: \$1.7M (Owner Added Scope)

Project Status: 100% Complete

SIMILAR COMPLETED PROJECTS



DELRAY FIRE STATION NO. 113 DELRAY BEACH, FLORIDA

TEAM MEMBERS INVOLVED:



The **Gulf-PGAL Design-Build Team** recently completed the design and construction of Fire Station No. 113 for the City of Delray Beach. The project included the demolition of the existing station and construction of a new 15,857 GSF, two-story fire station including three (3) drive-thru apparatus bays. The living quarters support ten (10) bunk rooms and three (3) officer bunk rooms. The individual staff bunks are located on the second floor with a wet core with single use bathing rooms, janitor closet and laundry room. The staff bunks are dormitory style with privacy partitions and blackout curtains to provide privacy to the hallway (circulation). The three (3) officer bunks with private bathrooms are within an enclosed room for privacy / staff reviews. The building also includes a secured ground floor lobby with public restroom.

Project Role:

Design-Builder

Completion Date:

July 2025

Design / Construction Schedule:

Design: Aug 2013 - Dec 2023

Construction: Dec 2023 - July 2025

Size and Cost:

15,857 SF / 2-story / 3-bay | \$13.5M

Original Budget vs. GMP:

Original Budget: \$13.5M

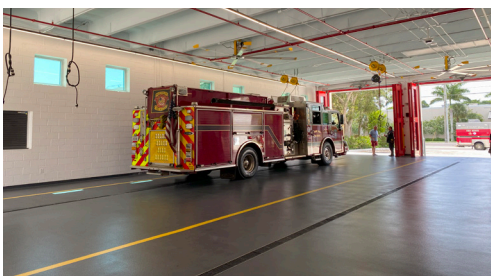
Final GMP: \$13.5M

Saving Achieved: \$152K

Percentage of GMP for General Conditions/Profit/Overhead: 18%

Approved Change Orders added to Original GMP: None

Project Status: 100% Complete



SIMILAR COMPLETED PROJECTS



HOLLYWOOD PRESCHOOL, CLASSROOM BUILDING, NEW PARKING LOT & SKATE PARK HOLLYWOOD, FLORIDA

Located in Hollywood, this **design-build project** entails a one-story preschool building and a two-story (ground level) cafeteria / (second level) classrooms. The preschool houses 200 children allocated into twelve (12) classrooms for infants to 5 years old. Additional features include administration/support areas and a porte cochere for drop off / pick up.

The site development includes a 70-space parking lot, a playground area to the west, a large playground area with running track, and a chickee camp to the north. Other major civic related work includes an additional parking area / retentions area located to the south to serve this site and the adjacent medical clinic complex.

The new skate park includes a covered skating area, accessory building with restrooms and a parking area.

TEAM MEMBERS INVOLVED:



Project Role:

Design-Builder

Completion Date:

July 2025

Design / Construction Schedule:

Design: May 2022 - June 2023

Construction: June 2023 - July 2025

Size and Cost:

51,680 SF | \$42M

Original Budget vs. GMP:

Original Budget: \$42M

Final GMP: \$43.2M

Saving Achieved: N/A

Percentage of GMP for General

Conditions/Profit/Overhead: 14.8%

Approved Change Orders added to Original GMP: \$1.2M

(Owner added scope - offsite improvements)

Project Status: 100% Complete



SIMILAR COMPLETED PROJECTS



MARKHAM CENTER FOR TEACHING AND LEARNING FORT LAUDERDALE, FLORIDA

The Markham Center for Teaching and Learning is a new two-story 19,322 SF building that replaces the former Stacy Hall building to become the new focal point at the main entrance to the Pine Crest School Fort Lauderdale campus. New walkways, a new paver courtyard and a large, covered entry complimenting the aesthetics of the existing campus greet students and guests as they enter the building. A large two-story volume front entrance lobby allows guests to view student projects, wayfinding and campus lifestyle through touchscreen displays. The first floor houses student classrooms, including innovative Lower School I-Lab and Robotics, and a new interactive Library with touchscreens and play areas with a dedicated Augmented Reality and Virtual Reality room. The first floor also has a newly dedicated Spirit Store, Admissions office and Testing and Security Office. The Second Floor includes a large Science Classroom with a dedicated prep room, a Security Suite with Training room, Human Resources office suite and a Professional Development suite including two meeting rooms.

TEAM MEMBERS INVOLVED:



Project Role:

Prime Contractor

Completion Date:

August 2025

Design / Construction Schedule:

Design: N/A

Construction: Aug 2023 - Aug 2025

Size and Cost:

19,322 SF | \$16.6M

Original Budget vs. GMP:

Original Budget: \$14.3M

Final GMP: \$16.6M

Saving Achieved: \$908K

Percentage of GMP for General

Conditions/Profit/Overhead: 13.6%

Approved Change Orders added to

Original GMP: \$707K

Project Status: 99% Complete



ADDITIONAL RELATED EXPERIENCE OF
TEAM MEMBER FIRMS AND KEY PERSONNEL

Additional Projects



Broward Judicial Center

PGAL, WPM, Botek, EcoPlan | Fort Lauderdale, FL

This 6-level, 410,000 SF garage delivers 1,000 parking spaces on a 1.9-acre downtown site while preserving the historic 1938 Coca Cola Bottling Plant. The new structure wraps around the 12,000 SF building, now the complex's centerpiece. Restoration efforts included careful removal of non-original additions, preservation of the façade, and cleaning methods that retained the building's patina. Interior spaces were cleared for future use. The project also includes city transportation offices, 13,500 SF for the Guardian Ad Litem program, and 1,500 SF of retail shell space. The result is a facility that blends historic preservation with modern urban needs.



Palm Beach County Judicial Center Parking Garage

PGAL, WPM | West Palm Beach, FL

This existing garage held 1,057 cars, with the expansion adding 754 more across two new levels. Maximizing site use was key to the design. Parking stalls were reconfigured throughout to boost capacity and functionality. Phased construction kept the original facility operational throughout the process. The structure was laterally strengthened to meet current wind load and code requirements. The completed garage features upgraded lighting, durable low-maintenance materials, and a new Parking Access and Revenue Control System to improve exit flow. Architectural elements such as exterior planters were integrated to reflect the courthouse context and blend with the existing downtown fabric.



Aventura Government Center Parking Garage

PGAL | Aventura, FL

To address parking shortages, a three-story, 208-space open-air precast garage replaced a surface lot at the Aventura Government Center. The ground level is dedicated to the Aventura Police Department, with secure access, ventilation grilles, a fueling station, and vehicle outfitting areas. Upper levels serve city staff and visitors, improving access to municipal services. Designed to complement the adjacent government center, the garage includes glass curtainwalls at vertical circulation points and precast panels with color reveals and textured finishes. Built in a flood zone on a constrained urban site, the project used phased staging and resilient design to meet regulations, enhance functionality, and support the civic campus aesthetic.

Additional Projects



UCF Libra Parking Garage

GULF*, PGAL, WPM, TLC | Orlando, FL

This contemporary-style garage at the University of Central Florida provides over 1,080 spaces and serves as the central hub for Academic Village housing, recreation, and campus circulation. Materials like brick and concrete banding match campus architecture, while a multilevel façade with fins follows the site's curved geometry. Precast elements complement nearby housing, and open stairwells with glass-backed elevator towers enhance circulation. PGAL also introduced a new multi-modal connector and widened Libra Drive to improve traffic flow, working closely with university staff to meet all campus standards.



UF Southwest Parking Garage

GULF*, PGAL, WPM, TLC | Gainesville, FL

As the nation's first LEED Gold university parking garage, this award-winning, six-level, 313,000-sf precast and brick structure housed 946 cars alongside a 10,000-sf, two-story transportation and parking services office. Showcased in the National Building Museum's House of Cars exhibit in Washington, D.C., the project balanced high density with a pedestrian-friendly streetscape through a triangular layout angled on the site.



Old School Square Parking Garage

PGAL, WPM, TLC | Delray Beach, FL

Located in the heart of downtown Delray Beach, adjacent to the historic Old School Square Cultural Center and chic Pineapple Palms retail/residential area, this new 525 car precast garage has a contextual theme that blends seamlessly with the surrounding urban fabric. Designed for mixed uses, the ground floor includes 16,000 sf of retail and public service office space including housing the City's Downtown Development Authority.

*Experience acquired by Gulf Owners and Officers while with a previous firm.

Additional Projects



FIU Parking Garage 5, Market Station

PGAL, WPM | Miami, FL

This mixed-use university complex features a 7-level, 2,100-space garage with 30,000 SF of retail and classroom space. Integrated elements include parking authority offices and a two-story, 12,560 SF university police facility. Positioned at a major campus entry, the complex serves as both a landmark and social hub. The retail zone supports flexible business use, anchored by a rotunda for dining, socializing, and shopping. Contemporary finishes, a covered walkway, and glass-aluminum walls connect the site to campus. Built on a former 350-space lot, layered precast panels reduce visual mass. Stair and elevator cores combine concrete, metal, and glass. The police facility is CAT 4 hardened, with a refuge area, command center, and 72-hour emergency power.



FIU Parking Garage 6, Market Station

PGAL, WPM | Miami, FL

This 7-level mixed-use garage adds 2,100 parking spaces while supporting campus goals for improved transit, expanded services, and a strong architectural presence. The ground level includes 51,500 SF of retail and auxiliary space, with tenants like a CrossFit gym, optical shop, food kiosk, and future offerings such as a pharmacy, daycare, and business office. Academic space includes five classrooms, labs, and meeting rooms for the School of Computer Science and IT. A scissor-ramp system with east-west entries maximizes efficiency, supported by reversible lanes, dual access points, and real-time parking availability via sensors and digital signage. Short-term parking is available with metered and mobile payment options.



Sole Mia Parking Garage

PGAL, WPM | Tampa, FL

The University of Miami Sole Mia Parking Garage in North Miami is a six-level, 1,200-space facility serving the UHealth Medical Center. Its efficient three-bay, park-on-ramp layout improves circulation and convenience, while a façade of decorative metal and colored precast panels blends function with campus identity and promotes natural ventilation. Dedicated zones for valet, visitors, and staff are paired with intuitive signage. A glass-backed stair and elevator core anchors the southeast corner, providing direct access to the medical center and serving as a welcoming entry point. Landscaped walkways and generous glazing enhance the pedestrian experience.

Additional Projects



North Broward Medical Center Parking Garage GULF* | Deerfield, FL

Design build, 4-story, 511 space precast parking garage that was constructed next to the helipad and the ambulance entrance of the hospital and required a great deal of coordination to prevent interference with patient transportation and surgeries.



Aventura Mall Parking Garage & Expansion GULF* | Aventura, FL

The Aventura Mall Expansion project included a new 3-story wing and construction of a four-story, 646,600 sf cast-in-place concrete parking structure with nearly 2,000 parking spaces. The garage had three pedestrian bridges which tied into the second floor of the existing JC Penny, the second floor of the newly constructed Nordstrom building, and the third floor of the new concourse expansion. To facilitate use of these pedestrian bridges, two elevators, as well as six stair towers, were also constructed.



PBI Long Term Parking Structure No. 2 GULF* | West Palm Beach, FL

New seven story, 1,421,000 sf precast concrete parking structure that included all related site improvements, construction of both vehicular bridges to tie this garage into an adjacent parking structure as well as a pedestrian bridge which tied into the existing Airport Terminal. To facilitate use of the pedestrian bridge, two elevators as well as five stair towers were constructed. This project also includes related revisions to existing electrical, water and drainage systems as required. The most difficult challenges of this Project were avoiding any disruption to Airport operations, which was successfully completed through proper planning and close coordination with the Department of Airport's staff, the Design Team and Subcontractors.

*Experience acquired by Gulf Owners and Officers while with a previous firm.

Additional Projects



FLL Consolidated Rental Car Garage Facility GULF* | Fort Lauderdale, FL

The Consolidated Rental Car Garage Facility is a 4.5 million square foot, 9-floor mixed use facility. Level 1 of the facility is a quick turnaround (QTA) area for the rental car companies and includes a maintenance and repair area with fueling, washing, vacuuming, and staging for up to 1,000 rental cars. The QTA area consisted of installing the overall fueling system with 63 fuel pumps, smoke exhaust system, fire suppression systems, rough in for all of the maintenance equipment and building the office and maintenance bays. Levels 2 through 4 house a 120,000 square foot rental car concession and customer service area plus 1,000 car rental parking spaces per floor. Floors 5 through 9 add another 4,800 public parking spaces.



FLL Hibiscus Parking Garage GULF* | Fort Lauderdale, FL

This project was a 4,900-space parking garage situated in the middle of the Ft. Lauderdale-Hollywood International Airport. Seven levels high and constructed of cast-in-place post-tensioned concrete, the garage contains 88,000 cubic yards of concrete and has a 7.2-acre floor plate. Because an operating airport surrounded the construction site, workers had to expand remote outfield parking lots, open new ones and increase shuttle services. The steady stream of traffic into the airport also required the installation of a construction access road and a new overpass for construction vehicles to access the site. The work also included installing new sheet piling to support an adjacent structure.



FAU Parking Garage II GULF* | Boca Raton, FL

FAU Parking Garage II is a 5-story, 1,036 car parking structure. The main feature is the skewed glass curtainwall and storefront at each of four stair/ elevator towers. The architect added dramatic emphasis by using cantilevered slabs overhead and a skewed curtainwall leaning downward at a 7 degree angle. Adding to the effect, are numerous hand painted horizontal and vertical accents, and tiered concrete ledges wrapping the exterior facade.

*Experience acquired by Gulf Owners and Officers while with a previous firm.

Project Team Qualifications

In assembling our team for the Harrison Street Parking Garage project, we carefully considered each member's experience with similar projects, proficiency in the design-build delivery method, proven history of collaboration, and current availability. The result is a cohesive, highly qualified design-build team with extensive experience across all phases of design and construction. Our team members possess the specialized expertise and project-specific knowledge required to successfully deliver this project.

Organizational Chart

An organizational chart illustrating the proposed key personnel designated to lead and manage this project is provided on the following page. This chart outlines the reporting structure and clearly identifies the roles and responsibilities of each team member. As the project progresses, additional staff may be assigned as needed to support specific phases of work, ensure schedule adherence, and address project demands. Our team remains flexible and committed to scaling resources appropriately to ensure the successful delivery of the project.

Performance, Experience & Qualifications

Our firm brings a wealth of experience across a diverse portfolio of project types, including those situated on constrained urban sites—an environment that mirrors the conditions of the Harrison Street location.

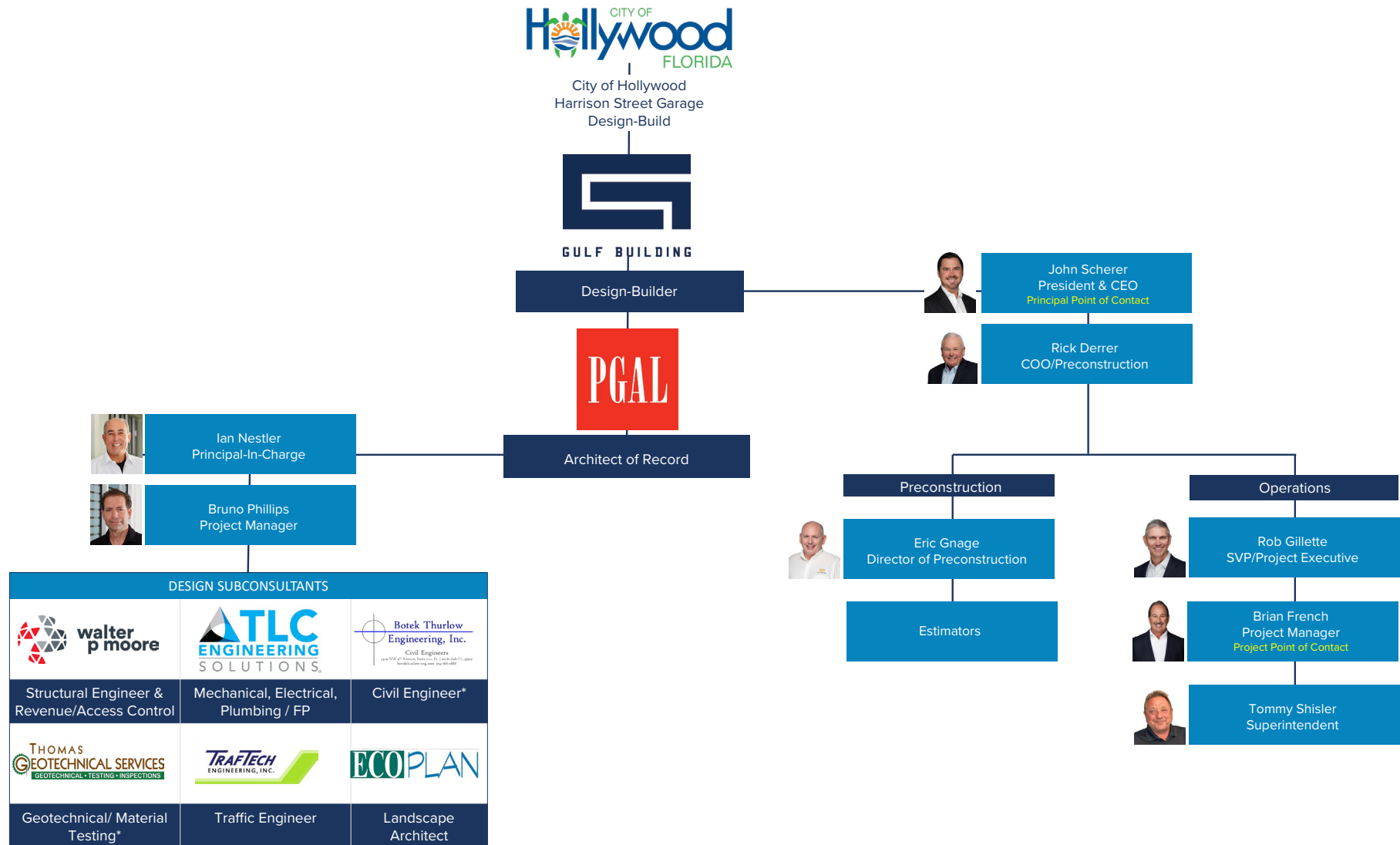
We are a solutions-driven company that prioritizes collaboration, transparency, and innovation throughout every stage of the design-build process. Whether working with public or private clients, our team consistently delivers high-quality results by aligning closely with the owner's goals from day one.

We take pride in a track record that includes zero litigation with project owners, only owner-initiated change orders, and a history of on-time or early project completions. Over 90% of our work comes from repeat clients—a reflection of our commitment to quality, performance, and value.

Resumes

Please see pages 27 - 37 for resumes for key personnel assigned to this project.

Organizational Chart



*Certified M/WBE, SBE and/or CBE firm.

JOHN SCHERER

PRESIDENT AND CEO



As President & CEO, John's responsibilities include complete oversight of all operations including preconstruction and construction phase activities, marketing, and maintain owner/client relationships. Preconstruction efforts include conceptual estimating, budgeting, value engineering and scheduling. The construction phase activities include issuance of contract documents, project management, receipt and award of subcontract bids, and corporate representative managing relations with the architect/engineer, owner and regulatory agencies.

Bachelor of Science in Building Construction

University of Florida

Juris Doctorate Nova Southeastern University**FL Certified GC License** CGC1517189**Percentage of time assigned full time to this Project**

As needed

SIMILAR EXPERIENCE

- SFRTA Parking Garage, Operations Building and Tri-Rail Station Improvements, Pompano Beach, FL - Principal-In-Charge **DESIGN-BUILD W/ PGAL/BOTEK**
- 550 Parking Garage and Office Building, Fort Lauderdale, FL - Principal-In-Charge
- City of Delray Beach Fire Station No. 113, Delray Beach, FL - Principal-In-Charge **DESIGN-BUILD W/ PGAL**
- Hollywood Preschool, Classroom Building, New Parking Lot & Skate Park, Hollywood, FL - Principal-In-Charge **DESIGN-BUILD**
- Immokalee Public Safety Building and Medical Complex, Immokalee Reservation, FL - Principal-In-Charge
- LA Lee YMCA Mizell Community Center, Fort Lauderdale, FL - Principal-In-Charge
- Cloverleaf Park, Miami Gardens, FL - Principal-In-Charge **DESIGN-BUILD**
- FKA New Joe Pinder Administration Building, Key West, FL - Principal-In-Charge
- FAU Parking Garage II, Boca Raton, FL - Project Manager

RICK DERRER

COO / PRECONSTRUCTION



Rick's 52 years in the industry gives him an exceptional understanding of every aspect of construction. Prior to joining Gulf in 2015, Rick was the co-founder of a major construction company in Florida founded in 1981 where he had overall responsibility for all company operations and oversaw billions of dollars of construction of commercial, governmental, and institutional buildings including over 12M SF of parking structures.

Bachelor of Science in Building Construction

University of Florida

FL Certified GC License CGC015592**Percentage of time assigned full time to this Project**

As needed

SIMILAR EXPERIENCE

- SFRTA Parking Garage, Operations Building and Tri-Rail Station Improvements, Pompano Beach, FL - COO **DESIGN-BUILD W/ PGAL/BOTEK**
- 550 Parking Garage and Office Building, Fort Lauderdale, FL - COO
- City of Delray Beach Fire Station No. 113, Delray Beach, FL - Principal-In-Charge **DESIGN-BUILD W/ PGAL**
- University of Florida Transportation Administration Office Building Parking Garage Complex, Gainesville, FL - President & CEO **DESIGN-BUILD W/ PGAL**
- UCF Libra Parking Garage, Orlando, FL - President & CEO **DESIGN-BUILD W/ PGAL**
- North Broward Medical Center Parking Garage, Deerfield, FL - VP of Ops **DESIGN-BUILD**
- Aventura Parking Garage and Mall Expansion, Aventura, FL - VP of Ops
- Palm Beach International Airport - Long Term Parking Structure No. 2, West Palm Beach, FL - VP of Ops
- FLL Consolidated Rental Car Facility, Fort Lauderdale, FL - Executive VP
- FAU Parking Garage II, Boca Raton, FL - Executive VP
- FLL Hibiscus Parking Garage, Fort Lauderdale, FL - Executive VP

ROB GILLETTE LEED AP SENIOR VICE PRESIDENT



Rob has 30 years of experience in the construction industry. As Senior Vice President, Rob is responsible for overseeing operations and providing leadership to ensure a collaborative team approach to ensure that all parties are working towards common goals and objectives. Rob's primary responsibilities include overseeing all items related to construction operations including staffing assignments, project plan development, cost and schedule analysis, and owner and subcontractor negotiations.

BS Marine Engineering US Naval Academy
FL Certified GC License CGC061324
Percentage of time assigned full time to this Project 25%

SIMILAR EXPERIENCE

- City of Delray Beach Fire Station No. 113, Delray Beach, FL - Senior VP **DESIGN-BUILD W/ PGAL**
- Ellenton Crossings, Ellenton, FL - Senior VP
- Avilla Silver Palms, Land O' Lakes, FL - Senior VP
- YMCA Holiday Park Wellness Center & FSED, Fort Lauderdale - Senior VP
- Hollywood Preschool, Admin, New Parking Lot & Skate Park, Hollywood, FL - Senior VP **DESIGN-BUILD W/ TGS**
- FLL Consolidated Rental Car Facility, Fort Lauderdale, FL - Vice President
- Broward College Parking Garage Expansion, Davie, FL - Vice President
- FLL Hibiscus Parking Garage, Fort Lauderdale, FL - Assistant Project Manager
- Rolling Oaks Park, Miami Gardens, FL - Senior VP
- Medical Clinic Expansion, Hollywood, FL - Senior VP
- Hollywood Senior Center, Hollywood, FL - Senior VP
- FIU Graduate School of Business, Miami, FL - Vice President
- FIU Marine Biology Building, Miami, FL - Vice President
- Altis Grand Central, Tampa, FL - Senior VP

ERIC GNAGE DIRECTOR OF PRECONSTRUCTION



Eric Gnage is a seasoned professional with 31 years of experience in the construction industry. Eric serves as Director of Preconstruction where he oversees the Estimating Department and is responsible for all preconstruction efforts including estimating bid packages, bid analysis, and price preparation. He also works closely with owners, architects, and Gulf staff through all phases of project development and execution.

Bachelor of Science in Building Construction
 University of Florida

Percentage of time assigned full time to this Project 20%

SIMILAR EXPERIENCE

- SFRTA Parking Garage, Operations Building and Tri-Rail Station Improvements, Pompano Beach, FL - Project Executive - **DESIGN-BUILD W/ PGAL**
- City of Delray Beach Fire Station No. 113, Delray Beach, FL - Precon Director **DESIGN-BUILD W/ PGAL**
- Immokalee Public Safety Building and Medical Complex, Immokalee Reservation, FL - Precon Director
- Hollywood Senior Center, Hollywood, FL - Precon Director
- YMCA Holiday Park Wellness Center & FSED, Fort Lauderdale - Project Executive
- Hollywood Preschool, Admin, New Parking Lot & Skate Park, Hollywood, FL - Precon Director **DESIGN-BUILD W/ TGS**
- Billy L. Cypress THPO Administration Building, Big Cypress Reservation - Project Executive
- Coral Springs High School, Coral Springs, FL - Project Executive
- FLL Terminal 4 Gate Replacement, Fort Lauderdale, FL - Ops Manager **W/ PGAL**
- North Broward Medical Center Parking Garage, Deerfield, FL - Ops Manager **DESIGN-BUILD**
- Pines Middle School - Pembroke Pines, FL - Ops Manager **DESIGN-BUILD**
- Dave Thomas Education Center, Coconut Creek - Project Manager **DESIGN-BUILD**

BRIAN FRENCH

PROJECT MANAGER



Brian has over 28 years of experience in the construction industry. As Project Manager, Brian is responsible for supervising the project from the construction phase through final completion, including warranty period. John coordinates with and oversees duties of the Preconstruction and Construction Staff including the development of strategic project start-up procedures, tracking construction costs, enforcing project schedules, guaranteeing quality control and overseeing safety.

Associate in Business Administration Suffolk Community College

FL Certified GC License CGC048631

Percentage of time assigned full time to this Project
100%

SIMILAR EXPERIENCE

- Hollywood Preschool, Admin, New Parking Lot & Skate Park, Hollywood, FL - Project Executive **DESIGN-BUILD W/ TGS**
- New Markham Center for Teaching & Learning, Fort Lauderdale, FL - Project Executive
- Brightline Train Station with 4-Level Parking Garage, Boca Raton, FL
- Holiday Inn Express & Suites and Parking Garage, Dania Beach, FL
- 355 Alhambra Tower with 6-Level Parking Garage, Coral Gables, FL
- Gables on the Green with 7-Level Parking Garage, Coral Gables, FL
- Douglas Enclave with 4-Level Parking Garage, Coral Gables, FL
- Florida Power and Light (FPL) with 2-Level Parking Garage, Juno Beach, FL **DESIGN-BUILD**
- Florida Power and Light (FPL) with addition of a 3rd Level Parking Deck, Miami, FL **DESIGN-BUILD**

THOMAS SHISLER

SUPERINTENDENT



Thomas has over 41 years of experience in the construction industry. As Superintendent, he is responsible for the coordination of all field activities, including preconstruction verifications and measurements. He oversees, reviews, and supervises subcontractor performance and the quality of construction. He also monitors jobsites for safety and quality while ensuring production targets are met and provides periodical job progress reports.

Associate Degree in Architectural Design and Engineering Broward Community College
Percentage of time assigned full time to this Project
100%

SIMILAR EXPERIENCE

- Hollywood Preschool, Admin, New Parking Lot & Skate Park, Hollywood, FL - General Superintendent
DESIGN-BUILD W/ TGS
- Hollywood Senior Center, Hollywood, FL - General Superintendent
- Medical Clinic Expansion, Hollywood, FL - General Superintendent
- University Bridge Phase II with 4-Level Parking Garage, Sweetwater, FL - Structural Superintendent
- Bal Harbor Shops with 6-Level Parking Garage, Sunny Isles, FL - General Superintendent
- Sailboat Bend, Fort Lauderdale, FL - General Superintendent
- Pier 66 Hotel and Marina, Fort Lauderdale, FL - Structural Superintendent
- The Marriott, Sunny Isle, FL - Superintendent
- The Gale, Fort Lauderdale, FL - Superintendent
- Southgate Towers, South Beach, FL - Superintendent
- Sun Crest Court, Fort Lauderdale, FL - General Superintendent
- Saratoga East and West, Dania Beach, FL - General Superintendent

IAN NESTLER

PRINCIPLE-IN-CHARGE



29 YEARS WITH FIRM
10+ YEARS WITH OTHER FIRMS

With over 40 years of experience, Ian is an award-winning architect who has served as Principal-in-Charge for a diverse range of projects. His exceptional design credentials are matched by his widely recognized expertise in the areas of project planning and management. Ian is the Corporate Officer responsible for the successful implementation of the architectural portion of the contract. He guides a project's progress from concept to completion, assuring the highest level of design and quality program responsiveness while integrating realistic budget, schedule, and construction parameters. Ian is intimately involved in the planning and design process and is responsible for peer review, quality control, and consensus building.

Bachelor of Architecture University of Southern California
Master of Architecture Harvard University
Registered Architect Florida No. AR94498
Percentage of time assigned full time to this Project 25%

SIMILAR EXPERIENCE

- SFRTA Parking Garage, Operations Building and Tri-Rail Station Improvements, Pompano Beach, FL - Principle-In-Charge **DESIGN-BUILD W/ GULF**
- University of Florida SW Parking Garage and Transportation & Parking Offices, Gainesville, FL - Principle-In-Charge **DESIGN-BUILD W/ GULF OWNERS**
- Broward Judicial Center, Fort Lauderdale, FL - Principle-In-Charge
- University of Central Florida Libra Parking Garage, Orlando, FL Principle-In-Charge **DESIGN-BUILD W/ GULF OWNERS**
- Aventura Government Center Parking Garage & Police Facility, Aventura, FL - Principle-In-Charge
- Sole Mia Parking Garage, Miami, FL - Principle-In-Charge
- Old School Square Parking Garage, Delray Beach, FL - Principle-In-Charge
- Palm Beach Judicial Center Parking Garage, West Palm Beach, FL - Principle-In-Charge
- JM Family Headquarters Campus and Parking Garage, Deerfield Beach, FL - Principle-In-Charge

BRUNO PHILLIPS

PROJECT MANAGER



21 YEARS WITH FIRM
10 YEARS WITH OTHER FIRMS

Bruno has more than 31 years of diverse experience, both in the public and private sectors and leads the PGAL Parking Garage Design Studio. Bruno is a skilled project manager and designer who brings a unique perspective to each garage to help identify, prioritize and manage the necessary resources needed to fulfill the Client's mission and vision. Bruno's excellent communication skills have developed a solid reputation with clients, consultants and construction partners across the industry.

Bachelor of Architecture Florida Atlantic University
Percentage of time assigned full time to this Project 75%

SIMILAR EXPERIENCE

- SFRTA Parking Garage, Operations Building and Tri-Rail Station Improvements, Pompano Beach, FL - Project Manager **DESIGN-BUILD W/ GULF**
- University of Florida SW Parking Garage and Transportation & Parking Offices, Gainesville, FL - Project Manager **DESIGN-BUILD W/ GULF OWNERS**
- Broward Judicial Center, Fort Lauderdale, FL - Project Manager
- University of Central Florida Libra Parking Garage, Orlando, FL - Project Manager **DESIGN-BUILD W/ GULF OWNERS**
- Aventura Government Center Parking Garage & Police Facility, Aventura, FL - Project Manager
- Sole Mia Parking Garage, Miami, FL - Project Manager
- Old School Square Parking Garage, Delray Beach, FL - Project Manager
- Palm Beach Judicial Center Parking Garage, West Palm Beach, FL - Project Manager
- JM Family Headquarters Campus and Parking Garage, Deerfield Beach, FL - Project Manager

RICHARD TEMPLE, PE

MANAGING PRINCIPAL, REGIONAL DIRECTOR | PIC



Richard has experience in healthcare, aviation, hospitality, education, office building, sports, and public use projects located all over Florida. He has developed expertise in project delivery, with particular emphasis on finding practical, cost-effective structural solutions to architectural challenges. Richard has led the design of an impressive array of award-winning cultural buildings. He enjoys the creative design process requiring collaboration to explore the engineering alternatives that best satisfy the competing project goals.

Bachelor of Science, Civil Engineering

University of Nottingham, England,

Licensed Professional Engineer 38364**Percentage of time assigned full time to this Project 50%****SIMILAR EXPERIENCE**

- University of Florida Transportation Administration Office Building Parking Garage Complex, Gainesville, FL **DESIGN-BUILD W/ PGAL & GULF OWNERS**
- UCF Libra Parking Garage, Orlando, FL - President & CEO **DESIGN-BUILD W/ GULF OWNERS**
- AMLI Flagler Village, Ft. Lauderdale, FL
- UHealth SoLe Mia Parking Garage, Miami, FL
- Marina Del Mar II Parking Garage, Miami, FL
- Benjamin P. Grogan and Jerry L. Dove Federal Building, Miramar, FL
- Old School Square Parking Garage, Delray Beach, FL
- Fort Pierce Downtown Parking Garage, Fort Pierce, FL
- City of Sarasota - Palm Avenue Parking Garage, Sarasota, FL
- Hospital Corporation of America JFK Medical Center Garage Expansion, Atlantis, FL
- Tampa International Airport Economy Parking Garages, Tampa, FL
- Tampa International Airport Long Term Parking Garage Rental Car Renovation, Tampa, FL
- University of Tampa Parking Garage II, Tampa, FL

ROBERT MOHRLAND, PE

SENIOR PRINCIPAL | SENIOR PROJECT MANAGER



Rob has experience in a wide variety of award winning projects including a very large healthcare portfolio and well over 100 parking structure projects to date. His expertise in healthcare and parking structure design are counted on routinely both in the company and by his repeat clients. He is active in the healthcare design community and is a trusted advisor for several hospital systems and healthcare architects. He currently leads Walter P Moore's Parking Community of Practice and is past president of the regional Florida Structural Engineer's Association. Rob enjoys working with people and provides personalized care on each project always aiming to exceed his client's expectations. He has a passion for helping those around him and thrives in a team environment.

Master of Science, Civil Engineering

University of Michigan

Bachelor of Science, Civil Engineering

Purdue University

Licensed Professional Engineer 62851**Percentage of time assigned full time to this Project 70%****SIMILAR EXPERIENCE**

- University of Florida Transportation Administration Office Building Parking Garage Complex, Gainesville, FL **DESIGN-BUILD W/ GULF OWNERS**
- UCF Libra Parking Garage, Orlando, FL - President & CEO **DESIGN-BUILD W/ GULF OWNERS**
- Broward County Courthouse Garage, Fort Lauderdale, FL
- Broward College Central Campus Parking Garage, Fort Lauderdale, FL
- Port Royale Redevelopment, Fort Lauderdale, FL
- Old School Square Parking Garage, Delray Beach, FL
- UHealth SoLe Mia Parking Garage, Miami, FL
- Florida International University Parking Garage 5, Miami, FL
- Florida International University Parking Garage 6, Miami, FL

DAVID MOORE, PARKSMART ADVISOR

PRINCIPAL | SENIOR PARKING CONSULTANT



David is a Senior Parking Consultant at Walter P Moore with over 30 years of experience in the parking industry related to the planning, design and operation of parking facilities in all market sectors. From his years of experience David can provide creative and efficient functional and operational parking facility design options that meet the specific needs and unique characteristics of each project. As a specialist in Parking Access and Revenue Control Systems (PARCS), David can guide the design team with creative solutions for recommending the best revenue control system options to meet the Owner's operational needs for their parking facility.

Bachelor of Science, Civil Engineering Technology

Youngstown State University

Certifications Parksmart Advisor**Percentage of time assigned full time to this Project** 50%**SIMILAR EXPERIENCE**

- City of Tampa City Center Parking Garage, Tampa, FL
- City of Orlando Parking Study, Orlando, FL
- Palm Beach County Garage Expansion, West Palm Beach, FL
- Fort Pierce Downtown Parking Garage, Fort Pierce, FL **DESIGN-BUILD**
- Justice James E.C. Perry Annex, Sanford, FL **DESIGN-BUILD**
- 500 S. Main Parking Garage, Las Vegas, NV **DESIGN-BUILD**
- City of Griffin Parking Study, Griffin, GA
- City of Norcross Parking Study, Norcross, GA
- Georgia Building Authority Parking Study, Atlanta, GA
- Main Street Centre Parking Garage, Richmond, VA **DESIGN-BUILD**
- Virginia Housing and Development Authority Headquarters Office Expansion and Parking Deck, Richmond, VA
- City of Kansas City Operational Parking Assessment, Kansas City, MO

JAIME SNYDER, CAPP

SENIOR ASSOCIATE | SENIOR PARKING CONSULTANT



With over 25 years in the parking industry, Jaime has been involved in multiple disciplines and solved many parking challenges. As a prior parking operator, Jaime understands the inner-working of a parking operation and uses her expertise to ensure that planning recommendations work for all involved parties. In her tenure as Parking Consultant Jaime has completed numerous parking studies for municipal clients. She recognizes and appreciates the needs of all stakeholders involved in the parking planning process and strives to provide clear, concise recommendations that are easy to follow and improve the current parking system.

Bachelor of Arts, Speech Communications

Texas A&M University

Certifications Accredited Parking Organization, Site Reviewer, Certified Administrator of Public Parking**Percentage of time assigned full time to this Project** 25%**SIMILAR EXPERIENCE**

- Foundry, 250 South Park Avenue Parking Garage Study, Winter Park, FL
- Uptown Sedona Parking Study, Sedona, AZ
- Downtown Jenks Master Plan, Jenks, OK
- Block 7 Vancouver Waterfront Parking Garage Demand Study, Vancouver, WA
- Sugar Land Town Square Comprehensive Parking Plan, Sugar Land, TX
- City of Waco Parking Study, Waco, TX
- City of Roanoke Parking Study, Houston, TX
- Costa Rica Traffic and Parking Planning, San Jose, Costa Rica
- The Galleria at White Plains Shared Use Analysis, White Plains, NY
- The Galleria at White Plains Parking Garage, White Plains, NY
- Corpus Christi Downtown Management District Garage Feasibility Study, Corpus Christi, TX
- City of Houston Feasibility Study for New Municipal Courts Department, Houston, TX

ANIEL FERNANDEZ, PE, LEED AP

SENIOR MECHANICAL ENGINEER



Aniel brings unparalleled expertise to TLC as a Principal focusing on high-performance engineering and commissioning. As a Senior Engineer, Aniel carefully coordinates the efforts of the engineering team and communicates regularly with clients.

B.S., Mechanical Engineering

University of Havana

Licensed Professional Engineer FL 66841

Percentage of time assigned full time to this Project 15%

SIMILAR EXPERIENCE

- Coral Springs Municipal Complex and Parking Garage, Coral Springs, FL - Senior Electrical Engineer
- Plantation Pointe Parking Garage, Plantation, FL - Senior Electrical Engineer
- Sheltair Parking Garage, Fort Lauderdale, FL - Mechanical Engineer/Peer Review
- Broward County Main Courthouse Parking Garage Facility, Ft. Lauderdale, FL - Mechanical Engineer
- GEO Group Headquarters Core and Shell Building, Boca Raton, FL - Project Manager
- PGA Corporate Campus and Parking Garages, Palm Beach Gardens, FL - Senior Mechanical Engineer
- City of Hollywood Nebraska PG Assessment, Hollywood, FL - Project Manager
- City of Miami Springs Aquatic Facility, Miami Springs, FL - Project Manager **DESIGN-BUILD**
- Wellington Community and Tennis Center, Wellington, FL - Project Manager **DESIGN-BUILD**

DR. RALPH BAEZA, PE, LEED AP

PROJECT MANAGER | SENIOR ELECTRICAL ENGINEER



Ralph has extensive experience designing sophisticated mechanical management systems. He focuses on, not only the initial building systems design, but also on the long-term functionality and efficiency for the users of the buildings. Ralph is a strategic thinker with a track record of delivering high quality projects.

Ph.D., Business Administration in Organizational Leadership

Liberty University

Ph.D., Engineering

Liberty University

Licensed Professional Engineer FL 42641

Percentage of time assigned full time to this Project 25%

SIMILAR EXPERIENCE

- Sunrise Municipal Complex and Parking Garage, Sunrise, FL - Senior Electrical Engineer
- Coral Springs Municipal Complex and Parking Garage, Coral Springs, FL - Senior Electrical Engineer
- Plantation Pointe Parking Garage, Plantation, FL - Senior Electrical Engineer
- Miami Design District City Garage, Miami, FL - Senior Electrical Engineer
- Douglas Tower 3,4, and 5 and Parking Garage Podium, Miami, FL - Project Manager
- Broward County Courthouse and Parking Garage, Ft. Lauderdale, FL - Electrical QA/QC
- Town of Davie New Town Hall, Davie, FL - Senior Electrical Engineer **DESIGN-BUILD**
- City of Miramar Police Headquarters, Miramar, FL - Senior Electrical Engineer **DESIGN-BUILD**
- Florida Memorial University Student Housing, Miami, FL - Project Manager **DESIGN-BUILD**
- Gables Auto Vault, Coral Gables, FL - Project Manager **DESIGN-BUILD**

VINCENT MCNSIH, PE, CXA, LEED AP, CPD

SENIOR PLUMBING/FIRE PROTECTION ENGINEER



Vincent is a mechanical engineer with experience on a variety of project types. He has mastered the intricacies of leading teams, streamlining processes, and delivering solutions. He is a strategic thinker with a track record of delivering high quality projects.

M.S., Mechanical Engineering

Florida International University

B.S., Mechanical Engineering

University of West Indies

Licensed Professional Engineer FL 53287

Percentage of time assigned full time to this Project 15%

SIMILAR EXPERIENCE

- Sunrise Municipal Complex and Parking Garage, Sunrise, FL - Project Manager
- Coral Springs Municipal Complex and Parking Garage, Coral Springs, FL - Senior Plumbing/Fire Protection Engineer
- Plantation Pointe Parking Garage, Plantation, FL - Senior Plumbing/Fire Protection Engineer
- Miami Design District City Garage, Miami, FL - Senior Plumbing/Fire Protection Engineer
- Sheltair Parking Garage, Fort Lauderdale, FL - Project Manager
- Town of Davie New Town Hall, Davie FL - Project Manager **DESIGN-BUILD**
- City of Miramar Police Headquarters, Miramar, FL - Project Manager **DESIGN-BUILD**
- Florida Memorial University Student Housing, Miami, FL - Senior Plumbing/Fire Protection Engineer **DESIGN-BUILD**
- Gables Auto Vault, Coral Gables, FL - Senior Plumbing/Fire Protection Engineer **DESIGN-BUILD**

JUAN PEREZ

TECHNOLOGY CONSULTANT



JC joined the TLC team as a systems project manager with over 18 years of experience in telecommunications and construction administration. After receiving his bachelor's degree in mechanical engineering, JC realized his true passion is in communications and technology and built his career in this field. JC's proficiency in thorough designs and effective communication make him an expert at synthesizing information to achieve successful solutions that meet clients' needs. In his current role, he is responsible for completing the design of projects on time and within budget.

B.S., Mechanical Engineering

University of Havana

Percentage of time assigned full time to this Project 10%

SIMILAR EXPERIENCE

- Sunrise Municipal Complex and Parking Garage, Sunrise, FL - Technology Consultant
- Baptist Health South Florida - Baptist Hospital of Miami WMAB Parking Garage, Miami, FL - Technology Consultant -
- Baptist Health South Florida - Baptist Hospital of Miami Parking Garage 7, Miami, FL - Technology Consultant
- Baptist Health South Florida - Boca Raton Regional Hospital Toby and Leon Cooperman Medical Arts Pavilion, Boca Raton, FL - Technology Consultant
- Banyan Health Systems Medical Office Building and Parking Garage, Miami, FL - Technology Project Manager
- UM Health Medical Building and Parking Garage, Pinecrest, FL - Technology Consultant
- American Express Regional Headquarters and Parking Garage, Sunrise, FL - Technology Project Manager
- PGA Corporate Campus Phase 2 and Parking Garage, Palm Beach Gardens, FL - Technology Consultant

STEPHEN F. BOTEK, PE

CIVIL ENGINEER



Mr. Botek has over three decades of experience in civil engineering design (20+ in South Florida) including water, sanitary sewer and site drainage design. Projects have included major commercial, residential, institutional and infrastructure projects for the public and private sectors. He is also involved in many other aspects of the land development process including site evaluation and permit approvals. Prior to forming Botek Thurlow Engineering, Inc., Mr. Botek worked in civil engineering and project management in Jamaica, moving to Pompano Beach, Florida in 1997.

Master of Business Administration

Nova Southeastern University

Bachelor of Applied Science Civil Engineering

University of Toronto

Licensed Professional Engineer FL 55335

Percentage of time assigned full time to this Project 20%

SIMILAR EXPERIENCE

- South Florida Regional Transit Authority Operations Center and Parking Garage - Pompano Beach, FL **DESIGN-BUILD W/GULF & PGAL**
- Broward County Courthouse Garage - Fort Lauderdale, FL

Additional Mixed Use Projects with Parking Garages

- Horizon of Oakland Park - Oakland Park, FL
- Alta Hollywood (in design) - Hollywood, FL
- The Tropic - Hollywood, FL
- The Main Las Olas - Fort Lauderdale, FL
- Alluvion Las Olas - Fort Lauderdale, FL
- Andare Las Olas - Fort Lauderdale, FL
- RD Las Olas East - Fort Lauderdale, FL
- The Rise - Fort Lauderdale, FL
- The Pearl Flagler Village - Fort Lauderdale, FL
- EON Flagler - Fort Lauderdale, FL
- EON Square - Fort Lauderdale, FL

FRANCOIS THOMAS, PE

GEOTECH ENGINEER



Mr. Thomas is a Florida-registered Professional Engineer and Special Inspector with over 30 years of expertise in geotechnical engineering, construction materials testing, and inspection services. As the Principal Materials Engineer, he leads laboratory operations, oversees construction materials testing, and ensures the highest standards in inspections. With extensive experience in deep and shallow foundation systems, soil stabilization, grouting, and pavement evaluation, Mr. Thomas has played a key role in construction monitoring and supervision for both private and government projects.

MS in Geotechnical Engineering

University of Alabama

BS in Civil Engineering

University of Alabama

Licensed Professional Engineer FL 56381, 7021399

Percentage of time assigned full time to this Project 60%

SIMILAR EXPERIENCE

- Hollywood Preschool, Admin, New Parking Lot & Skate Park, Hollywood, FL - Hollywood, FL **DESIGN-BUILD W/GULF**
- Jefferson Parking Garage -Hollywood, FL
- Art and Culture Center - Hollywood, FL
- STOF New Ahfachkee School Maintenance & TPD Buildings, Big Cypress Reservation **DESIGN-BUILD**
- New Preschool/Playground, Brighton Reservation **DESIGN-BUILD**
- Village of Wellington Aquatic Center - Wellington, FL **DESIGN-BUILD**
- Downtown Doral Parking Garages - Doral, FL
- Palm Beach County Convention Center Parking Garage - West Palm Beach, FL
- FAU Parking Garage BT-698 - Palm Beach County, FL
- Broward County Justice Center Parking Garage - Broward County, FL
- Northport Parking Garage - Broward County, FL
- Proposed 4 to 6 Story Dynergy Parking Garage - Broward County, FL

JOAQUIN E. VARGAS, P.E.
SENIOR TRANSPORTATION ENGINEER



Mr. Vargas is an accomplished transportation engineer specializing in traffic engineering, parking studies, traffic impact studies, access, internal-site circulation and queuing, traffic concurrency, safety studies, and signal warrant studies. He has conducted over 2,000 traffic studies in Southeast Florida. His studies have been reviewed and approved by the Florida Department of Transportation (FDOT), numerous municipalities, counties, and other consulting firms acting as consultants to public agencies. Mr. Vargas has served as traffic consultant to more than 15 municipalities in South Florida. He is currently providing traffic engineering services to the cities of Coral Springs, Sunrise, Tamarac and Hollywood.

Master of Civil Engineering

Georgia Institute of Technology

B.S. Civil Engineering

Santo Domingo Institute of Technology

Licensed Professional Engineer FL 44174

Percentage of time assigned full time to this Project 5%

SIMILAR EXPERIENCE

- Traffic Engineering Services - Hollywood, FL
- Traffic Engineering Services - Tamarac, FL
- Traffic Engineering Services - Coral Springs, FL
- Traffic Engineering Services - Sunrise, FL
- Hurricane Evacuation Traffic Studies - Key West, Marathon and Islamorada, FL
- Traffic Engineering Services - Ocala, FL
- Traffic Engineering Services - Destin, FL
- Traffic Evaluation for the Port of Ghana - Ghana, Africa
- Traffic Evaluation for resort development - State of Quintana Roo, Mexico
- Transportation and Planning Services - San Pedro Sula, Honduras
- Transportation Master Plan - Turks and Caicos Islands

KARL B. PETERSON, P.E.
SENIOR PROJECT MANAGER



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

Master of Civil Engineering

North Carolina State University

B.S. Civil Engineering

North Carolina State University

Licensed Professional Engineer FL 49897

Percentage of time assigned full time to this Project 5%

SIMILAR EXPERIENCE

- Traffic Engineering Services - Sunrise, FL
- Traffic Engineering Services - Tamarac, FL
- New River CSX Railroad Bascule Bridge PD&E Study - Fort Lauderdale, FL
- SR 93 / I-75 & Pembroke Road Interchange PD&E Study - Pembroke Pines / Miramar, FL
- Congress Avenue (SR 807) PD&E Study - Lake Worth, FL -
- University Drive PD&E Study - Broward / Palm Beach Counties, FL
- Turnpike PD&E Study - Palm Beach County, FL
- Sawgrass Expressway / Panther Drive Interchange - Sunrise, FL

JOHN HARRIGAN

PRINCIPAL



29 YEARS WITH FIRM
1 YEAR WITH OTHER FIRMS

ECOPLAN

Harrigan joined EcoPlan in 1996 where he has been involved in a variety of projects ranging from upscale resorts and communities to commercial developments, locally and worldwide. During his time at EcoPlan, Harrigan has worked in over a dozen countries with a focus on United States, Latin America and the Caribbean. Harrigan has served as the project leader and Principal-In-Charge of most of the firm's projects throughout the state of Florida, with dozens of projects having gone through municipal entitlements and construction. Throughout Florida, Harrigan has experience with projects in Fort Lauderdale, Hollywood, Plantation, Davie, Sunrise, Pembroke Pines, Lauderhill, Pompano Beach, Coral Springs, Gulf Stream, West Palm Beach, Palm Beach County, Delray Beach, Boca Raton, Miami, North Miami, Miami Beach, Monroe County, Islamorada, Key West, St. Petersburg, Sarasota County, Naples, and Okeechobee.

Bachelor of Landscape Architecture

University of Florida

Licensed Professional Engineer FL LA0001736**Percentage of time assigned full time to this Project 60%****SIMILAR EXPERIENCE**

- Broward County Main Courthouse Parking Facility – Fort Lauderdale, FL
- The Circ – Hollywood Circle, Hollywood, FL
- Downtown Hollywood Pedestrian Streetscape Study – Hollywood, FL
- West Lake Commons – Hollywood, FL
- 1938 Taylor Street Residential – Hollywood, FL
- Las Olas City Center – Fort Lauderdale, FL

HAYLEY PEDERSEN

SENIOR ASSOCIATE



23 YEARS WITH FIRM
0 YEARS WITH OTHER FIRMS

ECOPLAN

Since joining the firm in 2002, Pedersen has been involved in many different facets of projects, from analysis of conservation land to designing downtown streetscapes. As a LEED Accredited Professional in Building Design and Construction, her expertise includes creative problem solving, ecological land planning and application of environmental design, project managing, writing, and graphic design using computer graphic applications. During Pedersen's tenure, she has had a wide range of international and local experience as lead designer and project manager. Locally, Pedersen has experience with projects in Fort Lauderdale, Hollywood, Plantation, Davie, Sunrise, Pembroke Pines, Pompano Beach, Coral Springs, West Palm Beach, Palm Beach County, Delray Beach, Boca Raton, Miami, Miami Beach, Monroe County, Sarasota County and Naples.

Bachelor of Landscape Architecture

University of Florida

Licensed Professional Engineer FL LA6667259**Percentage of time assigned full time to this Project 40%****SIMILAR EXPERIENCE**

- Broward County Main Courthouse Parking Facility – Fort Lauderdale, FL
- The Circ – Hollywood Circle, Hollywood, FL
- Downtown Hollywood Pedestrian Streetscape Study – Hollywood, FL
- West Lake Commons – Hollywood, FL
- 1938 Taylor Street Residential – Hollywood, FL
- Las Olas City Center – Fort Lauderdale, FL

Capabilities and Project Level Responsibilities of Staff

PROPOSED TEAM MEMBERS

- | | |
|--|---|
| 1. John Scherer, President & CEO - Gulf | 8. Bruno Phillips, Project Manager - PGAL |
| 2. Rick Derrer, COO & Preconstruction - Gulf | 9. Walter P. Moore - Structural, Revenue/Access Control |
| 3. Eric Gnage, Preconstruction Director - Gulf | 10. TLC - MEP |
| 4. Rob Gillette, Senior VP - Gulf | 11. Botek - Civil |
| 5. Brian French, Project Manager - Gulf | 12. Thomas Geotech - Geotech/Material Testing |
| 6. Tommy Shisler, Superintendent - Gulf | 13. Traf Tech - Traffic |
| 7. Ian Nestler, Principal-In-Charge - PGAL | 14. ECOPlan - Landscape Architecture |

RESPONSIBILITY	TEAM MEMBER / ROLE													
	CONSTRUCTION						DESIGN		SUBCONSULTANTS					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
a. Design/Construction	•	•	•	•	•	•	•	•	•	•	•	•	•	•
b. Project management/coordination with City, and subcontractors	•			•	•	•								
c. Engineering and Permitting	•							•	•	•	•	•	•	•
d. Design review and options analysis of plans and specifications	•	•	•		•									
e. Constructability analysis	•	•	•		•									
f. Value engineering	•	•	•		•									
g. Life cycle cost analysis	•		•		•			•		•				
h. Project scheduling	•				•	•								
i. Quality Control (design and construction)	•	•	•	•	•	•	•	•						
j. Cost controls and change order management	•		•		•									
k. Preparation/review of shop drawings	•				•	•								
l. Project mobilization	•					•								
m. Project punch list management and close-out	•				•	•		•						
n. Inspections	•					•								
o. - r. Assigned team's experience with: - projects of similar size and type - effective budget control - effective schedule control - LEED certified projects	Please see list of similar projects (Tab C), resumes (Tab D), and descriptions of capabilities (Tab D).													

Capabilities and Project Level Responsibilities of Staff

A. Design/Construction

Our Design-Build team integrates licensed architects, engineers, and construction professionals under one contractual entity to provide the City of Hollywood with a streamlined delivery process. Our **Project Executive, Rob Gillette** will oversee both design and construction disciplines to maintain alignment of design intent, constructability, and budget.



Our **Design Project Manager, Bruno Phillips**, will lead Architect/Engineer coordination from design through final construction. Meanwhile, our Construction Project Manager, Brian French, and Superintendent, Tommy Shisler, will be evaluating design options from a field perspective to optimize logistics, materials, and methods. This collaboration minimizes redesign and ensures constructible, cost-effective solutions.



B. Project Management and Coordination with the City and Subcontractors

Capabilities of Staff to Provide Technical Services

Our approach to successfully executing design-build projects involves integrating the Owner, Stakeholders, Design Professionals, and our Construction Professionals into a Cohesive Team. This approach is based on the same methodologies and standard operating procedures used on every project we have managed, which is to deliver the best product, on-time, within budget, and to ensure that the end-user is completely satisfied.

We will be involved at all stages of the project, from our initial involvement in contract document preparation through the final construction phases including closeout and warranty.

This approach is based on a **spirit of collaboration**. Collaboration begins at the inception of each project, whereas we will define the lines of communication, establish the project goals, enlist proactive input from all stakeholders, fully adhere to the entire contract requirements, and provide a “one-stop” shop for full project delivery from inception through successful completion, including warranty/closeout.

C. Engineering and Permitting

Our team includes experienced engineers and permitting specialists who are well-versed in South Florida regulations and agency requirements. Early in the project, our civil, structural, mechanical, electrical, and plumbing engineers will collaborate with the PGAL and Gulf team members to ensure that engineering solutions are aligned with the City’s project goals.

We will initiate early engagement with local regulatory authorities, including planning, zoning, building departments, and utility providers, to fast-track permitting and eliminate approval delays. Our in-house and consultant permitting coordinators will monitor the submittal timelines and required responses, ensuring comprehensive compliance with state and municipal regulations.

D. Design Review and Options Analysis of Plans and Specifications

As the design progresses, we will lead reviews of the Construction Documents. These reviews involve the design team, field staff, cost estimators, and City representatives and will be documented in detail to provide a thorough review of all the various design elements and will establish current quantities and related detailed costs and constructability options, facilitate changes, identify value engineering analysis, and present alternatives for the current design.

Deliverables from these reviews include:

- Budget reconciliation reports tied to design options.
- Constructability and feasibility analysis.
- Code compliance validation.
- Evaluation of alternative systems or phasing plans.

All input is consolidated into a transparent decision matrix that enables the City to make informed design decisions in real time.

E. Constructability Analysis

Constructability is embedded in our design process from day one. We will develop a **Project-Specific**

Constructability Plan to ensure that everyone on the project team understands the constructability process. Every member of the project team has the opportunity and responsibility to contribute to the constructability effort by suggesting new ideas, sharing experiences from past projects, reviewing “**Lessons Learned**,” and taking actions to implement the accepted suggestions.

The Gulf Project Manager has the responsibility for implementing constructability and to:

- Integrate design and construction in a logical and systematic manner.
- Provide personnel, facilities, and training.
- Identify metrics to be used.
- Help establish an evaluation criterion consistent with the City’s goals and objectives.
- Expedite the closure of constructability items.
- Maintain the constructability log.

The Design Team representatives should have sufficient experience to judge the feasibility of suggestions and have the authority to delegate actions required to evaluate or implement an item. The Construction Team representatives will include the Superintendent for the Project that brings real world practical experience applied to the specific logistics for the Project, planned construction phasing and sequences. Other Constructability review team participants include representatives from procurement, project controls, commissioning, and start-up.

Constructability does not just happen - it is a work process and like any other, it must be managed. Review meetings allow the project team to periodically review the constructability process and provide leadership and support for improving the process.

F. Value Engineering

We work to develop a list of cost-effective solutions that will add value and not compromise program or design. During Preconstruction, Gulf will work side-by-side with PGAL and the entire design team to eliminate potential conflicts, identify constructability issues and maximize Value Engineering (VE) opportunities that support the schedule and budget for the project. We take full advantage and leverage the knowledge and experience of our team members and our subcontractors to find

alternatives for consideration. After identifying potential value engineering items, we will perform a functional analysis that might result in important savings and/or better operation of your garage. All potential VE items are tracked, evaluated, and logged as accepted or rejected.

The earlier the VE process begins, the more opportunity there is for potential cost reduction and increased value.

As the project moves into the Construction Phase, our team will continue to evaluate Value Engineering ideas and encourage subcontractors to look for alternatives. Some examples of our process includes:

- Use our extensive construction experience to bring solutions that were developed to resolve problems like those which might be encountered at the garage.
- Evaluation of cost/schedule trade-offs between alternative building systems.
- Engage local, mechanical/electrical subcontractors for a review of mechanical/electrical systems, their compliance with local codes and design requirements.
- Perform a side-by-side comparison of potential VE ideas.
- Invite specialty contractors to comment on feasibility of planned construction methods, capitalize on their similar experience and any state-of-the-art technology.

G. Life Cycle Cost Analysis

For all proposed replacement of major equipment and systems, we will look at the short-term and long-term costs versus the initial purchase price. The different maintenance, use, and replacement costs of both items will be considered. We will provide Life Cycle Cost Analysis reports and make recommendations to the City on value options for the selection of the best available options for each component. This becomes a necessary aspect to consider when performing a value engineering study. Through close and ongoing coordination to preserve design integrity, we will conduct this comprehensive evaluation of the major proposed building/ construction products by employing both a life cycle assessment and a life cycle cost analysis.

H. Schedule Management

Schedule Management & Systems

We are proud of our successful history of projects, whereas all projects have been completed on-time or ahead of schedule. Our past experience gives our team the ability to properly develop the project schedule during the preconstruction phase and implement the approved schedule during the construction phase. Our in-house schedulers work with the operations team to strategize and identify potential conflicts and create realistic, well thought out solutions.

During preconstruction, our team will investigate and develop alternate project schedules to fully assist the City of Hollywood and other stakeholders with possible solutions to improve the overall schedule duration. Working in concert with PGAL, our team's approach is to fully review the major work structures, including Preconstruction / Design; Permits; Budget Deliverable; the Construction Phase; and Closeout/ Warranty Administration.

The project schedule is developed using  **PRIMAVERA P6** Primavera Project Planner®

(P6) in the preconstruction phase showing design, permitting, construction execution, commissioning, and close-out activities. This schedule is updated for each meeting and for each deliverable to keep the overall project on track. This ensures that the project will be completed in the time frame as required by the Contract or better. Schedule narratives identify all critical items that need attention and action by the responsible parties to maintain the start and completion dates.

Level of Detail

Construction schedules are sufficiently detailed to enable accurate monitoring of individual work activities. The project is analyzed to determine the need for subdividing work into subcontractor trade, area of the site/building, among other detailed categories. The process of detailing project schedules allows for the preparation of detailed individualized "fragnets" to analyze components. Procurement activities are included in the schedule including shop drawing/ submittal review and approval, fabrication, and delivery which are linked to the actual work activities with a detailed report generated showing necessary

expediting.

We use subcontractor input to ensure the accuracy of scheduled durations and logic for the various components of the work. During the bidding and preconstruction phase, pre-bid meetings are held to determine projected durations, particularly for items that may be long-lead procurement. During construction, the schedule is updated daily with subcontractors and suppliers to properly adjust for production changes and to accurately reflect the current status of the work.

Our policy of involving subcontractors and suppliers during the early stages of schedule development enables their "buy-in" of schedule durations and logic. The schedule is incorporated into all subcontracts and material purchase orders to assure all subcontractors are contractually bound to adhere to requirements for project progress. The cooperative development, continual updating and detailed tracking of subcontractor progress are some of the methods utilized to assure subcontractor adherence to the schedule.

I. Quality Control (Design and Construction)

Design Phase

Quality will begin during the earliest phases of design through continuous collaboration between our team members. We will lead regular design coordination meetings with the City, end users, and stakeholders to define the programmatic and performance requirements that will shape quality expectations. Because Gulf-PGAL operates as a unified team, we can align design intent with constructability, material availability, and life-cycle performance in real time.

Once these criteria are established, they are translated into documented quality benchmarks embedded within the design documents and specifications. The result is a more efficient, accurate, and enforceable set of design documents that reflect the City's goals from the start.

Quality control is also augmented in the preconstruction process by the prequalifying of subcontractors and suppliers prior to bidding to ensure that only qualified, experienced, and financially sound firms with excellent reputations are permitted to submit bids. In place mock-ups are included as a requirement in all scopes of work.

Construction Phase

During construction, we will implement a **comprehensive Quality Assurance/Quality Control (QA/QC) Plan developed specifically for the project**. The plan defines the quality objectives, responsibilities, inspection protocols, submittal review processes, and verification procedures required to achieve a “Zero Punchlist”. Because our design-build team shares responsibility for both design and execution, accountability is continuous and traceable across all project phases. Key elements of our QA/QC approach include:

- Careful checking of shop drawings and submittals to ensure full compliance with the plans and specifications.
- Review of the project specifications, codes and standards, Instructions to Bidders, and the QA/QC plan with the subcontractors’ key personnel before starting work. This allows the project team to discuss the critical elements of construction, to review the required codes and standards and to clarify the requirements and expectations for quality, safety, and schedule.
- Early procurement and installation of mock-ups and samples to ensure compliance with specifications and design intent, and to allow modifications if required.
- Quality control testing of materials conducted and monitored to ensure compliance with the design specification requirements.
- Daily field inspections by our project superintendent to ensure the work is being built in accordance with the specifications. The project manager will also walk the project daily to review progress and observe the quality of the work and make corrections as needed.
- Weekly safety meetings and composite jobsite cleanup crews contribute to a safe and clean site which results in a higher overall quality.
- Establishment of weekly quality meetings and tours of the project with all key participants to review and approve the first installed samples of work or mock-ups.
- Inspection and acceptance testing of key systems for compliance with the specified codes and standards.

- Notation, correction, and sign off on conditions that do not meet established standards before the next inspection and while the subcontractor is still on site.
- Start-up and commissioning of all equipment and systems conducted by qualified firms or individuals in the presence of the Owner, the users, the designers, and the construction manager under a defined plan and procedures.

Our integrated design-build QA/QC process is proactive and collaborative, designed to eliminate rework, reduce risk, and ensure the final product meets or exceeds the City’s expectations for performance, durability, and user satisfaction.

J. Cost Controls and Change Order Management

Remaining on Cost Target

To maintain a project’s budget, Gulf will provide careful cost control to assure that the project remains within the budget. Exposure to cost risk will be minimized by contemporaneous tracking and reporting of project costs and forecasts. Cost control efforts will focus on the efficient coordination of field activities and strict adherence of trade contractors to contractual requirements. Integrating value engineering and cost benefit studies will ensure that changes in the work can be accommodated without cost overruns.

We understand the expectations of a project that meets all desired operational and quality standards. In conjunction with the City, our team will work towards establishing a baseline budget for the design program. This provides our estimating team with a background to produce an estimate that is accurate, making the transition to final GMP an “**open book**” and simple process. We will constantly monitor the cost of the project through the course of document development and make timely and accurate estimates that will indicate the direction of the project relative to the established budgets. This information will give the City the proper tools with which to make important decisions.

Managing Change Orders

Our change management process begins with effective, deliberate collaboration in the very early stages of design. Gulf will work side-by-side with the PGAL to eliminate potential conflicts, identify constructability issues and maximize value engineering opportunities that support the schedule and budget.

The early days of preconstruction are critical. This is the time to get it right. During this initial phase, Gulf will assist the PGAL and the design team in evaluating building systems, levels of finish and equipment specifications. We will create a Risk Register to identify other critical information necessary to produce suitable bid packages for establishing the GMP. Bid packages will be supplemented with a detailed schedule and plans establishing the QA/QC and safety requirements governing the work. These proactive efforts will significantly reduce the number of subcontractor-initiated change orders resulting from conflicts and errors discovered during construction.

After the GMP is established, collaboration amongst all project stakeholders becomes even more critical. As the design develops, the team may identify conditions that cannot be accurately defined during design but have the potential to significantly increase the cost of the work; we will add these issues to the Risk Register and develop a strategy to mitigate these risks.

All change requests will be recorded and tracked in a log with a cost impact. Gulf will provide detailed cost estimates accompanied by supporting documentation and vendor quotes for all change requests. Gulf will seek to resolve all contract changes within 30 days of origination to maintain an accurate project cost forecast.

K. Preparation / Review of Shop Drawings

The proper scheduling of shop drawings and the submittal process is an important key to overall project progress. Our team works with the various subcontractors and vendors in the preparation of shop drawings. The Shop drawings review process is initiated during the early stages of the project to ensure that the project schedule is not affected.

We will schedule the processing of shop drawings in three activity groupings:

Submit Activities (S) – Subcontractor/ suppliers submittal and internal review and approval of shop drawings and submittals.

Approve Activities (A) – Review and approval of shop drawing submittals by A/E and Owner.

Fabricate & Deliver Activities (F) – Return of approved shop drawing submittals to

subcontractors/ suppliers and fabrication of associated materials.

Submit Activities (S) are predecessor to Approve Activities (A), which are predecessor to Fabricate & Deliver Activities (F). Submittal activities start dates are established based on the overall duration for all submittal activities and the scheduled start date for the actual work in the field. The Fabrication & Deliver Activities (F) are tied directly to the work in the field, and their durations are based on information secured from subcontractors and suppliers.

In the event of any non-compliance in the shop drawings, subcontractors/ vendors are notified immediately to take corrective action in order to maintain the schedule.

L. Project Mobilization

Mobilization

Upon receipt of the Notice to Proceed, we will mobilize to the site and begin early works to capture the work areas, delineate, and isolate the boundaries of the construction work areas from any operational areas. Construction fencing and screening and personnel gates will be installed, as well as a primary and secondary construction entrance gates at locations coordinated with operations staff. An area will be established for construction material and equipment laydown, as well as office trailers for the construction staff. Temporary utilities for the office trailers will be installed as well as the ADA parking and ramps required by the City. If the process for obtaining a building permit for the construction of office trailers is running long, we will place temporary office trailers for construction supervision staff. These would be mobile mini trailers that would not normally require building permits.

The construction areas will be fully encapsulated by a construction fence with a visual/wind screen Jersey barrier to deter vehicular and pedestrian access to construction areas. Also, a truck tire wash area will be installed to mitigate construction traffic impacts to the local streets. Construction vehicle access to the site through the designated construction entrance gate will be controlled using a badging system. This will ensure that any person entering the site has already been screened prior to accessing. The planned site utilization will provide for sufficient area for deliveries and material laydown.

We understand very well that the impacts from construction – noise, dust, traffic, vibrations – can be disruptive. Therefore, we will assist the City with communication planning to minimize community impact during construction.

M. Project Punch List Management and Close-Out

Closeout and Warranty

Project closeout will include the necessary construction documents, including warranties, operations and maintenance manuals, operational videos, drawing as-builts, final releases of lien, insurance and bonding documents, permit close-outs, and commissioning.

Gulf regards every project as a relationship, not just a building. Our warranty period services consist of regular follow-ups – 1 month, 3-month, 6-month, and 1-year. This ensures that the City is satisfied with the project delivered. The best warranty period service is the one where nothing is required because of a high-quality product. Though remedial work is rare, our team will never shy away from our responsibilities and the satisfaction of the City of Hollywood is of paramount importance.

- Closeout and Warranty Phase Services shall include, among other things:
- Project close out coordination and transfer of the project to the City including delivery of as-builts, warranties, guaranties, and operating instructions.
- Certificate of Completion and all documents of record to City staff and/or consultants for archiving and assist the City in the warranty inspections and completion of all required warranty work generated by inspections.
- Coordination of the required field work of the electric, cable, telephone and/or other communications service providers as required to facilitate the Project.
- Coordination of testing, inspection and project approvals, delivery of instructions for operating all building systems, including training or maintenance staff for the Owner.

N. Inspections

Quality Management, Testing & Inspections

Our Team is committed to the highest level of quality throughout every phase of project development. Our comprehensive Quality Management Program (QMP) sets the standards for quality workmanship from the beginning and guides that level of quality through the entire project duration. Our goal is to ensure conformance with the design documents in all aspects. Document control, submittals, subcontracts, design revisions, value engineering, warranties, as-built drawings, as well as field procedures and engineering controls will ensure that a solid quality building is achieved.

All materials and equipment delivered to the project will be inspected and compared to the approved shop drawings and submittals by our field staff to determine that the approved products are in fact the ones being delivered to the jobsite. All required mock-ups will be completed, inspected, and approved prior to starting any installation of the work. Also, we will conduct documented pre-installation meetings with the trade partners where manufacturer and fabricator requirements for the preparation and installation of their products will be reviewed, understood, and acknowledged by all parties. In addition, subcontractors will be required to inspect and accept any previously installed work prior to installation of new work.

Quality Management also includes the compliance testing and inspections for all materials and equipment required by the contract documents, the manufacturers, and all applicable codes and references. In addition, all start-up procedures and checklists shall be reviewed by the start-up team composed of the mechanics, the manufacturer's representatives, our staff, the designers, City inspectors and project management prior to starting and testing any equipment or systems. As required, our team will be supplemented by the commissioning team employed for that work. Their commissioning plan will add pre-functional checklists and procedures to be followed by all parties prior to and for the actual start-ups. The commissioning team will issue reports on all equipment and systems after the start-up and compliance testing is completed.

O. Assigned Team's Experience with Projects of Similar Size and Type

Please see Tab C: Firms Qualifications and Experience and Tab D: Organizational Profile and Project Team Qualifications for our assigned team's experience with projects of similar size and type.

P. & Q. Ability to Hold to Schedules and Budgets

The best indication of our ability to control costs and meet schedules is to look at our past history of actual vs final construction costs and our contractual vs actual project durations provided in the charts below.

We are proud of our track record of completing all projects within or below the contractual project budgets and within or ahead of the contractual project timeframe.

Ability to Meet Project Budgets

Project	Original Contract Amount	Final Contract Amount	
SFRTA Ops Bldg, Garage, & Tri-Rail Improvements	\$41M	\$41M	
FCAA New Joe Pinder Administration Building	\$14.3M	\$12.5M	Under Budget
550 Parking Garage & Office Building	\$30M	\$30M	
Big Cypress Public Safety Complex	\$15.4M	\$15.4M	
Miramar Multi-Service Center & Fire Station 19	\$16M	\$14.1	Under Budget

Ability to Meet Project Schedules

Project	Contractual Duration	Actual Duration	
SFRTA Ops Bldg, Garage, & Tri-Rail Improvements	20 months	20 months	
FCAA New Joe Pinder Administration Building	14 months	12 months	2 Months Ahead of Schedule
550 Parking Garage & Office Building	22 months	22 months	
Big Cypress Public Safety Complex	19 months	18 months, 3 weeks	1 Week Ahead of Schedule
Miramar Multi-Service Center & Fire Station 19	16 months	15 months	1 Month Ahead of Schedule

R. Assigned Team's Experience with LEED Certified Projects

Gulf is a member of the U.S. Green Building Council (USGBC), the Florida Green Building Coalition (FGBC), and is committed to the implementation of Green building practices and resiliency principals on all of our projects.



As a South Florida based contractor for over three decades, we understand the effects that climate change and issues such as sea level rise have on construction projects in our area. We have developed and refined a sustainable approach to projects that promotes environmentally sensitive construction practices to conserve natural resources, reduce energy consumption, and decrease the negative impacts of development on the natural environment.

Careful planning and management of the entire construction process is critical to prevent site pollution, excessive construction waste, and ensure that issues such as sea-level rise and resiliency are addressed. Construction practices such as installing silt fencing, wetting or compacting loose soil, providing filtration barriers at storm drains, separating and recycling construction waste, using low-emitting building materials, and incorporating renewable energy sources (e.g., solar panels) and energy-efficient systems are all examples of green building practices that we have employed in the past, and which have proven to reduce a building's environmental impact and improve the health and comfort of those who use it.

During the design phase and prior to the start of construction, Gulf and PGAL will work closely together to conduct an environmental assessment of the site to understand potential environmental impacts during construction and identify hazards (e.g., soil contamination, presence of hazardous materials).

In addition, resiliency in the design of Harrison Street Parking Garage is more important than ever, especially after the recent Helene and Milton Hurricanes that impacted Florida. We understand the City of Hollywood's vulnerability to sea level rise, coastal flooding, and storm surge. Our design will include proactive strategies to ensure operational continuity and occupant safety, including critical systems placed above projected

flood levels and structural features that allow for rapid recovery after extreme weather events.

From a sustainability and resiliency perspective, our design will include energy-efficient LED lighting with daylight harvesting and zoning to reduce energy usage. The garage will be constructed with conduit and electrical infrastructure to support a minimum of four to six EV charging stations, with space and capacity planning in place for future expansion. To protect the facility during extreme weather events, we will incorporate

flood-resilient features such as elevated equipment pads, passive stormwater drainage, trench drains, and natural ventilation zones, along with wind-load design criteria that exceed Florida Building Code High-Velocity Hurricane Zone (HVHZ) requirements. Materials will be selected to withstand UV exposure, corrosion, and moisture intrusion. We will apply Parksmart certification principles to support efficient resource use, promote alternative transportation, and optimize the user experience—even if formal certification is not pursued.

INSTALLATION OF SOLAR PANELS SFRTA PARKING GARAGE, OPERATIONS CENTER AND POMPANO BEACH TRI-RAIL IMPROVEMENTS



LEED / Green Building / Sustainability Experience

Below and on the following pages is a list of our team's LEED/Green Building Experience.

NET ZERO ENERGY			
NAVFAC's 29 Palms SW Quality of Life Facilities and Dining Complex	\$136 M	Certified	338,115 SF
LEED PLATINUM			
City of Allen Fire Station No. 5	\$3.3 M	Certified	10,500 SF
Reforma 180	\$100 M	Pre-Certified	436,000 SF
Briarpark Green Office Building	\$10 M	Certified	70,000 SF
Habitat for Humanity, Henderson Homes	\$140 K	Certified	2,466 SF
LEED GOLD			
Arlington Municipal Airport	\$14 M	Certified	52,500 SF
Boston Logan International Airport Conrac	\$310 M	Certified	80,000 SF
City Express León	\$5.8 M	Registered	51,750 SF
City Express Reynosa	\$5.6 M	Registered	52,100 SF
City Express Saltillo	\$6 M	Registered	51,750 SF
City of Dallas Fretz Park Addition/Renovation	\$3.4 M	Certified	19,500 SF
City of Seguin Public Library	\$12 M	Certified	43,000 SF
Dorothy Qunitana Community Center	\$2M	Certified	9,200 SF
FAU HBOI Research II Complex	\$14 M	Certified	42,000 SF
FAU Innovation Village	\$70 M	Certified	500,000 SF
FAU Parliament Hall	\$30 M	Registered	188,000 SF
Granite Briarpark Green Office Building	\$40 M	Certified	300,000 SF
GSA Alto Lee Adams Sr. U.S. Courthouse	\$42 M	Certified	123,400 SF
Harris County Precinct 4 Service Center	\$21 M	Certified	59,000 SF
Houston Community College Northline Campus Academic Building	\$11.6 M	Certified	50,000 SF
HP Next Generation Data Center	\$175 M	Certified	365,000 SF

D. ORGANIZATIONAL PROFILE & PROJECT TEAM QUALIFICATIONS

Max Planck Florida Research Institute	\$52 M	Certified	110,000 SF
NAVFAC Weapons Storage Facility	\$14.9 M	Certified	56,345 SF
PGAL Houston Headquarters Interior Build-Out	\$1.8 M	Certified	70,000 SF
Proyecto Legaria I	\$75 M	Registered	251,540 SF
Proyecto Legaria II	\$75 M	Registered	251,800 SF
Corporativo Dos Patios	\$62 M	Certified	406,902 SF
NAVFAC's 29 Palms BEQ and Parking Garage Complex	\$131 M	Certified	292,300 SF
NAVFAC Camp Lejeune Stone Bay Bachelor Enlisted Quarters (BEQ)	\$45 M	Certified	116,148 SF
SBA Consolidated Rental Car Maintenance and Storage Complex	\$8 M	Certified	156,816 SF
South Florida Regional Transit Authority Parking Garage and Administration Building	\$40 M	Registered	78,997 SF
Torre BBVA Bancomer	\$150 M	Registered	908,270 SF
University of Florida Southwest Parking Garage	\$20 M	Certified	313,000 SF
LEED SILVER			
Arlington General Aviation Terminal	\$4.5 M	Registered	15,500 SF
Bob Hope Airport RITC	\$98 M	Registered	850,000 SF
Boca Raton Downtown Library	\$9.8 M	Certified	42,000 SF
Centro Cultural Mexiquense de Oriente CCMO (4 Buildings)	\$100 M	Registered	756,400 SF
City Express Ciudad Juárez	\$6 M	Registered	52,200 SF
City Express San Luis Potosí	\$5.5 M	Certified	58,250 SF
City Express Puebla	\$6 M	Certified	67,125 SF
City Express Monterrey Santa Catarina	\$5.8 M	Certified	61,100 SF
City Express Playa del Carmen	\$9.5 M	Certified	65,500 SF
City Express Playa del Carmen	\$6.2 M	Certified	56,250 SF
City of Bellaire City Hall + Civic Center	\$7.5 M	Certified	25,100 SF
City of Bellaire Fire Station	\$4 M	Certified	18,000 SF
City of Coppell Senior Recreation and Community Center	\$4.5 M	Certified	13,560 SF
College du Leman	\$6.5 M	Designed	28,500 SF
Corpus Christi International Airport CONRAC	\$4.8 M	Registered	5 Acres
Denton County Precinct Four	\$6 M	Registered	30,000 SF
Denton Public Safety Training Complex	\$12 M	Registered	26,000 SF
DSM Consolidated Quick Turnaround Facility	\$6.8 M	Registered	243,936 SF
Enterprise Holdings Rental Car Operation at ORD	\$5.2 M	Certified	11,000 SF
George Bush IAH Terminal B South Side Replacement	\$60 M	Certified	200,000 SF
Greater Harris County 9-1-1 Tom Bass Building	\$16 M	Certified	48,600 SF
Hospital ISSEMYM Toluca	\$65 M	Certified	402,500 SF
Hospital Regional de Alta Especialidad de Zumpango	\$90 M	Certified	450,700 SF
Hospital Ticul	\$90 M	Registered	418,200 SF
Houston Community College Acres Homes Campus Academic Building	\$8.2 M	Certified	25,000 SF
Houston Community College North Forest Academic Building	\$6.5 M	Registered	25,000 SF
James Driver Park, Northeast Wellness Center	\$5.8 M	Registered	10,000 SF
Lewisville Government Center North & South Buildings	\$15.5 M	Registered	60,000 SF
John F. Kennedy International Airport Terminal 1	\$7 B	Registration Pending	2,800,000 SF
MINYANA Mixed Use	\$550 M	Registered	2,690,000 SF
Port Miami Terminal F	\$28 M	Registered	440,000 SF



Torre B Polanco	\$70 M	Registered	392,800 SF
United States Federal Justice Tower	\$58 M	Certified	148,000 SF
USACE Fort Huachuca Unmanned Aerial System Tactical Equipment Pool and Company Operations Center	\$8 M	Registered	30,000 SF
West University Place Colonial Park Aquatic Center	\$4.5 M	Certified	4,600 SF
West University Place Recreation Center	\$9.9 M	Certified	33,800 SF
LEED CERTIFIED			
Aventura Civic and Cultural Arts Center	\$7 M	Certified	14,864 SF
City Express Guadalajara	\$6.7 M	Certified	61,500 SF
City Express Irapuato	\$5.5 M	Certified	52,600 SF
City Express Querétaro	\$5.8 M	Certified	54,100 SF
City Express Santa Agraz Mixed-Use Building	\$14 M	Registered	146,400 SF
City Express Los Cabos	\$6.3 M	Registered	61,800 SF
City of Bellaire Police + Municipal Courts	\$8.3 M	Certified	30,800 SF
Fort Lauderdale-Hollywood Airport T4	\$180 M	Registered	1,100,000 SF
Harris County Joint County/City Processing Center	\$77.9 M	Certified	246,000 SF
Hartsfield Jackson Atlanta International Airport CONRAC	\$242 M	Registered	100,000 SF
Holocaust Museum Houston	\$33.80	Certified	59,000 SF
Hospital IMSS Colima	\$70 M	Registered	368,600 SF
Kimley-Horn West Palm Beach Headquarters	\$1.2 M	Registered	29,000 SF
Lauderhill Performing Arts Center and Library	\$13.2 M	Registered	47,585 SF
Love Field Maintenance Facility	\$4.5 M	Registered	38,000 SF
Lovett Elementary School	\$12 M	Certified	84,500 SF
Seminole Trails Elementary School	\$10.9 M	Registered	53,190 SF
Texas Children's Pediatric Associates Westchase	\$1 M	Certified	6,885 SF
Vadatech World Corporate Headquarters	---	Certified	71,519 SF
SPIRIT			
US Air Force F-22 Munitions Facility	\$2.4 M	Certified	8,000 SF
GREEN GLOBE			
Florida International University Bayview Housing	\$37 M	1 Globe	202,850 SF
FLORIDA GREEN BUILDING			
FCAA New Joe Pinder Administration Building	\$12.4	Platinum	38,000 SF
Garden View Apartments	\$21M	Gold	66,303SF



Approach to Scope of Work

Strategic Vision

The Harrison Street Parking Garage represents a unique opportunity to create more than just a structured parking facility. It offers the chance to develop a civic mobility hub that is intelligent, resilient, and tailored to the operational and spatial needs of downtown Hollywood. Our philosophy is rooted in the belief that structured parking is civic architecture—functional infrastructure that enhances user experience and urban identity. Each garage we design is a **long-term community asset, integrating design excellence** with operational clarity, **environmental resilience**, and **architectural intent**. Our integrated design/build model unites both disciplines from the outset, ensuring streamlined communication, accelerated decision-making, and efficient, buildable solutions. Design and construction are treated as concurrent, collaborative processes, where every design decision is guided by constructability and every construction move honors architectural vision. This approach fosters trust, reduces risk, and delivers outcomes that are not only efficient but also aligned with long-term performance goals.

Structured parking must go beyond code compliance to reflect local context, respond to human scale, and enhance the public realm. **Our garages are designed with the user in mind**—featuring clear wayfinding, intuitive circulation, natural ventilation, and safety embedded through both spatial design and technology. These features are implemented using durable materials, forward-compatible systems, and adaptable layouts that support evolving mobility trends. For the Harrison Street Garage, our approach ensures early alignment with the City of Hollywood's goals and ongoing stakeholder engagement. The facility will integrate approximately 350 parking spaces, alongside City administrative and operational functions in secured, climate-controlled areas. These spaces will include durable finishes, HVAC, data access points, and equipment storage, and will meet or exceed ADA, fire code, and utility standards.

Our strategy aligns with the RFQ's evaluation criteria, reflecting a clear understanding of project needs through early stakeholder engagement, access planning, and integrated systems coordination. Through adaptive ventilation, energy systems, and digital platforms, we will deliver a next-generation civic facility that enhances daily operations, supports future

mobility, and stands as a model of environmental and architectural leadership. With **fast-track delivery, open-book GMP reconciliation, and real-time progress monitoring**, our disciplined team collaboration ensures a safe, efficient, and community-serving facility built to endure for decades.

Design Philosophy

Our team's approach is shaped by years of **collaboration and success delivering structured parking facilities across complex, urban Florida environments**. Our architectural, engineering, and construction professionals have designed and built over a dozen garages adjacent to civic spaces, transit corridors, and coastal zones. This established synergy reduces delivery friction, accelerates timelines, and promotes quality outcomes from day one. The **design will fully support the City's goals for safety, technology, sustainability, resiliency, and urban integration**, as outlined in the RFQ. The structure will incorporate City operational components and provide seamless support for oversight, maintenance, and enforcement activities. Operational areas will be strategically located for connectivity and security and will feature climate control, data access, and durable materials.

The site's adjacency to ArtsPark and its proximity to major traffic routes require careful access planning. Entry and exit points will be positioned to reduce congestion and enhance pedestrian safety. Separate shuttle lanes will isolate City transit operations from public traffic, improving flow and reducing conflict. Garage functionality will be prioritized with efficient stall layouts, clear pedestrian pathways, and a two-way express ramp system to eliminate dead-ends and improve circulation. Parking bays, vertical clearances, and drive aisles will exceed minimum standards where they benefit performance and comfort. **Integrated wayfinding** will combine color-coded zones, ADA-compliant floor markings, pedestrian lighting cues, and visible signage. These visual aids will be synchronized with the **Parking Guidance System (PGS)** to enhance ease of use and traffic flow.

Architectural features will reflect the civic identity of downtown Hollywood while supporting coastal resiliency. The building envelope will incorporate



screening systems that allow daylighting and ventilation while softening the building's mass. Materials will be selected for resilience to salt air, humidity, UV exposure, and corrosion, ensuring longevity and ease of maintenance.



Design elements such as public art, branding, and pedestrian-scale treatments will reinforce the structure's presence as a community landmark. Our team will collaborate with City staff to integrate these elements and, where appropriate, gather public input to guide the appearance and user experience.

Environmental strategies include LED lighting with daylight harvesting, infrastructure for current and future EV charging, and sustainable drainage. Elevated equipment, passive stormwater systems, and HVHZ-compliant design criteria will protect the facility against extreme weather. Parksmap principles will inform design decisions to maximize sustainability and user comfort. The design philosophy reinforces our goal: to create a parking structure that is safe, efficient, adaptable, and emblematic of environmental and design leadership. Through close collaboration, technical excellence, and civic sensitivity, we aim to deliver a garage that contributes meaningfully to the community's urban fabric.

Design-Build Philosophy

Our design-build philosophy is grounded in **collaboration**, **transparency**, and **shared accountability**. The Gulf-PGAL Design-Build Team has a successful history of working together on past projects. This joint experience has fostered a strong working relationship built on trust, mutual respect, and a shared commitment to quality. Our foundation enables us to integrate our processes early and often—leveraging PGAL's design vision alongside Gulf's construction expertise to develop creative, constructible, and cost-effective solutions that will align with the City's goals.

By eliminating the traditional separation between design and construction typical in other delivery methods, we are able to reduce inefficiencies and mitigate risks. Together, we **proactively address challenges** before they impact the schedule or budget, and we remain focused on delivering a seamless experience for the City of Hollywood.

With a team that already understands how to work together effectively, we can focus more fully on the needs of the City and the project. This proven partnership allows us to hit the ground running from day one to ensure a successful outcome.

Project Management Approach

Our approach begins with a clearly defined project roadmap, outlining all major tasks from pre-design through closeout. Key responsibilities are distributed across integrated teams spanning architecture, engineering, construction management, and technology coordination. We will initiate the project with a structured 30% Design Criteria Package to define goals and parameters, followed by rolling documentation milestones (60%, 90%, and 100%) that support permitting, bidding, and execution. A dedicated team—pre-assigned based on experience and availability—will remain engaged throughout all phases to ensure responsiveness and continuity.

Our integrated team will manage seamless coordination across all disciplines—architecture, structural, civil, MEP, fire protection, traffic engineering, landscape, signage, and parking technology—leveraging a collaborative BIM platform for early clash detection, interdisciplinary QA/QC reviews, and continuous constructability analysis. These reviews will be embedded at each documentation phase (30%, 60%, 90%, 100%), ensuring accuracy, technical consistency, and permitting readiness. Concurrently, we will conduct **structured stakeholder charrettes** at key milestones, including a formal workshop following internal review of the 30% Design Criteria Package, to validate goals, align priorities, and refine direction before progressing into deeper documentation phases.

Our team will develop and maintain a detailed **Critical Path Method (CPM) schedule** supplemented by a **Project Control Schedule** presented in bar graph format, as required by the RFQ. Both will be updated monthly and submitted alongside narrative reports outlining progress, upcoming activities, risks, permitting status, and GMP evolution. These tools will enable clear communication and allow the City to maintain full visibility and control over the project timeline and deliverables.

To ensure financial transparency and predictability, we will implement **formal cost estimating at each major**

design milestone (30%, 60%, and 90%), aligned with GMP development and reconciliation protocols. An open-book approach will provide the City full insight into subcontractor bidding and buyout, including any related-party relationships and local participation goals. We will also lead recurring **value engineering sessions** to identify opportunities to enhance durability, maintainability, and life-cycle cost efficiency—without compromising performance or aesthetics.

Quality assurance and constructability are embedded throughout our process. At each design milestone, we will conduct formal mark-up reviews using technical discipline checklists, culminating in a final constructability assurance review prior to 100% documentation. Through this methodical and collaborative approach, we will deliver a facility that not only meets the City’s programmatic and operational goals but also represents long-term value to the community.

Communication & Collaboration

Clear, consistent, and proactive communication will be foundational to the success of the Harrison Street Parking Garage project. Our team embraces digital transparency and open collaboration to ensure that the City of Hollywood remains informed, engaged, and empowered throughout every phase of design and construction.

All project information including schedules, drawings, submittals, RFIs, meeting minutes, and milestone deliverables will be managed in a centralized digital project platform such as Procore or Newforma, accessible to City staff and approved stakeholders. This single source of truth will provide real-time visibility into project status and serve as the backbone of our communication workflow.

Regularly scheduled progress meetings, design charrettes, and milestone presentations will provide structured opportunities for the City to review deliverables, provide feedback, and authorize next steps. Our team will supplement these meetings with visual dashboards, immersive 3D models, and real-time virtual walkthroughs, allowing stakeholders to explore the evolving design and make fully informed decisions. Our commitment to communication is not limited to tools—it’s cultural. We believe that successful design-build outcomes are built on trust, clarity, and mutual accountability. From day one, our design and construction professionals will work side by side with

City staff, departments, and third-party consultants as one unified team. We are committed to active listening, timely responsiveness, and thoughtful problem-solving to keep the project moving forward efficiently and collaboratively.

By combining intuitive digital platforms with consistent in-person dialogue, we will foster a working relationship rooted in transparency, shared goals, and teamwork—delivering not just a high-performance parking facility, but a truly collaborative public project experience.

Current Workload

The Harrison Street Parking Garage project aligns well with our current and anticipated commitments. We have the capacity, flexibility, and staffing structure necessary to dedicate the appropriate personnel and resources to ensure successful execution of this project. Below is Gulf’s current workload.

Name of Project	Percentage Complete
Hollywood Senior Center	11%
Ellenton Crossings	59%
Markham Center for Teaching and Learning	99%
EYW Concourse A and Terminal Improvements	82.5%
Collins Elementary School	99%
Coral Springs High School	97%
YMCA Wellness Center and Free- Standing Emergency Department	PRECON
STOF Hollywood Medical Center Expansion	PRECON

Our team maintains the technical bandwidth to support new work without compromising quality, responsiveness, or delivery on active projects. Our staffing strategy is built around modular task groups that can scale as needed based on workload demands. This allows us to maintain balanced resource allocation while remaining agile and responsive to project-specific needs.

A dedicated team of professionals will be assigned to the Harrison Street project. This team will provide consistent leadership, hands-on project management, and seamless client engagement throughout all phases.

Ability to Solve Complex Project Issues

Our firm has a **proven track record** of **proactively addressing** and **resolving complex project challenges** through early collaboration, integrated design and construction expertise, and consistent, transparent

communication. We understand that the success of any Design-Build project depends on alignment and coordination among all parties from the outset. That's why we foster a **"one team" mindset** between the City, PGAL and their subconsultants, and our construction team—beginning with the very first meeting.

By establishing clear communication channels early, we create a collaborative environment that identifies potential issues before they escalate, streamlines decision-making, and aligns all stakeholders around shared goals. This proactive approach allows challenges to be addressed with collective insight and ownership, resulting in timely, well-informed solutions that keep the project on track.

Collaborative Teaming: Our team thrives in complex environments because we bring every discipline—design, construction, engineering, and management—together from day one. This integrated structure allows us to develop solutions that minimize change orders, avoid conflicts, and reduce project delays. When challenges do arise, our team is positioned to respond quickly with unified strategies that reflect the needs and priorities of all project partners.

Design and Preconstruction Phase: During the Design and Preconstruction phase, our team conducts in-depth collaborative reviews of the design documents to identify discrepancies, constructability concerns, and opportunities for value engineering. With both the design and construction teams working in tandem, we are able to embed constructability and cost control into the design process from the beginning. This early input helps mitigate risk, refine the scope, and ensure that the project can move into construction without costly delays or rework.

Construction Phase: Once construction is underway, we maintain rigorous coordination practices, including regular progress meetings with the City and internal team check-ins. These meetings allow us to review RFIs, evaluate proposed changes, and address unforeseen field conditions in real time. Our weekly subcontractor meetings further enhance our ability to manage logistics, track safety metrics, and resolve potential scheduling conflicts. Because our design team remains engaged throughout the construction phase, we are able to process clarifications and revisions quickly, avoiding miscommunication and minimizing delays.

We also employ **proactive risk management strategies** such as digital modeling, scenario planning, and early trade coordination. These tools support rapid decision-making and allow us to test solutions virtually before implementation in the field. Our integrated design-build model creates continuous feedback loops between design and construction, ensuring that decisions are technically sound, cost-aligned, and constructible.

Our **ability to adapt and resolve challenges before they impact project outcomes** is a core strength of our team and a key reason for our long-standing client relationships. For the Harrison Street Parking Garage, this experience and approach will ensure that potential issues are managed proactively and collaboratively, delivering a final product that meets the City's expectations for quality, performance, and long-term value.



Collaboration and Agility

Central to our delivery strategy is a deep, demonstrated commitment to collaboration and agility not just as concepts, but as operational imperatives. Our team has worked together extensively on a range of structured parking projects across Florida, particularly in complex urban and coastal environments. This long-standing partnership means we operate with internal fluency, a shared language, and well-practiced workflows that eliminate friction points often seen in first-time team configurations.

This trust-based familiarity allows us to move faster, align earlier, and respond more fluidly to challenges as they arise. From the outset, we operate with synchronized expectations across disciplines architecture, engineering, construction, and project management—which translates into shorter decision cycles, fewer coordination delays, and more accurate execution in the field.

We don't need to build trust—we arrive with it. This embedded synergy reduces ramp-up time and supports a proactive rather than reactive delivery model. It allows

our team to anticipate each other's needs, troubleshoot collaboratively, and maintain focus on project goals even when conditions change.

This approach becomes especially critical in a constrained site like the Harrison Street location, where limited space, tight timelines, and urban interface complexities require a team that can operate seamlessly and make rapid, informed decisions. Whether it's resolving field issues without escalating costs, coordinating phased construction within narrow footprints, or aligning with City staff across multiple departments, our team's chemistry enables us to perform with discipline, speed, and transparency—every step of the way, from schematic design to project closeout.

Available Facilities, Technological Capabilities and Other Resources

Our firm offers a robust combination of state-of-the-art facilities, advanced technology platforms, and experienced personnel to support the successful delivery of the Harrison Street Parking Garage project. We are committed to leveraging these resources to drive efficiency, reduce risk, and ensure transparency throughout all phases of design and construction.

Our team stays current with the latest construction technology trends, continuously evaluating new tools to enhance project performance. This commitment enables us to maintain efficient workflows and implement solutions that improve quality, reduce cost, and mitigate risk. We employ both in-house resources and specialized subconsultants as needed, giving us the flexibility to respond to unique project requirements.

We utilize a suite of **industry-leading software tools** for project management, estimating, scheduling, design coordination, and field execution. These include:

- Project Management & Document Control: Procore, Newforma, Bluebeam Studio, e-Builder
- Design & Coordination: Revit, Navisworks, SketchUp, BIM 360
- Visualization & Stakeholder Engagement: Enscape, Lumion, Twinmotion
- Estimating & Scheduling: SmartBid, Primavera P6

Our facilities include a **BIM coordination center**, a document control suite, and a physical mock-up and fabrication lab. These resources provide the space and infrastructure needed to develop, test, and refine project elements in advance of field installation—further improving constructability and quality assurance.

Technologically, we offer a fully integrated project delivery platform. **Procore, Newforma, and Bluebeam Studio** allow for real-time collaboration, centralized document control, and transparent workflows for RFIs, submittals, meeting minutes, and QA/QC tracking. Stakeholders will have secure, cloud-based access to design files, status dashboards, and milestone reporting, ensuring full visibility at every step.

Advanced Visualization & Digital Modeling

To support stakeholder engagement and design validation, we will incorporate real-time **3D visualization tools** such as **Enscape, Lumion, and Twinmotion**. These technologies allow City staff and stakeholders to explore the evolving design through immersive walkthroughs and high-resolution renderings, helping to make informed decisions about layout, visibility, and user experience during charrettes and public meetings.

Building Information Modeling (BIM) will serve as a cornerstone of our delivery approach. Beyond coordination, we will use BIM to generate accurate quantity takeoffs, cost models, and phasing plans that directly support GMP development and buyout reconciliation. Lifecycle asset data will be embedded into the model to create a digital twin that facilitates long-term operations and maintenance by City staff.

Technology-Enabled Field Execution

During construction, our field teams will utilize **mobile apps** and **digital inspection tools** to manage punch lists, coordinate subcontractor activities, and **track field issues in real time**. This allows for swift corrective actions and ensures alignment between design intent and field execution. By embedding digital integration throughout our workflow, we reduce project risk, eliminate rework, and enhance efficiency from Design and Preconstruction through closeout.

Documentation and Submittal Process

As part of our disciplined and collaborative delivery approach, our team will initiate the project with the development of a **comprehensive 30% Design**

Criteria Package, submitted within the first two months of project initiation, in accordance with RFQ Section 3.2.4(c). This submission will define the architectural design intent, infrastructure requirements, programmatic goals, and critical performance criteria, and will include a preliminary Guaranteed Maximum Price (GMP) based on detailed conceptual estimates. Prior to the submission, our internal team will conduct a structured technical review to ensure code compliance, constructability, and cost clarity. The 30% package will then be used to facilitate a formal workshop with City stakeholders to confirm alignment and resolve any outstanding priorities or assumptions before advancing to the next design phase.

From there, **we will progress through rolling documentation at the 60%, 90%, and 100% milestones**. Each phase will produce refined and coordinated architectural and engineering construction drawings and written specifications, supported by updated cost estimates and GMP reconciliations. These submittals will be structured to support phased permitting and aligned with City review cycles and submission deadlines. The 60% and 90% submittals will reflect incorporated feedback from previous reviews and will be accompanied by a summary of scope refinements, schedule updates, constructability assessments, and documentation of all coordination activities with the City's Building Division and relevant permitting authorities.

Our final 100% Construction Documents will be signed and sealed by licensed Florida professionals and prepared for immediate permit submission and construction execution. These documents will be the result of a fully integrated QA/QC process that prioritizes interdisciplinary coordination—ensuring consistency between architectural, structural, civil, MEP, fire protection, technology, and utility systems. Throughout, our team will maintain continuous collaboration with the City of Hollywood to ensure the evolving documentation reflects both the City's operational goals and regulatory compliance requirements.

At every documentation milestone, we will perform in-depth code compliance reviews to ensure alignment with the Florida Building Code, the Florida Fire Prevention Code, NFPA 88A (Standard for Parking Structures), the Americans with Disabilities Act (ADA),

and all applicable local zoning and design ordinances. Special attention will be given to early and ongoing coordination with FDOT where site access, right-of-way improvements, or utility connections intersect with state-controlled infrastructure.

Permitting Strategy

Permitting will be managed as a strategic and proactive process. Our team will initiate early coordination meetings with all Authorities Having Jurisdiction (AHJs), including the City of Hollywood Building Division, Fire Marshal, Public Utilities, and external agencies as applicable. These meetings will clarify submittal expectations, streamline document preparation, and ensure code compliance from the outset.

We will structure our submittals into clearly phased packages—aligned with the RFQ's required documentation milestones at 30%, 60%, 90%, and 100%—to support phased permitting and early approvals where possible. Each submission will include complete architectural and engineering documents signed and sealed by Florida-licensed professionals.

Permitting schedules will be fully integrated into our Critical Path Method (CPM) schedule and updated monthly. This schedule will reflect the City's overarching timeline, including an anticipated **6-month design-builder selection period**, followed by a **9-month design and permitting phase**, and an **18-month construction phase**, totaling a **27-month project delivery**. Our internal permit tracking system will monitor submittals, review responses, and revisions to avoid delays and ensure compliance with City standards and statutory timeframes.

Our team's structure, technical expertise, and disciplined oversight will ensure that all required permits, building, electrical, mechanical, plumbing, fire protection, and utility connections—are secured efficiently and in full alignment with the City's expectations and jurisdictional requirements.

Schedule Methodology for Effectively Managing and Executing the Work

We have included a proposed project schedule on page 64 that outlines our team's approach to delivering the Harrison Street Parking Garage on time and in alignment with the City's priorities. It reflects key milestones

for design, permitting, construction, and closeout, and is based on realistic durations, local permitting experience, and a streamlined design-build workflow that maximizes efficiency without compromising quality.

Construction Phase and Impact Mitigation Strategy

To minimize impacts to residents, City operations, and the public, we implement detailed staging and phasing plans grounded in proactive communication and tight logistical control. These plans will include pedestrian and vehicle detour strategies, off-peak material deliveries, and continuous coordination with City departments and stakeholders to anticipate and mitigate disruptions throughout construction.

Our outreach strategy incorporates methods successfully used on similar urban projects, including advance notice protocols, multilingual printed and digital notices, regularly updated signage, and real-time communication channels. Flyers, bulletins, and on-site signage will be deployed alongside structured email updates and stakeholder meetings. Direct contact information for the project's designated Point of Contact will be made available for ongoing support.

All equipment and materials will be stored within clearly defined construction zones using just-in-time delivery strategies to reduce congestion. When offsite staging is necessary, it will be strategically located and managed to avoid disrupting local businesses or residents. We will coordinate early with the City to confirm staging locations and access routes, and align construction activities with operational needs.

Site logistics will include:

- Defined work zones with secured fencing and safety barriers
- Off-peak delivery scheduling to minimize congestion
- Noise, dust, and traffic control protocols enforced daily
- Clearly marked pedestrian routes and temporary wayfinding signage
- Offsite laydown and storage plans, reviewed and approved by the City when needed

Our team will facilitate weekly site coordination meetings with the City to monitor construction progress, align schedules, and respond to concerns in real time. We will track progress using updated Critical Path Method (CPM) schedules, supplemented by narrative reports detailing completed work, upcoming milestones, safety metrics, weather impacts, and change order status.

System installation and integration will be tightly managed in coordination with the City. Garage technologies—including license plate recognition (LPR) cameras, T2 payment kiosks, EV charging infrastructure, and LED parking guidance displays—will be installed, tested, and commissioned alongside City stakeholders to ensure seamless operation and compatibility with existing systems.

Closeout will be carefully managed to ensure a smooth transition to City ownership. Our team will prepare and submit complete as-built drawings, operations and maintenance manuals, system training documentation, and warranty logs. Final inspections, punch list resolution, and Certificate of Occupancy documentation will be closely coordinated with City officials and end users. We will also coordinate utility field work for final project readiness, and ensure all record documents are archived properly.

To support ongoing satisfaction, The Gulf design build team provides proactive post-construction support with follow-ups at 1 month, 3 months, 6 months, and 1 year. This ensures timely resolution of any remedial items and fosters a strong working relationship into the occupancy phase.

Ultimately, what makes our team the right partner for this project is not just our qualifications, but how we work. We've successfully delivered similar parking garages in complex urban settings and understand the balance of operational functionality, budget discipline, and civic architectural presence. We come as a fully integrated team aligned, experienced, and ready to deliver a next-generation parking facility for the City of Hollywood that performs beautifully, operates intelligently, and reflects long-term value and civic pride.

Storage of Equipment and Materials

As we do on all of our project, we will create a **project specific site / logistics / MOT** plan which will incorporate jobsite fencing, office/jobsite trailers, material laydown

and/or storage, employee parking, ingress/egress and other site components. This plan will be **submitted to the City for approval** and then implemented by our on-site staff. We understand that due to the tight site and constraints in the surrounding area that we may need to **secure offsite space for construction parking** and store materials off-site or arrange for **just-in-time deliveries** to minimize impact to businesses, residents and the public at large.

Company's Resources and Capabilities

Our scheduling, cost estimating, and project management systems utilize the latest computer technology and programs plus our own time proven methods and techniques to get to and maintain the project budget. Task management is implemented and controlled through our use of Procore, Project Management Software, and our use of the Scheduling Software Primavera P6.



Procore

Procore is the most widely used construction management software and delivers a platform that streamlines and mobilizes communication and documentation for all stakeholders. With Procore, we can establish and manage all the necessary design and construction activities, reports, documents and communications necessary for an efficient, productive and well-coordinated project. Procore allows us to centralize project data which improves field-to-office communications. Real time project data is accessible from anywhere at anytime.

Primavera P6

All schedules are prepared using Primavera Project Planner® (P6). Project schedules are developed in the initial design phase showing all design, permitting, construction execution, commissioning and close-out activities.

Additional tools, software, and technological capabilities have been outlined earlier in this section. Further details regarding our resources and capabilities are also provided throughout our response, including within this Tab and in Tabs D and F.

Experience Meeting Project Goals with Respect to Cost Control and Time of Delivery

The best indication of our ability to control costs and meet schedules is to look at our past history of actual vs final construction costs and our contractual vs actual project durations provided in the charts below.

Ability to Meet Project Budgets

Project	Original Contract Amount	Final Contract Amount	
SFRTA Ops Bldg, Garage, & Tri-Rail Improvements	\$41M	\$41M	
FKAA New Joe Pinder Administration Building	\$14.3M	\$12.5M	Under Budget
550 Parking Garage & Office Building	\$30M	\$30M	
Big Cypress Public Safety Complex	\$15.4M	\$15.4M	
Miramar Multi-Service Center & Fire Station 19	\$16M	\$14.1	Under Budget

Ability to Meet Project Timelines

Project	Contractual Duration	Actual Duration	
SFRTA Ops Bldg, Garage, & Tri-Rail Improvements	20 months	20 months	
FKAA New Joe Pinder Administration Building	14 months	12 months	2 Months Ahead of Schedule
550 Parking Garage & Office Building	22 months	22 months	
Big Cypress Public Safety Complex	19 months	18 months, 3 weeks	1 Week Ahead of Schedule
Miramar Multi-Service Center & Fire Station 19	16 months	15 months	1 Month Ahead of Schedule

We are proud of our track record of completing all projects within or below the contractual project budgets and within or ahead of the contractual project timeframe. Our **90% repeat customer rate** is a testament to our ability to meet and exceed client expectations by delivering what we promise, when we promise it!

Cost Management Plan during Design & Construction

Cost Estimating & GMP Development

Cost Estimating starts in the Design and Preconstruction phase. This is the time for optimizing value while meeting the design requirements and staying within budget constraints. Our team verifies the cost of constructability options as well as the cost savings of various value engineering options.

Remaining on Cost Target

To maintain the City's budget, we will provide careful cost control to assure that the project remains within the budget. Exposure to cost risk will be minimized by contemporaneous tracking and reporting of project costs and forecasts. Cost control efforts will focus on the efficient coordination of field activities and strict adherence of trade contractors to contractual requirements. Integrating value engineering and cost benefit studies will ensure that changes in the work can be accommodated without cost overruns.

Gulf understands the expectations of a project that meets all desired operational and quality standards. In conjunction with the City and PGAL, our team will work towards establishing a baseline budget for the design program. This provides our estimating team with a background to produce an estimate that is accurate, making the transition to final GMP an "open book" and simple process. We will constantly monitor the cost of the project through the course of document development and make timely and accurate estimates that will indicate the direction of the project relative to the established budgets. This information will give the City the proper tools with which to make important decisions.

Value Engineering

We work to develop a list of cost-effective solutions that will add value and not compromise program or design. During Design and Preconstruction, Gulf will work side-by-side with PGAL and the entire design team to eliminate potential conflicts, identify constructability issues and maximize Value Engineering (VE) opportunities that support the schedule and budget for the project. We take full advantage and leverage the knowledge and experience of our team members and our subcontractors to find alternatives for consideration. After identifying potential value engineering items, we will perform a functional analysis that might result in important savings and/or better operation of your garage. All potential VE items are tracked, evaluated, and logged as accepted or rejected.

The earlier the VE process begins, the more opportunity there is for potential cost reduction and increased value.

As the project moves into the Construction Phase, our team will continue to evaluate Value Engineering ideas

and encourage subcontractors to look for alternatives. Some examples of our process includes:

- Use our extensive construction experience to bring solutions that were developed to resolve problems like those which might be encountered at the garage.
- Evaluation of cost/schedule trade-offs between alternative building systems.
- Engage local, mechanical/electrical subcontractors for a review of mechanical/ electrical systems, their compliance with local codes and design requirements.
- Perform a side-by-side comparison of potential VE ideas.
- Invite specialty contractors to comment on feasibility of planned construction methods, capitalize on their similar experience and any state-of-the-art technology.

Owner Direct Purchase/Tax Savings Program

As a public-sector contractor, Gulf brings extensive experience working with Owners throughout Florida to coordinate tax savings programs. Our firms and assigned team members bring the knowledge gained from implementing direct purchase programs for numerous clients, including Municipalities, Universities and School Districts, Federal Tribes, and Airports across the State. We have a deep understanding of the Florida Statutes dealing with sales tax exemptions in the construction of public works.

Approach to Competitively Administering and Evaluating Bid Packages

Procurement Plan - Releasing Bid Packages, Award and Scope

Part of our comprehensive approach to the delivery of a complete and accurate GMP, includes effective management to administer and evaluate bid packages. Bid packages will be fully developed by the Project Team to ensure full compliance with the City's requirements, including schedule, budget, and goals for subcontracting to small businesses and minority firms (if applicable).

Our systematic approach is supported by our in-house

estimating staff. We maintain a vast pool of prequalified subcontractors and suppliers to draw from, most of whom the company has worked with in the past. This list of subcontractors is constantly updated and refined.

We use a multifaceted approach to assure subcontractor participation on all our projects, including meeting or exceeding any participation goals set for this project. First, there is an ongoing process to solicit subcontractor interest using trade fairs, builder's exchanges and through various sponsored events. Secondly, a project-specific solicitation will be implemented, which will include advertisements, direct contact of potential subcontractors from the area and those who serve the area, and events to stimulate interest.

Quality Control and Assurance Program

Our quality control strategy is built on a structured, multi-layered approach that emphasizes clarity, coordination, and accountability from concept through closeout. At every phase, our team will apply rigorous standards to ensure that design and construction meet or exceed both the City of Hollywood's requirements and industry best practices for structured parking facilities.

Design Phase

During the design phase, we will implement a robust quality assurance process that includes external peer reviews, interdisciplinary coordination checks, and progressive constructability analyses at each documentation milestone (30%, 60%, 90%, and 100%). These reviews will evaluate technical accuracy, code compliance, clarity of detailing, and overall constructability—reducing the risk of field conflicts and ensuring smooth transitions to permitting and construction.

Every document set will be benchmarked against City standards as well as national parking design guidelines (e.g., IPI and NFPA 88A), with a focus on structural durability, life-safety integration, ADA accessibility, and operational efficiency. Structured discipline checklists and coordinated interdisciplinary benchmarking will be used to maintain consistency and accuracy.

Construction Phase

In the construction phase, we will maintain direct oversight of contractor performance to ensure strict alignment with design intent and quality standards.

Our team will manage the submittal review process, coordinate delegated design components, and track RFIs to ensure timely responses and consistency with contract documents.

On-site, we will conduct regular field inspections, monitor materials and workmanship, and lead resolution of deficiencies through active punch list management. All work will be documented in field reports and issue logs, and non-conformance items will be tracked through to resolution.



Additional QA/QC practices will include:

- Required mockups completed and approved prior to full-scale execution.
- Trade partners inspecting and approving preceding work before beginning their own.
- Compliance testing and inspections per contract documents, manufacturer specs, and applicable codes.
- Pre-installation meetings with trade partners to review execution plans and QA/QC responsibilities.

Tracking and Reporting

We will implement a quality tracking system integrated with our project management platform (e.g., Procore) to log QA/QC activities across both design and construction. This system will maintain a transparent and complete audit trail accessible for City review. Field inspections, punch list items, and non-conformance issues will be tracked through resolution to support clarity and accountability.

Our QA/QC process also includes startup procedures and checklists coordinated among subcontractors, manufacturers' reps, design staff, and City inspectors prior to equipment activation. This coordinated team approach ensures performance testing, system functionality, and life-safety compliance are fully verified before occupancy.

This transparent, collaborative quality control program will enable faster issue resolution, fewer surprises in the

field, and a final product that is fully aligned with the City of Hollywood's goals for safety, reliability, and long-term maintainability.

Structural

The structural design of the Harrison Street Parking Garage will be developed with the dual priorities of durability and efficiency, in direct response to the demands of the site and the expectations outlined in the City of Hollywood's RFQ. Located in a dense, high-visibility civic district adjacent to ArtsPark at Young Circle, the project must not only meet rigorous structural performance standards but also respond to the spatial, environmental, and construction constraints inherent to a compact, hurricane-prone coastal site.

Our structural engineering team has extensive experience designing multi-level parking structures in Florida's coastal climate and understands the long-term risks associated with salt-laden air, wind-borne debris, high humidity, and water intrusion. Every element of our structural approach will be informed by best practices for corrosion resistance, service life performance, and resilience in hurricane zones. Systems will be designed to comply with or exceed Florida Building Code (FBC) High-Velocity Hurricane Zone (HVHZ) requirements and align with ACI 362 guidelines for a 50-year service life for parking facilities.



Given the narrow site footprint and the vertical height requirements of a multi-level structure, we will begin with a comprehensive evaluation of structural system options during the conceptual design phase. This analysis will be developed collaboratively with the owner and the full design-build team, and will take into account the total project budget, desired speed of delivery, long-term maintenance expectations, and the importance of user comfort and operational clarity.

Three primary structural systems will be explored for feasibility: cast-in-place post-tensioned concrete, precast concrete systems, and composite precast concrete hybrid structures. Each option will be evaluated based on its constructability on a constrained downtown site, the flexibility it offers for layout and circulation, and its ability to deliver column-free spans that improve parking efficiency and sightlines.

Structural clearance requirements will be carefully integrated into the analysis to ensure code-compliant vertical clearance 13 feet 6 inches at ground level and a minimum of 7 feet clear on all above-grade levels while maintaining a streamlined building profile appropriate for the surrounding district.

This structural systems study will also assess the implications of each system on garage performance and user experience. Considerations will include cost per parking space, overall openness and visibility within the structure, ease of wayfinding, efficiency of vertical circulation, potential for future expansion or rooftop photovoltaic installation, and the ability to support durable, low-maintenance finishes.

Foundations will be selected based on subsurface conditions documented during the geotechnical investigation. Based on preliminary expectations for shallow limestone and variable bearing conditions in this part of Hollywood, likely foundation options will include spread footings on improved soils, vibro-compacted footings for moderate-depth support, or deep foundations such as drilled piers or auger-cast piles if deeper, more stable strata are required. The final foundation strategy will be determined collaboratively with the geotechnical and civil engineering teams, prioritizing constructability, groundwater management, and long-term performance.

Throughout the design process, our structural engineers will work hand-in-hand with architectural, MEP, and civil teams to ensure that column layouts, slab elevations, equipment zones, and drainage strategies are seamlessly coordinated. Integration with garage technologies such as parking guidance systems, LPR infrastructure, and rooftop conduit routing for EV or PV systems will be accounted for from the earliest phases of layout development.

Most importantly, the selection of the structural system will not be made in isolation. It will be the product of a coordinated effort between all design-build team members, with clear alignment to project goals for performance, cost, construction timeline, and long-term operational value. Our team's track record of delivering structurally sound, code-compliant, and aesthetically integrated parking facilities in coastal urban settings positions us to deliver a solution that meets the technical and civic aspirations of the City of Hollywood.

Electrical Systems

The electrical design for the Harrison Street Parking Garage will deliver safe, reliable power distribution for lighting, systems infrastructure, and equipment, while incorporating capacity for future expansion. LED lighting will be used throughout, with zoned controls that reduce energy consumption in naturally lit perimeter areas. Photometric analysis will guide fixture selection to ensure uniform illumination, enhance safety, and meet IES and CPTED guidelines.

To support growing demand for electric mobility, infrastructure for Electric Vehicle (EV) charging stations will be incorporated, including conduit and power capacity for phased installation and future expansion. Panelboard locations and conduit routing will be strategically planned to optimize accessibility, simplify maintenance, and ensure compatibility with other building systems.

Emergency power systems will be designed to meet applicable life-safety and code requirements. If a fire pump is required, a dedicated emergency generator will be specified per NFPA 20 to ensure reliable backup. That generator may also serve emergency egress lighting, stairwell lighting, and other critical life-safety systems. If a generator is not required, we will incorporate battery backup lighting systems in accordance with NFPA 101 and Florida Building Code, ensuring safe occupant egress under all conditions.

Mechanical Systems

The design intent is to deliver a naturally ventilated parking structure in alignment with the City's sustainability and energy reduction goals. Where feasible, the garage will comply with ASHRAE 62.1 and NFPA 88A through open façades and passive cross-ventilation.

However, should the final structure, site conditions, or life safety code requirements necessitate mechanical support, we will design a system of high-efficiency exhaust fans activated by CO/NO₂ sensors. These systems will operate only as needed to maintain indoor air quality and reduce energy consumption.

Climate-controlled areas, including the City's administrative offices and storage spaces integrated into the garage—will receive dedicated HVAC systems, zoned for comfort, energy performance, and equipment longevity.

Plumbing Systems

The plumbing design for the Harrison Street Parking Garage will be fully integrated with the civil utility layout and architectural program, supporting stormwater management, domestic water supply, and equipment servicing. Deck drainage will be achieved through sloped surfaces and trench drains at ramp bases, directing runoff to appropriately sized storm drains to prevent ponding.



The roof drainage system will include downspouts and leaders routed to the stormwater infrastructure in accordance with City of Hollywood standards.

Sump pumps will be provided in elevator pits and any subgrade areas to ensure code compliance and prevent water accumulation. Domestic water service, including hose bibs and metered supply points, will be located to support maintenance operations and coordinated closely with civil utility entry points. All plumbing systems will incorporate sustainable water management strategies, including flow-reduction fixtures and long-life materials, ensuring both environmental responsibility and long-term reliability.

Fire Protection Systems

The Harrison Street Parking Garage will be equipped with a complete, code-compliant fire protection system designed to meet NFPA 13, NFPA 101, and the Florida Building Code, as well as City of Hollywood requirements. A fully automatic wet-pipe sprinkler system will serve the garage and all enclosed areas, providing broad coverage for life safety and property protection. Fire alarm systems will include smoke and heat detection, audible and visual notification devices, and connections to centralized building control panels for coordinated emergency response.

Where required by code, smoke control systems will be incorporated in enclosed zones or stairwells, including pressurization and exhaust fans designed to support safe egress. Passive fire protection will include rated wall assemblies, smoke and fire dampers, and firestopping at all penetrations to maintain compartmental integrity. If a fire pump is necessary, it will be supported by a dedicated standby generator in compliance with NFPA 20, which may also serve additional life-safety functions such as egress lighting and critical systems where feasible.

Parking Technology Systems

Our team will implement a fully integrated Parking Access and Revenue Control System (PARCS) and Parking Guidance System (PGS) tailored to the operational needs of the Harrison Street Parking Garage. These systems will support efficient circulation, secure automated revenue collection, and seamless integration with the City's IT infrastructure and enforcement operations.

The PARCS design will feature a free-flow lane configuration to maximize vehicle throughput while maintaining revenue integrity. Entry and exit lanes will be equipped with fixed License Plate Recognition (LPR) cameras to log vehicle movements and support enforcement coordination with the Hollywood Police Department. Pay-on-Foot functionality will be supported through multi-space pay-by-plate kiosks compatible with T2 systems, mobile apps, and contactless credit cards, as outlined in the RFQ. Cloud-based backend software will provide real-time data, customizable rules, and secure access for City staff, with full compliance to PCI standards and City cybersecurity protocols. Early coordination with City IT will ensure network compatibility, secure data access, and appropriate integration with back-office systems or third-party enforcement platforms.

To improve user experience and reduce search times in this high-traffic downtown location, we will integrate a Parking Guidance System with real-time space availability tracking and intuitive wayfinding.



The system will include dynamic LED signage at garage entries and decision points, as well as level-specific space availability displays. Depending on the final garage configuration, we will evaluate per-space vs. zone-based occupancy sensors to balance performance and cost-effectiveness. The PGS will seamlessly interface with the PARCS and LPR platforms, providing unified reporting and an expandable open-protocol infrastructure to accommodate future upgrades or citywide system integration.



From early design through commissioning, our parking technology specialists will ensure all conduit, power, fiber/data cabling, and equipment requirements are fully coordinated with architectural, structural, and electrical systems. We will provide a detailed technology coordination matrix to define roles and ensure smooth collaboration between vendors, consultants, and City stakeholders. Full system testing, commissioning, and staff training will be conducted to support long-term reliability and ease of use.

By delivering a unified, future-ready technology platform, our team will help the City of Hollywood achieve its goals of operational efficiency, revenue transparency, and a safe, intuitive user experience for all garage patrons.

Close-out Plan

We view every project as a long-term relationship—not just a building. Our approach to project closeout is rooted in clear communication, thorough documentation, and a seamless transfer of the completed facility to the City.

Closeout will be carefully managed to ensure a smooth transition to City ownership. Our team will prepare and submit all required construction documentation, including as-built drawings, warranties, operations and maintenance (O&M) manuals, operational videos, system training documentation, warranty logs, and all permit closeout documentation. We will also provide final releases of lien, insurance and bonding documentation, and coordinate the Certificate of Completion and Certificate of Occupancy in collaboration with the City's building officials and end users.

In addition, we will support the City of Hollywood in all final inspections and punch list resolution and ensure that all documents of record are delivered to City staff and/or consultants for archiving. Our team will also coordinate any necessary utility field work—such as electric, cable, telephone, and other communications providers—to support final project readiness.

We take pride in the quality of our work, and that extends into the warranty period. Gulf provides proactive post-construction support with scheduled follow-ups at 1 month, 3 months, 6 months, and 1 year to ensure continued satisfaction. While the best warranty period is one that requires no action due to superior quality, we are fully committed to resolving any remedial items

quickly and thoroughly. The satisfaction of the City of Hollywood remains our highest priority.

Energy Conservation, Sustainability, and Climate Resilience

As a South Florida-based contractor with over three decades of experience, we have a deep and practical understanding of the challenges posed by climate change, including the City of Hollywood's specific vulnerabilities to sea level rise, storm surge, and coastal flooding. Our approach to resiliency is rooted in proactive planning, integrated design, and environmentally responsible construction practices aimed at protecting infrastructure and enhancing long-term performance in the face of increasingly extreme conditions.

We fully understand the City's vulnerability to sea level rise, storm surge, and climate change. Our approach includes elevating critical infrastructure, incorporating passive flood protection, specifying corrosion-resistant materials, and designing systems that can recover quickly following severe weather events. Resiliency is embedded into our design, materials, and long-term operations planning from day one.

The garage will be designed to withstand local climate risks and meet or exceed the Florida Building Code's High-Velocity Hurricane Zone (HVHZ) requirements. It will include flood-resilient strategies such as elevated utility equipment, trench drains, and passive ventilation zones. Long-life, low-maintenance materials—such as galvanized steel and high-performance concrete—will be used to reduce deterioration from salt air, humidity, and UV exposure.

To support future-ready mobility and emissions reduction, we will install infrastructure to support a minimum of four to six EV charging stations, with conduit and capacity planning for future expansion. EV spaces will be placed for visibility and accessibility while minimizing interference with internal circulation. All systems will comply with NEC, ADA, and zoning requirements, and integrate into smart metering to enable energy monitoring and demand balancing.

Sustainability will be embedded throughout the project. Open façades will provide natural daylighting and passive ventilation. Energy-efficient LED lighting with daylight harvesting and motion sensors will reduce consumption. Water conservation will be supported

by low-flow fixtures, and stormwater runoff will be managed through integrated drainage systems. When feasible, we will specify regional or recycled materials to lower embodied carbon and support local supply chains.

To guide these efforts, we will apply the principles of the Parksmart program—the industry's only sustainability framework specifically for structured parking. Whether or not the City chooses to pursue formal certification, Parksmart will serve as a guide for decision-making. Key strategies we plan to implement include:

- **Energy Efficiency:** Smart lighting systems, passive ventilation, and optimized electrical systems to reduce energy use.
- **Mobility Programs:** Dedicated spaces for EVs, carpools, and bicycles, along with real-time parking guidance signage to reduce idle time.
- **User Experience:** Clear wayfinding, intuitive layout, and integrated technologies such as LPR and T2 kiosks for ease of access and payment.
- **Durability and Maintenance:** Selection of corrosion-resistant materials and planning for long-term facility upkeep.

During early design, our team will use a Parksmart scorecard to identify achievable credits based on the City's goals. These will inform our layout, materials, systems, and user amenities. If formal certification is pursued, we will support registration and documentation; otherwise, we will use the Parksmart framework as a roadmap to deliver a sustainable, high-performing garage.

All technology systems will be coordinated with our sustainability goals. LPR cameras, Parking Guidance Systems (PGS), and T2-compatible kiosks will be integrated into the facility using a structured cabling plan that supports scalability and maintainability. These technologies will be managed using a responsibility matrix to streamline coordination between design consultants, the City's IT team, and trade contractors. We will also apply CPTED (Crime Prevention Through Environmental Design) principles for safety and efficiency.

Our team brings robust internal resources, including a BIM coordination center, a physical mock-up and testing

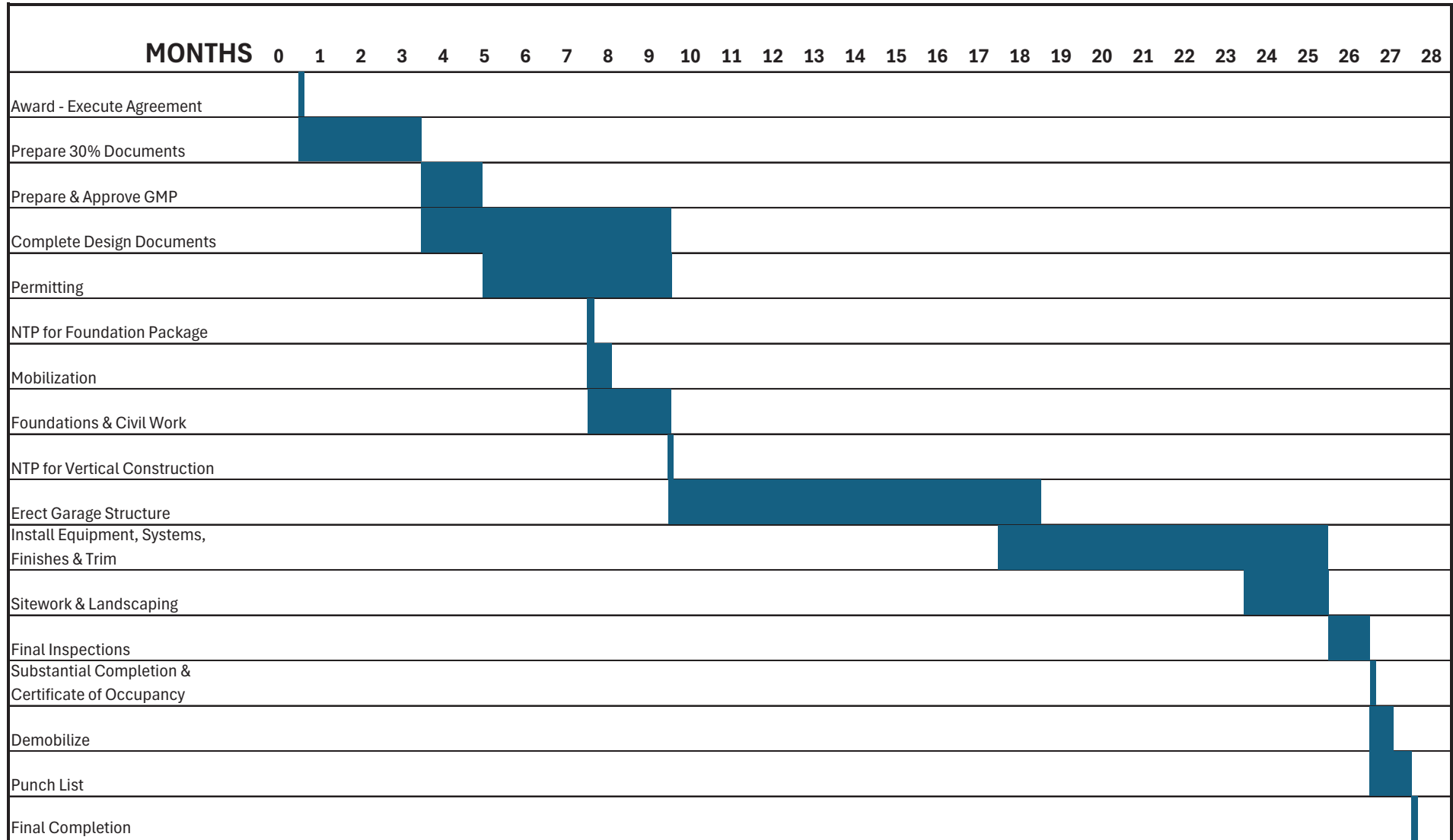
lab, and a secure document control suite. We use a fully integrated digital platform (Procore, Newforma, and Bluebeam Studio) to manage document control, RFI workflows, submittals, and QA tracking. These platforms also provide secure, real-time access to design files, dashboards, and reports for the City and its consultants, ensuring full transparency throughout the project lifecycle.

By integrating climate resilience, energy conservation, and sustainable technologies into every aspect of design and construction, we will deliver a parking facility that supports the City of Hollywood's operational needs and environmental commitments—now and in the future.

Our Promise to the City of Hollywood

In closing, the Gulf-PGAL Design-Build team is fully committed to partnering with the City of Hollywood and all stakeholders to deliver a durable, efficient, and future-ready parking garage that meets today's needs while anticipating tomorrow's demands. We understand the importance of this project to the community and are prepared to apply our deep expertise in structured parking, our extensive experience in complex urban environments, and our integrated approach to design and construction to ensure a seamless, successful outcome. Aligned with the RFQ's evaluation criteria, **we bring the right combination of technical strength, local knowledge, permitting fluency, and a collaborative culture** rooted in transparency and accountability to executed on time, on budget, and with lasting value for the City of Hollywood and its residents.

E. APPROACH TO SCOPE OF WORK



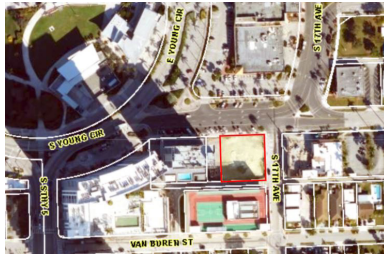
Knowledge of Site and Local Conditions

Our team's approach to the Harrison Street Parking Garage is grounded in deep knowledge of the project site, Hollywood's downtown zoning and permitting processes, and the environmental and logistical constraints of building civic infrastructure in dense urban areas. With extensive experience working within the City's CRA overlay, coordinating with TAC, and navigating complex utility networks, we bring a local-first mindset that will support seamless design execution and timely delivery.

The proposed Harrison Street Parking Garage is located at 1702–1710 Harrison Street, occupying a compact and highly prominent urban parcel in downtown Hollywood.



The site measures approximately 150 feet by 127 feet and is bounded by South 17th Avenue, Harrison Street, and Van Buren Street. Situated directly adjacent to ArtsPark at Young Circle and within the City's Community Redevelopment Area (CRA), the location offers both high civic visibility and a series of architectural, logistical, and regulatory challenges. Our architectural approach responds to these conditions with a focus on functionality, safety, contextual sensitivity, and future-ready resilience.



Experience working in Local Areas affected by Low Elevation Lines, Points and Prone to Hurricane Wind Forces

As a South Florida-based contractor with over 34 years of continuous operation, our team brings extensive experience working in environments shaped by low elevations, flood-prone conditions, and exposure to hurricane wind forces per the Florida Building Code's 140+ MPH wind zone. We have successfully completed numerous projects throughout South Florida, including four projects in the Florida Keys, which is among the most environmentally vulnerable in the state, with extremely low elevation lines and frequent exposure

to hurricane-force winds. These efforts highlight our ability to navigate complex permitting, logistical, and resiliency challenges in coastal and hurricane-impacted communities.

Topographically, the proposed site is flat and lies within a low-elevation zone susceptible to stormwater challenges. Architectural site planning will be closely coordinated with civil and MEP disciplines to ensure that all finished floor elevations, entry thresholds, and ramp transitions align with NAVD88 benchmarks. These elevations will be selected to meet FEMA and South Florida Water Management District (SFWMD) requirements for drainage and flood resilience. The building base and all critical openings will be designed to resist flood intrusion as needed, incorporating above-grade equipment placement and passive drainage strategies from the outset.

We have a proven record of delivering resilient structures in FEMA flood zones and High-Velocity Hurricane Zones (HVHZ), using impact-rated systems, structural tie-downs, and passive flood defenses in full compliance with Florida Building Code and ASCE 7 standards. To support long-term resilience, our team closely monitors evolving environmental data, including projections from the 2022 Sea Level Rise Technical Report, to inform our approach to site planning, material selection, and stormwater management.

2022 Sea Level Rise Technical Report

Updated projections available through 2150 for all U.S. coastal waters.



In preparation for hurricane season (June 1 – November 30), we implement a comprehensive Hurricane Preparedness Plan on every jobsite, outlining clear roles and responsibilities for all personnel. This plan is actively reviewed, updated, and shared with all stakeholders to ensure readiness and rapid response in the event of a storm. Through detailed preconstruction assessments and proactive jobsite strategies, we minimize risk and deliver resilient infrastructure that withstands the unique environmental challenges of South Florida.

Knowledge of Local Subcontractors and Suppliers

Our long-standing presence in South Florida has allowed us to develop and maintain an **extensive and vetted database of more than 4,000 qualified subcontractors and vendors**. This network spans a wide range of trades and specialties, all of whom have demonstrated the ability to deliver high-quality workmanship, meet demanding schedules, and adhere to rigorous safety and quality standards. Many of these subcontractors and suppliers have a successful history of working in Hollywood and throughout Broward County, ensuring continuity and familiarity from design through construction.

For this project, we will leverage our **SmartBid** platform to invite participation from qualified local firms. Invitations will be distributed through SmartBid, public notices in local newspapers and trade publications, and targeted outreach to our existing network. To promote clarity and alignment, we will host pre-bid meetings that clearly define scope, schedule, and expectations.

We are also committed to maximizing participation from local and certified Small, Minority-, and Women-Owned Business Enterprises (S/M/WBEs), and we have a proven track record of meeting or exceeding participation goals. During the bidding process we will **maintain ongoing open communication with all potential bidders**, including, but not limited to assisting potential bidders with prequalification, procurement of documents, scope verification, compliance with owner requirements, and navigating issues related to bonding, insurance, manpower, material availability, and quality control.

Knowledge of Local Permitting, Procedures and Testing

Our team has **extensive experience navigating the Florida Building Code and working with city, county, and state permitting agencies**. We are deeply familiar with local permitting procedures, documentation standards, testing protocols, and inter-agency coordination required to advance complex urban projects. We regularly collaborate with building officials, regulatory staff, and utility providers to streamline approvals and facilitate timely project progress.

Unlike many contractors, **we manage all permit submissions in-house**. Our permitting team is made

up of seasoned construction professionals who are not only experienced in field execution but also **fluent in permitting regulations**. Their expertise ensures high-quality, compliant submittals and allows for rapid responses to correction notices and resubmission requirements.

Our permitting process is comprehensive and structured into three distinct phases:

PRE-PERMIT SUBMISSION

- Our preconstruction and permitting departments perform thorough in-house plan reviews prior to permit submission to check for compliance with permit requirements.
- Prior to permit submission, our in-house permit checklists are completed to ensure that the permit submittal package is complete without any missing documentation.
- Outside agency approvals are completed in advance and approval certificates are included with the city permit submission package.

PERMIT REVIEW CYCLES

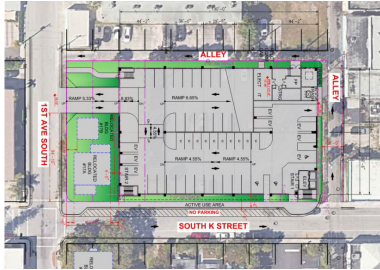
- During the permit review process, delays in permit review and resubmissions are mitigated by our constant communication and coordination with the city plan reviewers and the project architects and engineers.
- Clarifications on permit comments are sought directly from the plan reviewers and addressed prior to resubmission.
- Our permitting team monitors permit review progress on a daily basis and distributes permit comments as applicable to the design and construction teams.
- Our permit team also takes the lead in consolidating all permit corrections prior to resubmission.
- Permit reviews are tracked on a daily basis and outstanding comments are addressed at the earliest.

PERMIT CLOSEOUT

- Prior to project CO, our permit team reviews all outstanding permits and permit inspection logs to ensure successful and smooth completion.
- CO and TCO packages are compiled over the

course of the project (not just at the very end) and are readied to be submitted immediately upon the completion of the final building inspection.

In addition to our internal permitting expertise, we understand the **site-specific regulatory environment**. **zoning and code compliance** will be critical to project approval and long-term performance. The site is governed by the **City of Hollywood's Downtown CRA zoning overlay**, which requires a coordinated review across multiple agencies. Our design will address **zoning boundaries and required setbacks** to



maintain urban compatibility while complying with permitted use provisions that allow for structured parking and associated City administrative functions. Calculations for Floor Area Ratio (FAR), impervious/pervious area, and open space allocation will be fully developed to align with the City's drainage, stormwater, and landscape policies. Where height limits or FAA airspace criteria are applicable, especially due to the project's proximity to downtown and potential air traffic corridors, we will incorporate those into our massing studies and documentation. Additionally, we will prepare all materials required for **Architectural Appearance Board review**, ensuring the garage is evaluated not only as infrastructure but as a civic-facing structure contributing to the district's overall urban character.

Utility coordination will be initiated early in the design process. All existing electric, telecommunications, water, and sewer infrastructure will be mapped and reviewed in relation to proposed building footprints, ramps, and foundations. **Subsurface utility exploration (SUE)** will be performed to identify and avoid potential conflicts with deep foundation systems and ramp transitions. Our architectural and engineering teams will work in parallel to ensure these connections are optimally routed and documented for permitting and construction. We also maintain **close working relationships with local utility providers** including FPL, AT&T, and Comcast, which streamlines permitting and facilitates conflict resolution during construction.

Civil Engineering

Our civil engineering team brings decades of experience working with the City of Hollywood's

infrastructure systems, land development code, and permitting agencies. We understand the operational and logistical demands of building a complex, multi-level structure within a dense urban context particularly in the Downtown CRA district, where proximity to ArtsPark, Young Circle, and surrounding residential and commercial uses intensifies the need for precision, coordination, and code compliance.

We begin each project with a **comprehensive site evaluation**, confirming the location and extent of rights-of-way, easements, and potential Broward County Trafficways dedications. **Early investigation** includes identifying ADA transition areas, utility access points, and jurisdictional boundaries to determine the full range of permitting pathways. For this site, we anticipate initiating **traffic impact study** coordination with the City early in the design process to inform site access, queuing, and overall circulation strategy. This initial groundwork sets the tone for a well-informed and proactive approach to site design.

Survey and preliminary engineering will follow, anchored by a **high-resolution topographic and utility survey** using NAVD88 datum. The survey will serve as the base for architectural and civil coordination, ensuring proper alignment of grading, drainage, access drives, pedestrian zones, and utility placements. Conceptual civil layouts will be submitted for early feedback to the **City's Technical Advisory Committee (TAC) and Architectural Appearance Board**, allowing critical issues to be addressed before advancement of design and minimizing delays during formal submittals.

As the project advances, we will produce complete civil construction documents covering demolition, grading, drainage, erosion control, and surface water management in accordance with City and South Florida Water Management District (SFWMD) requirements. Plans will address utility relocation and connection for water, sewer, telecommunications, and power, as well as pavement marking, signage, and **full ADA-compliant pedestrian infrastructure**. Our drainage design will be closely coordinated with stormwater strategies developed by the geotechnical and structural teams to address ponding, ramp drainage, and waterproofing at vulnerable points such as elevator pits and stair cores.

We will **lead all permitting coordination**, managing approvals from the City of Hollywood's Engineering and Public Works Departments, Broward County Environmental Protection and Growth Management Department (**EPGMD**), Florida Department of

Transportation (**FDOT**) where right-of-way is impacted, the **Florida Department of Health** for sanitary connections (if required), and **SFWMD** for surface water permitting. Our team's familiarity with these agencies ensures a streamlined process, supported by early pre-application meetings and proactive comment resolution.

During construction, our engineers will remain fully engaged to provide **technical oversight** and **quality assurance**. We will review all civil-related submittals, attend regular construction and inspection meetings, conduct site observations for compliance, and verify redline updates for accuracy. Final deliverables will include **reviewed as-built drawings** and **certified close-out documentation** for utility permits and site infrastructure acceptance.

Our **knowledge of local conditions** allows us to address common development challenges in this part of Hollywood, including stormwater management in low-elevation coastal zones, ADA integration into aging sidewalk networks, and complex utility coordination across City and County-maintained systems. Our **longstanding working relationships with FPL, Comcast, AT&T, and local utilities** allow us to begin coordination at project initiation, reducing risk and improving schedule predictability.

The civil engineering design for the Harrison Street Parking Garage will be integrated seamlessly with architecture, geotechnical recommendations, traffic circulation planning, and landscape infrastructure. Our goal is to deliver civil systems that are clear, buildable, resilient, and responsive to the project's technical and regulatory requirements.

Our team has successfully completed permitting and design coordination for other developments in the City of Hollywood, including projects within the CRA district and those requiring TAC and Appearance Board review. This prior experience reduces permitting risk and ensures alignment with stakeholder expectations.

This local knowledge, paired with our proactive utility coordination and permitting strategy, ensures that civil infrastructure for the garage will be delivered with precision, efficiency, and full alignment with the City of Hollywood's expectations.

This is not simply a matter of preparing permit drawings—it is about **delivering a fully coordinated civil design** that respects the site's constraints, leverages our local experience, and supports a high-performance, future-ready public facility. Our team's comprehensive

knowledge of the permitting landscape, combined with proven technical expertise and integration with the broader design-build team, ensures a delivery approach that is efficient, collaborative, and aligned with the City of Hollywood's expectations from concept through closeout.

Landscape Architecture

The Harrison Street Parking Garage is situated at a prominent and highly visible location in downtown Hollywood, bounded by Van Buren Street, South 17th Avenue, and Harrison Street, and directly across from ArtsPark at Young Circle. This position within the City's civic and cultural core demands a landscape architecture strategy that not only satisfies local zoning and code requirements but also reinforces the public realm, improves environmental performance, and contributes to the identity and character of the surrounding urban fabric.

Our landscape architecture team will lead the design and coordination of all exterior site elements, including planting, paving, irrigation, landscape lighting, and site furnishings. The approach will **prioritize pedestrian safety and comfort** while ensuring that the design supports **long-term durability and ease of maintenance**. Sidewalks and curb zones will be designed to maintain continuity, enhance accessibility, and provide clear visibility at vehicular access points. Special consideration will be given to the interaction between the garage's architectural features and its surrounding hardscape and green space elements to create a unified, functional, and inviting streetscape.

The landscape design will be fully compliant with the **City of Hollywood's landscape code and zoning regulations**, addressing requirements for street tree spacing, approved species selection, vehicular use area buffering, and the minimum canopy coverage ratio. Stormwater performance, pervious/impervious area balancing, and sightline preservation within visibility triangles will be carefully addressed through grading, plant selection, and placement strategies. ADA-compliant materials and layouts will be employed throughout, using slip-resistant pavers and pedestrian-friendly lighting to support inclusive access and safety.

Where site constraints such as shallow utilities or limited soil volume exist, the team will employ **structural soil systems**—such as Silva Cell or Stratavault—to enable healthy tree growth while supporting surface loads. These systems will be integrated with root barriers

and reinforced pavement details to protect adjacent infrastructure and ensure long-term viability of the planting scheme.

Planting and lighting design will also incorporate **Crime Prevention Through Environmental Design** (CPTED) principles to improve passive surveillance and reduce potential conflicts. Landscape lighting will provide sufficient visibility for pedestrians during evening hours while supporting the garage's architectural lighting strategy. **Native and adaptive plant species** will be used to reduce irrigation demand and support low-maintenance, resilient landscapes that thrive in Hollywood's coastal conditions.

Drawing from a proven track record of successful streetscape and civic landscape projects in Hollywood and informed by deep familiarity with the City's zoning overlays and Community Redevelopment Area (CRA) standards, our team is exceptionally positioned to deliver a landscape that meets both functional and aesthetic goals. The garage's perimeter treatments will not be treated as leftover spaces or code obligations, but as essential components of the pedestrian experience and public realm. Each interface will support walkability, reinforce the project's civic identity, and elevate the overall experience of downtown visitors, residents, and City staff.

Our team is prepared to **align the garage's design with the CRA's downtown character objectives**, using façade articulation, material selection, and landscape integration to complement adjacent civic assets like ArtsPark and the surrounding pedestrian network. By fully integrating the landscape architecture with urban planning, infrastructure, and pedestrian needs, our design will meet the City's standards while enhancing the cultural and visual experience of the garage environment.

This landscape architecture effort will be executed in close collaboration with civil, architectural, MEP, traffic, and permitting consultants to ensure alignment with site grading, drainage, utilities, and regulatory timelines. The result will be a cohesive, durable, and environmentally responsive design that enhances the garage's performance and reflects the City of Hollywood's commitment to sustainability and high-quality public infrastructure.

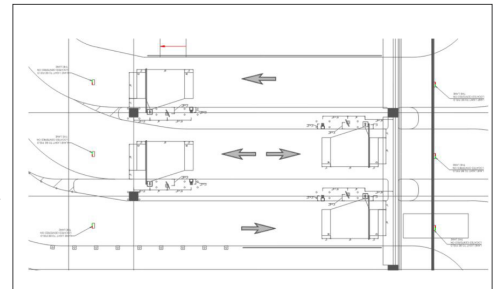
Traffic Engineering

Our traffic engineering team brings specialized expertise in **traffic analysis, circulation planning, and**

multimodal access evaluation, each of which is critical to the success of a parking structure in a high-activity, urban district such as downtown Hollywood. The team has conducted detailed traffic impact studies and circulation evaluations for numerous developments surrounding ArtsPark at Young Circle, including Block 40, Block 55, Block 57, and Block 58 each located within one block of the proposed Harrison Street Parking Garage site. Additionally, the team has analyzed traffic conditions throughout the area bounded by Polk Street to the north, Jackson Street to the south, S 17th Avenue to the east, and S 19th Avenue to the west, with special attention to the complexity of Young Circle, a major traffic node in the downtown network.

This direct and recent experience provides our team with a unique understanding of traffic volumes, turning movement constraints, pedestrian density, signal operations, and multimodal conflicts in the immediate vicinity of the project. Our insight enables us to offer site-specific, data-informed recommendations related to **garage access, queuing space, intersection efficiency, and overall network impact mitigation**.

In alignment with the expectations outlined in the RFQ, the traffic strategy for the Harrison Street Parking Garage will be designed with particular



sensitivity to **pedestrian circulation, vehicular flow, and the dense, multimodal character of the surrounding district**. The design will account for safe and efficient garage access and egress, ensuring that new driveway locations do not interfere with high-volume crosswalks or key vehicular movement corridors. The garage must integrate seamlessly into the surrounding grid while minimizing impacts on nearby intersections—particularly those at South 17th Avenue and Harrison Street—where traffic volumes and pedestrian presence are highest.

Our engineers will work closely with the City of Hollywood's Engineering and Parking departments to evaluate and finalize access management plans, ensuring optimal **placement of ingress and egress points**. Circulation modeling will be performed within the garage to prevent vehicle backups that could spill onto public streets, particularly during peak periods. If required, our team will support the development

of intersection control strategies, perform turning movement analyses, and conduct sight distance evaluations to ensure all entry and exit paths are safely designed and clearly visible to both drivers and pedestrians.

The garage's relationship to nearby transit stops, shuttle operations, and bike infrastructure will be carefully coordinated to **support multimodal transportation goals**. Internal circulation will be designed to clearly separate shuttle and private vehicle flows and avoid crossover conflicts. We will ensure compliance with FDOT and City of Hollywood requirements related to access, turning movements, and right-of-way impacts.

If required by the City, our team will prepare or update the **Traffic Impact Statement (TIS)** for the garage in accordance with local and regional standards. We will also evaluate curb ramp configurations, ADA-compliant crossing geometry, and pedestrian buffers to **enhance walkability and safe access to and from the facility**. Our approach will prioritize pedestrian safety and promote connectivity to the surrounding downtown environment.

In support of broader mobility and regulatory objectives, we can also provide **traffic concurrency evaluations** to assess the garage's impact on network capacity. If warranted, we will conduct signal warrant studies for nearby intersections to determine the need for new signalization or timing modifications. Additionally, **traffic calming strategies** may be explored to manage vehicle speeds and enhance pedestrian safety at the perimeter of the garage.

Our engineers' extensive work in the immediate project area gives the City and design-build team a strategic advantage. Our local knowledge of traffic behavior, infrastructure constraints, and jurisdictional expectations allows us to deliver targeted recommendations, streamline permitting, and support a parking garage design that reinforces safety, connectivity, and circulation performance in downtown Hollywood.

Together, our detailed permitting process, regulatory fluency, and established local relationships position us to efficiently navigate all required permitting and testing protocols for the successful delivery of the Harrison Street Parking Garage.

Experience Working around Complex Logistical Challenges

Our team has successfully delivered numerous projects

in dense, urban environments where limited access, tight site conditions, and public safety are critical to project success. We understand the **logistical and operational complexities** of building in **active downtown areas** and have extensive experience managing every aspect of construction to minimize disruption while **ensuring the safety** of both **workers** and the **public**.

Our approach to managing these challenges is rooted in **proactive planning and collaboration**. We prioritize:

- Detailed logistics and staging plans that account for limited laydown areas
- Just-in-time deliveries to reduce congestion and minimize on-site storage
- Noise, dust, and traffic control measures to reduce the impact on nearby businesses and residents
- Coordination with city agencies for road closures, utility shutdowns, and off-site impacts
- Implementation of comprehensive safety plans, especially in areas with high pedestrian activity

In addition to our construction strategies, our design approach demonstrates a deep understanding of the opportunities and constraints presented by downtown environments. **Urban density** and **tight boundary conditions** demand precision in design, particularly in ensuring clear pedestrian circulation and efficient vehicle access.

For this project, vehicular ingress and egress will be strategically located—most likely along Van Buren Street—to **minimize conflicts** with the Young Circle roundabout, **reduce queuing** at intersections, and **maximize visibility**. Internally, a two-way express ramp system will promote efficient circulation across levels, eliminate dead-end aisles, and integrate seamlessly with technology systems such as **License Plate Recognition (LPR)** and **Parking Guidance Systems (PGS)**.

Pedestrian access points will be thoughtfully placed along Harrison Street to align with park entrances, public sidewalks, and crosswalks. Architectural design will follow **Crime Prevention Through Environmental Design (CPTED)** principles, ensuring stairwells and elevator towers are transparent, well-lit, and located to promote passive surveillance and natural sightlines. All paths will be ADA-compliant, with smooth transitions to adjacent sidewalks using appropriate grading, tactile surfaces, and continuous clearances.

These strategies reflect our team's experience managing complex logistical conditions on urban infill projects and

our commitment to delivering functional infrastructure that integrates with the surrounding environment. Our architectural solutions are grounded in **sensitivity to urban design, regulatory knowledge, and technical integration**. The result will be a garage that functions cohesively within the city's fabric, supports mobility and operational goals, and reflects Hollywood's civic identity through thoughtful detailing, durable materials, and context-responsive massing.

In direct response to Section 5.3.1 of the RFQ, our strategy illustrates a **clear understanding of site conditions, zoning, and access needs**, as well as how the garage will integrate into the broader urban framework. Our experience in the region includes constrained downtown sites requiring just-in-time deliveries, active pedestrian protection, and real-time coordination with public safety officials—all of which inform our logistical plan for the Harrison Street Garage. Furthermore, our team includes proven **local subcontractors and suppliers** with successful **track records in Hollywood and Broward County**, ensuring seamless execution from design through construction.

Geotechnical Approach

Our geotechnical engineering plan for the Harrison Street Parking Garage is centered on **early site intelligence, risk mitigation, and cost-effective, constructible foundation systems** tailored to urban coastal conditions. With extensive experience navigating South Florida's geotechnical challenges—including shallow limestone layers, groundwater variability, and coastal flood zones—our team begins with a thorough **pre-design investigation** to inform both engineering solutions and construction feasibility.

The initial phase will include **coordination with utility providers and private locators** to clear boring locations using **811** and **ground-penetrating radar (GPR)**, followed by detailed site access planning to enable safe and efficient drill rig operations in the constrained downtown setting. Concurrently, we will analyze existing soils data and historical subsurface records from the area to set preliminary expectations before beginning intrusive investigations.

Once borings and lab testing are complete, our geotechnical team will collaborate closely with the structural engineer to **determine the most appropriate foundation system** based on bearing capacity, settlement tolerances, groundwater management, and logistical feasibility. Special attention will be paid to shallow limestone formations and the potential for

vibration impacts on adjacent structures. To mitigate risk, seismographs will be deployed as needed to **monitor and control vibration levels** during foundation installation.

Foundation strategies under evaluation include deep systems, such as auger-cast piles (18-inch diameter, ~45 feet depth with 20-foot limestone socketing, ~250 kips axial load capacity), and ground-improved shallow options (e.g., vibro-replacement or rigid inclusions with ~8,000 psf bearing capacity). The selection will be based on load paths, subsurface uniformity, and cost-effectiveness.

We are fully aware that construction in the downtown core requires **careful staging, preservation of pedestrian access, and precise delivery coordination**. Our team has successfully implemented these methods on similar urban infill projects through **just-in-time delivery, off-site prefabrication, and phased execution plans** that **minimize right-of-way disruptions and maintain safety**.

Final geotechnical recommendations will result from lab testing, load tests, and close coordination with the design-build team to ensure alignment between engineering assumptions and construction sequencing. We will also provide **waterproofing and drainage guidance** for subgrade elements, including elevator pits and sump designs suitable for high-moisture conditions.

Throughout this process, our geotechnical team will maintain continuous **coordination with the City of Hollywood's Building Division** to ensure compliance with all codes and local standards. Our goal is to **reduce risk through proactive planning** and deliver geotechnical documentation that enables a **seamless transition from design to construction**.

With a **focus on constructability, durability, and cost control**, our geotechnical approach will literally and figuratively provide the foundation for a resilient, high-performing civic facility in the heart of downtown Hollywood.

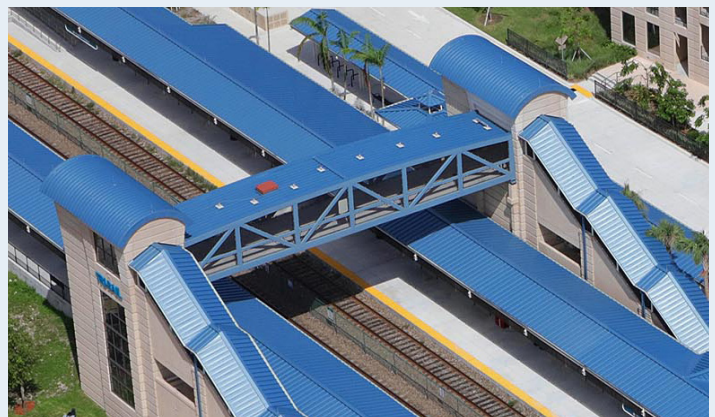
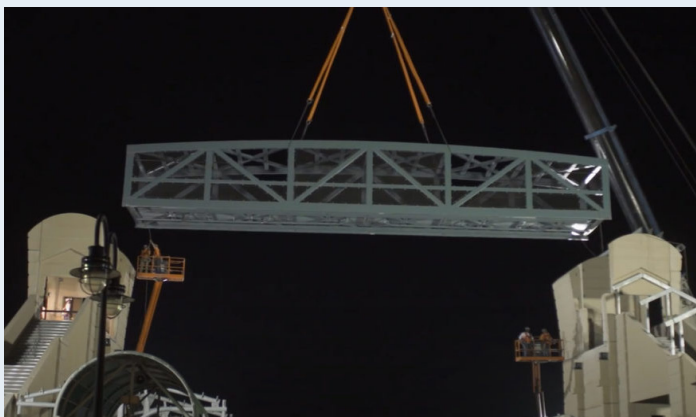
Examples of Successfully Executed Projects with Similar Site Challenges

SFRTA Parking Garage, Operations Center and Pompano Beach Tri-Rail Improvements

Delivered by the Gulf-PGAL Design-Build Team, this project involved the design and construction of a four-story, 474-space parking garage and a three-story, 75,000-square-foot Operations Center. The scope also included the development of a new, state-of-the-art Tri-Rail Station and installation of a pedestrian bridge connecting the east and west platforms.

Throughout construction, the existing station remained fully operational. To accommodate ongoing rail service, construction activities were paused every 15 minutes to allow trains to pass safely for passenger pick-up and drop-off. The pedestrian bridge was preassembled at ground level and lifted into place during off-peak hours to minimize disruption to rail operations.

Maintaining uninterrupted station functionality and executing the bridge placement required the implementation of a comprehensive site-specific safety plan. This plan was strictly enforced by on-site personnel and coordinated closely with railway officials.



550 Parking Garage and Office Building

The 550 Parking Garage and Office Building project is located on the corner of Andrews Avenue and SE 6th Street in a very busy section of downtown Fort Lauderdale adjacent to the new Broward County Civil Courthouse, the Broward County Jail and across the street from several office buildings. The project consisted of the demolition of the existing buildings on the site and construction of a new 8 Level, 266,000 SF Parking Garage and new 7-story, 94,532-square-foot Class A mixed-use office building.

As you can see from the aerials below, the new garage and office building were built within a very congested area which required a great deal of planning and coordination for major events such as crane placement and the temporary shutdown of lanes of traffic. In addition, at the north end of the site was the road which allowed access to the sally-port of the jail which had to remain in operation at all times.



Broward Judicial Center Parking Garage in downtown Fort Lauderdale

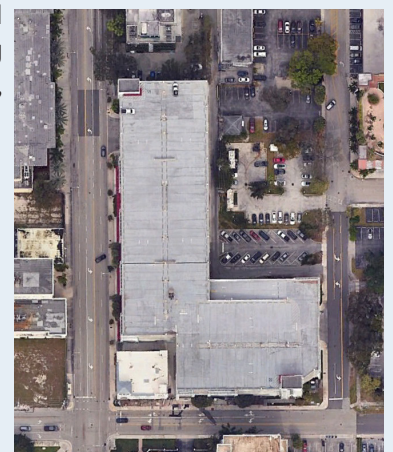
The Broward Judicial Center Parking Garage in downtown Fort Lauderdale presents a highly relevant precedent for the proposed Harrison Street Parking Structure in Hollywood. Both projects share the challenge of tight urban infill sites situated within active downtown environments, requiring careful integration with adjacent buildings, pedestrian corridors, and vehicular circulation. In Fort Lauderdale, the six-level, 410,000 SF garage was constructed immediately next to the historic Coca-Cola Bottling Plant, demanding vibration-sensitive construction methods and ongoing structural monitoring. Similarly, the Harrison Street project will require sensitivity to neighboring properties and infrastructure, as well as the implementation of subsurface improvements. To support a deep foundation system, the Broward team employed soil stabilization techniques such as vibro-compaction and structural fill—solutions likely to be necessary in Hollywood’s dense, utility-laden urban core.

The parking layout used in Broward—a two-bay configuration with 90-degree stalls and dual-loaded aisles—maximized capacity while preserving clear, bidirectional flow. This efficient system, which included a combination of express ramps and sloped parking decks, enabled intuitive navigation and minimized internal congestion. For Harrison Street, which faces similar constraints in width and access, this model offers a proven solution for organizing parking and ramping efficiently within a limited footprint. Entry points in Fort Lauderdale were equipped with two inbound lanes and one outbound lane to accommodate peak demand without interrupting street traffic, a critical consideration for Hollywood’s downtown street network. Wide 24-foot drive aisles and adequate clearances accommodated oversized vehicles and ensured ADA accessibility, establishing a functional standard that will guide the design for Harrison Street.

Advanced parking technology was another shared priority. The Fort Lauderdale garage included ALPR systems, gate controls, pay-on-foot machines, and digital signage showing real-time parking availability by level. These systems reduced vehicle queuing and enhanced the overall user experience—features that are directly applicable to the operational needs of the Harrison Street facility. Similarly, utility planning played a key role in Fort Lauderdale. All major infrastructure—fire, power, water, stormwater, and communications—was consolidated along one building edge to simplify tie-ins and minimize conflicts with city services. Harrison Street will benefit from this coordinated approach, particularly in a dense district where service interruptions must be avoided.

Pedestrian safety and clarity of circulation were emphasized through well-placed stair towers and glass-backed elevators at the corners of the garage, designed to increase visibility and support intuitive wayfinding. These elements, combined with color-coded floor graphics and CPTED-informed lighting, enhanced both safety and usability. A similar emphasis on security and accessibility will be essential for Harrison Street, especially given its proximity to civic destinations.

Finally, both cities share comparable downtown zoning frameworks, emphasizing pedestrian-oriented design, contextual massing, and quality public realm improvements. The Broward garage met these standards through layered architectural elements—precast portals, recessed spandrels, varied parapet heights—and a rich mix of materials that reduced perceived scale. Public-facing improvements included widened sidewalks, curvilinear walkways, decorative planters, Sabal palms, shaded seating areas, and night lighting, all designed to animate the street edge. For Harrison Street, these streetscape and hardscape strategies offer a tested approach to meeting zoning requirements while enhancing the pedestrian experience and integrating seamlessly into Hollywood’s downtown fabric.



Incarnate Word Parking Garage in downtown Houston

The Incarnate Word Parking Garage in downtown Houston and the proposed Harrison Street Parking Structure in Hollywood, Florida, share a common set of urban challenges. Both are located in dense, pedestrian-oriented downtown environments where safety, efficiency, and infrastructure integration are essential. With the Incarnate Word Garage now complete, it provides valuable insights to guide the design of the upcoming Harrison Street facility. The Incarnate Word Garage is a 142,966-square-foot, multi-level structure delivering approximately 300 parking spaces on a compact site bordered by Capitol, Texas, Jackson, and Avenida de las Americas streets. Located near Incarnate Word Academy and Daikin Park Stadium, the project required uninterrupted access for adjacent stakeholders. It integrates seamlessly with pedestrian and vehicular systems, utilities, and zoning requirements. Key features include ADA-compliant van spaces, bus parking, bicycle and motorcycle accommodations, and safe pedestrian circulation. Access control, fire safety systems, and cooling grilles support smooth daily and event operations. A carefully optimized parking layout maximized capacity within site constraints.

The Harrison Street Parking Structure, currently in planning, will face comparable constraints: tight site boundaries, pedestrian safety, and infrastructure coordination. Its coastal location adds complexity through high water tables, stormwater requirements, and strict height/setback regulations. The garage is expected to incorporate modern amenities like EV charging, integrated lighting, and security systems. Like its Houston counterpart, the project will emphasize a space-efficient layout to achieve target parking counts within environmental and zoning limits. Both projects share a focus on cost-effective, context-sensitive structural solutions. Incarnate Word selected a cast-in-place concrete system for its tight column spacing, integrated ramping, and long-term durability—balancing budget, space efficiency, and lifecycle performance. Harrison Street is currently assessing structural options that support vertical efficiency, foundation compatibility, and adaptability, all while minimizing impact to surroundings.

Together, these projects demonstrate how strategic planning and responsive design can produce efficient, adaptable, and community-oriented urban parking solutions. Incarnate Word serves as a successful benchmark, providing a clear precedent as the Harrison Street Parking Structure moves forward.



Vendor Reference Form

VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV
 Reference for: Gulf Building LLC

Organization/Firm Name providing reference: Blackhawk Properties & Investments LLC

Organization/Firm Contact Name: Kate Murphy
 Email: kmurphy@mpg-holdings.com
 Title: _____

Name of Referenced Project: 550 Parking Garage and Office Building
 Date Services were provided: 2018-2020
 Contract No: 2016-014
 Project Amount: Garage - \$14.6M, Office Bldg - \$16.1M

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

Description of services provided by Vendor (provide additional sheet if necessary):
 The Project included construction of a new 8 Level, 266,000 SF Parking Garage with 626 spaces and approximately 15,000 SF of retail / restaurant space on the ground level and a new 7-story, 94,532-square-foot Class A mixed-use office building which features approximately 10,000 SF of retail / restaurant space on the ground floor.

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

Additional Comments (provide additional sheet if necessary):

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Verified by:	Name:				Title:	
	Department:				Date:	

Vendor Reference Form

VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV
 Reference for: Gulf Building LLC

Organization/Firm Name providing reference: Seminole Tribe of Florida

Organization/Firm Contact Name: Luis Rioseco Jr. Title: Senior Director of Administration
 Email: Luis.Rioseco@semtribe.com Phone: 954-894-1060; 10901
 Name of Referenced Project: Preschool, Classroom Building, New Contract No: 380111
 Date Services were provided: Parking Lot & Skate Park Project Amount: \$42M
 February 2022 - June 2024

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

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

This design/build project entails a one-story preschool building and a two-story (ground level) cafeteria / (second level) classrooms . Additional features include administration/support areas and a porte cochere for drop off / pick up. The site development includes a 70-space parking lot, a playground area to the west, a large playground area with running track, and a chickee camp to the north. Other major civic related work includes an additional parking area / retentions area located to the south to serve this site and the adjacent medical clinic complex. The new skate park will include a covered skating area, accessory building with restrooms and a parking area.

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

Additional Comments (provide additional sheet if necessary):

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	Department:		Date:			

Vendor Reference Form

VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV
 Reference for: Gulf Building LLC

Organization/Firm Name providing
 reference:

South Florida Regional Transportation Authority (SFRTA)

Organization/Firm Contact

Name: Noel Pfeffer, Esq.

Title:

Deputy General Counsel

Email: pfeffern@sfrrta.fl.gov

Phone: 954.786.3809

Name of Referenced Project: Operations Center & Parking Garage,
 and Pompano Beach Tri-Rail Station
 Improvements

Contract No:

Date Services were provided: Ph I - May 2015 - January 2017
 Ph II - January 2017 - October 2019

Project

Amount: \$41M

Referenced Vendor's role in
 Project:

☒ Prime Vendor

☐ Subcontractor/
 Subconsultant

Would you use the Vendor
 again?

☒ Yes

☐ No. Please specify in additional
 comments

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

The design-build project included the design and construction of a 3-story, 75,000 square foot Operations Center and a 4-story, 474-space parking garage. The Operations Center included approximately 70,000 square feet of offices, a 3,200 square foot customer service and dispatch center, a 150-seat board chambers. The Tri-Rail Pompano Beach Station Improvements portion of the Project included the demolition of the existing platform and the construction of a new 23,000 SF state-of-the-art station. The new station included solar power, LED lighting, new bicycle lockers, dedicated alternative fuel-source parking, electric vehicle charging stations, and a crossover bridge. The existing station remained in operation throughout construction. The Project was certified LEED Gold by the USGBC.

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

Additional Comments (provide additional sheet if necessary):

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Verified by:	Name:				Title:	
	Department:				Date:	

PGAL INC | Architecture, Interiors, and Planning



PGAL is a nationally recognized architecture, engineering, and planning firm with a strong reputation for delivering high-performance parking facilities rooted in the principles of efficiency, flexibility, security, and safety. With a dedicated team of designers, architects, and engineers across 12 offices, PGAL combines deep technical expertise with innovative thinking to produce some of the country's most functional and future-ready parking solutions.

PGAL's professionals possess extensive credentials in all types of parking structures, including multi-level and below-grade facilities, as well as structured parking with occupiable space above. Their decades of experience enable them to address complex project requirements—ranging from safety and access control to long-term growth, traffic flow, and integration with surrounding developments. Each design reflects a thoughtful balance of operational functionality and architectural quality.

As lifestyle demands and technology rapidly evolve, PGAL stays at the forefront of emerging trends in parking facility design. The firm leads in adapting mixed-use configurations, optimizing garage layouts for different user groups, and implementing sustainable strategies such as green features, expanded vertical clearances, and flexible payment/access systems. These forward-thinking approaches not only enhance efficiency but also ensure long-term adaptability and user satisfaction.

With a commitment to excellence and a deep understanding of evolving infrastructure needs, PGAL remains a trusted partner in delivering advanced parking environments for cities, institutions, and private developments alike.

1. Basic company information:

<i>a. Company name:</i>	PGAL Inc.
<i>b. Address with zip code:</i>	791 Park of Commerce Blvd #400, Boca Raton, FL 33487
<i>c. Telephone and Fax number:</i>	P: 561-988-4002
<i>d. Email address:</i>	INestler@pgal.com
<i>e. Name of primary contact:</i>	Ian A. Nestler, Principal

2. Years in Business:

79 Years

Please see State of Florida certificate of Good Standing for verification.

3. Licenses:

Please see licenses below and continuing on the following page(s).

4. License under Florida Statute 489

Please see response to Item 3.

5. Professional Licenses and Certifications

PGAL, Inc. hereby affirms that the firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete the Harrison Street Parking Garage Design-Build project. PGAL, Inc. is currently licensed to practice architecture in the State of Florida and is in full compliance with all requirements set forth by the Florida Department of Business and Professional Regulation.

LICENSE(S) & CERTIFICATES

State of Florida Department of State

I certify from the records of this office that PGAL, INC. is a Texas corporation authorized to transact business in the State of Florida, qualified on January 15, 1998.

The document number of this corporation is F98000000329.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 2, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

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



[Signature]
Secretary of State

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Melanie S. Griffin, Secretary

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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PZ AVIATION GROUP, J.V.
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BOCA RATON FL 33487

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PIERCE GOODWIN ALEXANDER & LINVILLE-FLORIDA INC
791 PARK OF COMMERCE BLVD STE #400
BOCA RATON FL 33487-3632

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PALM BEACH COUNTY
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Walter P. Moore and Associates, Inc. | Structural, Revenue/Access Controls 

Walter P Moore and Associates, Inc. is an international company of engineers, architects, innovators, and creative people who solve some of the world's most complex structural, technological, and infrastructure challenges. Providing structural, diagnostics, civil, traffic, parking, transportation, enclosure, technology consulting, and construction engineering services, we design solutions that are cost- and resource-efficient, forward-thinking, and help support and shape communities worldwide. Founded in 1931, our 1000+ professionals work across 25 U.S. offices and eight international locations.

Florida Parking Garages

At Walter P Moore, we blend our understanding of the function and flow of parking garages with our structural engineering expertise to design parking structures which are functionally integrated, economical, durable, and attractive.

We have designed a number of parking structures as prime consultant for discerning institutional clients who recognize that their parking facilities are significant long-term investments and operational responsibilities. In total, the firm has designed over 300 parking facilities, providing parking for in excess of 500,000 automobiles.

Our experience includes a range of structures in retail, medical, airport, university and commercial settings. We develop each structure individually to assure that it meets the owner's operational and management needs as well as the user's security and ease of use.

1. Basic company information:

<i>a. Company name:</i>	Walter P. Moore and Associates, Inc.
<i>b. Address with zip code:</i>	201 E Kennedy Blvd, Suite 700 Tampa, FL 33602
<i>c. Telephone and Fax number:</i>	P: 813-221-2424
<i>d. Email address:</i>	RTemple@walterpmoore.com
<i>e. Name of primary contact:</i>	Richard Temple

2. Years in Business:

94 Years

Please see State of Florida certificate of Good Standing for verification.

3. Licenses:

Please see licenses below and continuing on the following page(s).

4. License under Florida Statute 489

Please see response to Item 3.

5. Professional Licenses and Certifications

WPM affirms that both the company and all assigned key professional staff possess all necessary licenses and certifications required to undertake and complete the proposed project. WPM is licensed by the State of Florida to provide services in engineering. Furthermore, WPM and its personnel maintain active certifications and are in good standing with the Florida Department of Business and Professional Regulation. All professional staff assigned to this project meet or exceed the qualifications required by applicable state and local regulations.

H. SUBCONSULTANT INFORMATION

Walter P. Moore and Associates, Inc. | Structural, Revenue/Access Controls



LICENSE(S) & CERTIFICATES

State of Florida Department of State

I certify from the records of this office that WALTER P. MOORE AND ASSOCIATES, INC. is a Texas corporation authorized to transact business in the State of Florida, qualified on November 16, 1983.

The document number of this corporation is 858480.

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

I further certify that said corporation has not filed a Certificate of Withdrawal.

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



[Signature]
Secretary of State

Tracking Number: 2576437271CU

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LICENSEE DETAILS

1:36:28 PM 6/7/2023

Licensee Information

Name: WALTER P. MOORE & ASSOC., INC. (Primary Name)
Main Address: 201 E. KENNEDY BLVD., SUITE 300
TAMPA Florida 33602
County: HILLSBOROUGH
License Mailing: 201 EAST KENNEDY BOULEVARD, SUITE
TAMPA FL 33602
County: HILLSBOROUGH
License Location: 201 EAST KENNEDY BLVD, SUITE 300
TAMPA FL 33602
County: HILLSBOROUGH

License Information

License Type: Engineering Business Registry
Rank: Registry
License Number: 3818
Status: Current
License Date: 12/08/1983
Expires:

Special Qualifications

Qualification Effective

Alternate Names

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. Pursuant to Section 455.27(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S., must provide the Department with an email address if they have one. The email provided may be used for official communication with the licensee. However, email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.

Receipt # 1668354	Control No. 0047087		
For Period Commencing JULY 1ST, 2025	and ending September 30, 2026		
Total: 241.52	Dated 07/18/2025		
Application No.			
This Business Tax Receipt does not permit the holder to operate in violation of any City Law or Ordinance including, but not limited to, Zoning and other land use regulations. If in doubt, the holder should verify that he or she has the appropriate zoning by calling the Office of Land Development Coordination at 274-3100. This Business Tax Receipt must be conspicuously posted in place of business.			
Classification	Description	Amount	2026
107041	ENGINEER		
993000	ADMIN HANDLING FEE	\$231.52	
		\$10.00	
Business Name and Address		Business Name and Location	
WALTER P MOORE & ASSOC INC 201 E KENNEDY BLVD #700 TAMPA FL 33602-5181		RICHARD JOHN TEMPLE 201 E KENNEDY BLVD 300 TAMPA FL 33602-5181	
			By: WEB

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

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

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

SPECIAL INSPECTOR NUMBER: 0150

TEMPLE, RICHARD JOHN ANDREW
@ WALTER P. MOORE & ASSOC.
201 E. KENNEDY BLVD. #700
TAMPA FL 33602

LICENSE NUMBER: PE38364
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

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

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

MOHRLAND, ROBERT S.
11918 SUMMER SPRINGS DR.
RIVERVIEW FL 33579

LICENSE NUMBER: PE62851
EXPIRATION DATE: FEBRUARY 28, 2027
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Firm Overview

At TLC Engineering Solutions, Inc. we are continuously learning and growing. Our vision to THINK boldly, LISTEN attentively, and CREATE passionately serves as the blueprint that guides our commitment of extreme service to our clients. TLC Engineering Solutions provides high-performance engineering design and consulting. Founded in 1955 and consistently ranked among the largest MEP and structural engineering firms in the country, we are an industry leader with expertise in diverse markets, from healthcare to education to aviation.

Headquartered in Orlando, Florida, TLC has eight offices across Florida as well as offices in Nashville, Tennessee; New Orleans, Louisiana; Dallas, Texas; Ft. Worth, Texas; Houston, Texas; Los Angeles, California, Philadelphia, Pennsylvania; Atlanta, Georgia; Washington, DC; Chicago, Illinois; Milwaukee, Wisconsin; Stamford, Connecticut; New York, New York; and Charlotte, North Carolina. Our highly qualified team of 500 professionals includes professional engineers, LEED-accredited professionals, ACG-registered commissioning authorities, and specialists in acoustics, energy modeling, and technology. We provide comprehensive services that allow clients to collaborate with a dedicated team from start to finish.

Municipal and Jurisdictional Agency Knowledge and Experience

TLC has provided engineering services for various types of public facilities in Broward County. We understand that these projects require flexibility, redundancy and survivability that our engineers address by incorporating efficient low energy and water saving features into its designs. LED lighting, security systems and low water consumption plumbing fixtures for restroom facilities are some of the strategies commonly applied to recreational centers, parks and community centers. Our design considers the traffic generated in these facilities due to special events and the flexibility that multi-purpose rooms and event spaces require.

We have extensive knowledge of the Florida Building Code ordinances and Sustainability ordinances required for Broward County. Our experience with the City of Hollywood includes working with prime consultants in Garage Assessments for the City including the Garfield Street Garage, Van Buren Street Garage, and Nebraska Street Garage. Other experience with the City includes our healthcare experience with more than 20 projects with Memorial Regional Hospital and more than 10 projects with Joe Di Maggio Children's Hospital. Our hospitality experience includes work at the Hollywood Marriott and Diplomat Hotel. The TLC team is very familiar with the City of Hollywood process and requirements.

1. Basic company information:

a. <i>Company name:</i>	TLC Engineering Solutions Inc.
b. <i>Address with zip code:</i>	800 Fairway Drive, Suite 130, Deerfield Beach, 33441
c. <i>Telephone and Fax number:</i>	P: 954-418-9096 F: 954-418-9296
d. <i>Email address:</i>	erick.gonzalez@tlc-eng.com
e. <i>Name of primary contact:</i>	Erick Gonzalez, Managing Principal

2. Years in Business:

70 years

Please see State of Florida certificate of Good Standing for verification.

3. Licenses:

Please see licenses below and continuing on the following page(s).

4. License under Florida Statute 489

Please see response to Item 3.

5. Professional Licenses and Certifications

TLC Engineering Solutions Inc. and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project successfully.

TLC Engineering Solutions Inc. is a corporation registered in the State of Florida and is authorized to provide engineering services by the State of Florida Board of Professional Engineers.

LICENSE(S) & CERTIFICATES

State of Florida Department of State

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

The document number of this corporation is 339497.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 13, 2025, and that its status is active.

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

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



[Signature]
Secretary of State

Tracking Number: 1869677232CC

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

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

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 - 954-357-4829
VALID OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025

Business Name: TLC ENGINEERING SOLUTIONS INC		Receipt #: 315-772	
Owner Name: TLC ENGINEERING SOLUTIONS INC		Business Type: ENGINEER (CONSULTING ENGINEERS)	
Business Location: 800 FAIRWAY DR 250 DEERFIELD BEACH		Business Opened: 03/18/1996	
Business Phone: 9544189096		State/County/Cert/Reg:	
		Exemption Code:	
Rooms	Seats	Employees	Machines
		20	
For Vending Business Only			
Number of Machines:			
Vending Type:			
Tax Amount	Transfer Fee	NSF Fee	Penalty
45.00	0.00	0.00	4.50
Receipt Fee		Prior Years	
45.00		0.00	
Packing/Processing/Canning Employees		Collection Cost	
0.00		0.00	
		Total Paid	
		49.50	

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

WHEN VALIDATED

Mailing Address:

TLC ENGINEERING SOLUTIONS INC
800 FAIRWAY DR 250
DEERFIELD BEACH, FL 33441

Receipt #WVN-24-00002162
Paid 10/14/2024 49.50

2024 - 2025

State of Florida

Board of Professional Engineers

TLC Engineering Solutions Inc.

Has satisfied the requirements of Section 471.023, Florida Statutes. In recognition thereof, the Board of Professional Engineers hereby authorizes this firm to offer engineering services in the State of Florida in accordance with Chapter 471, Florida Statutes, and the rules of the Board.



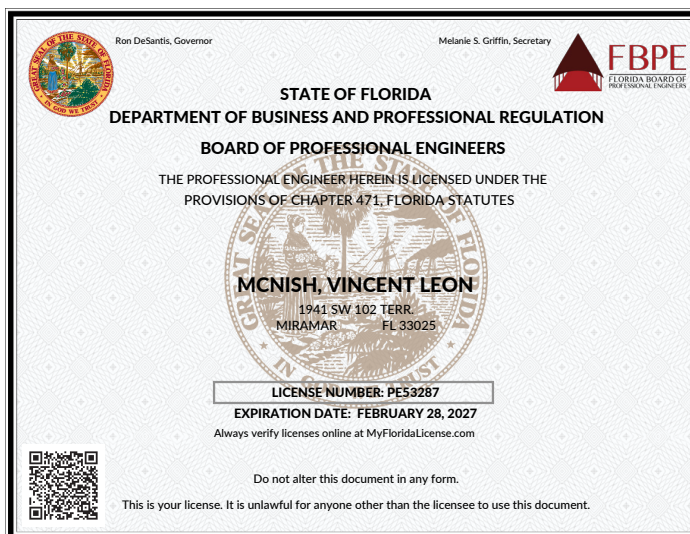
CA Lic. No. 15

*Witness the Seal of the Board and the Signature
of the Board's duly authorized Chair
this 10th day of May, 1977.*

Kenneth S. Todd, Jr.
Kenneth S. Todd, Jr., Chair



LICENSE(S) & CERTIFICATES Continued



Botek Thurlow Engineering, Inc. (Botek) | Civil Engineering



Botek Thurlow Engineering, Inc. is a full service civil engineering firm founded in 2005, our office is located in Oakland Park, FL. The firm's principal, Stephen Botek has over 30 years of experience, most of them here in South Florida. We specialize in land development projects with a wide scope of work including site planning, due diligence, water, sanitary sewer and storm drainage design, permitting and construction phase services, our Clients are private and public sector Clients throughout the tri county area.

Our experience is vast in Affordable Housing, Mid and High Rise and Multi Family Mixed Use and residential projects, Parking Garages, Office Buildings, Commercial and Retail Developments, Schools, Municipal projects, Golf Courses and other Recreational projects.

Some key projects over the last few years include:

Hollywood

- The Diplomat
- Shell Bay Golf Course
- Alta Hollywood
- The Tropic

Parking Garages

- South Florida Regional Transit Authority Tri Rail Operations and Maintenance Center (PGAI/Gulf)
- Broward County Courthouse Parking Garage (PGAL)
- Ravenswood Bus Maintenance Facility and Parking Garage
- Numerous Mixed use residential/retail projects with Parking Garages in Downtown Fort Lauderdale

1. Basic company information:

a. Company name:	Botek Thurlow Engineering, Inc.
b. Address with zip code:	3409 NW 9th Avenue, Suite 1102, Fort Lauderdale, FL 33309
c. Telephone and Fax number:	P: 954-568-0888 F: 954-568-0757
d. Email address:	bte@botekthurlow-eng.com
e. Name of primary contact:	Stephen F. Botek, PE, President

2. Years in Business:

19 years

Please see State of Florida certificate of Good Standing for verification.

3. Licenses:

Please see licenses below and continuing on the following page(s).

4. License under Florida Statute 489

Please see response to Item 3.

5. Professional Licenses and Certifications

Botek Thurlow Engineering, Inc. and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project.

Botek Thurlow Engineering, Inc. is licensed by the State of Florida for Engineering, maintains certification, and is in good standing with the Florida Department of Business and Professional Regulation.

LICENSE(S) & CERTIFICATES

State of Florida Department of State

I certify from the records of this office that BOTEK THURLOW ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on December 12, 2005, effective December 8, 2005.

The document number of this corporation is P05000161888.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 14, 2025, and that its status is active.

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

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



[Signature]
Secretary of State

Tracking Number: 7870551947CC

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



CITY OF OAKLAND PARK

5399 North Dixie Highway
Suite 3
Oakland Park, FL 33334
954-630-4350

BUSINESS TAX RECEIPT CITY OF OAKLAND PARK 2024 - 2025

MAILING ADDRESS

STEPHEN FRANZ BOTEK
3409 NW 9 AVE STE 1102
OAKLAND PARK, FL 33309

ISSUED DATE: February 24, 2025

NAME AND LOCATION OF LICENSEE

BOTEK THURLOW ENGINEERING, INC.
3409 NW 9 AVE
OAKLAND PARK, FL 33309

LICENSE NUMBER: PROF-001101-2021

LAST RENEWAL DATE: 09/30/2025

LICENSE EXPIRES: East of I-95

DISTRICT:

ZONE:

THE PERSON OR FIRM NAMED ABOVE IS HEREBY LICENSED TO ENGAGE IN THE BUSINESS PROFESSION OR OCCUPATION LISTED BELOW IN THE CITY OF OAKLAND PARK FLORIDA.

BUSINESS CODE
BUSINESS DESCRIPTION
RESTRICTIONS

54130 Civil engineering services
CIVIL ENGINEERING

LICENSE MUST BE CONSPICUOUSLY POSTED AT THE PLACE OF BUSINESS SHOWN



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

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

BOTEK, STEPHEN FRANZ

4070 CYPRESS HAMMOCK LANE
POMPANO BEACH FL 33069

LICENSE NUMBER: PE55335

EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com



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

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025

Business Name: BOTEK THURLOW ENGINEERING INC

Receipt #: 315-623
Business Type: ENGINEER (ENGINEERING COMPANY)

Owner Name: STEPHEN FRANZ BOTEK

Business Opened: 01/25/2006

Business Location: 3409 NW 9 AVE 1102

State/County/Cert/Reg:

Business Phone: 954-568-0888

Exemption Code:

Rooms Seats Employees Machines Professionals

2

For Vending Business Only					
Number of Machines:			Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost
30.00	0.00	0.00	0.00	0.00	0.00

Receipt Fee 30.00

Packing/Processing/Canning Employees 0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

WHEN VALIDATED

Mailing Address:

STEPHEN FRANZ BOTEK
3409 NW 9 AVE #1102
OAKLAND PARK, FL 33309

Receipt #WWV-23-00266084
Paid 07/08/2024 30.00

LICENSE(S) & CERTIFICATES



OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

March 28, 2025

ANNIVERSARY DATE: October 17th

Mr. Stephen F. Botek
BOTEK THURLOW ENGINEERING, INC.
3409 NW 9th Avenue
Fort Lauderdale, Florida 33309

Dear Mr. Botek:

The Broward County Office of Economic and Small Business Development (OESBD) is pleased to announce that your firm's **County Business Enterprise (CBE)** certification has been renewed.

Your firm's certification is continuing from your anniversary date but is contingent upon the firm verifying its eligibility annually through this office. You will be notified in advance of your obligation to continue eligibility in a timely fashion. **However, the responsibility to ensure continued certification is yours.** Failure to document your firm's continued eligibility for the CBE program within **thirty (30) days** from your anniversary may result in the expiration of your firm's certification. Should you continue to be interested in certification after it has expired, you will need to submit a new application, and all required supporting documentation for review.

To access and respond to Broward County's solicitations, you will need to be a registered vendor with Broward County. The current web-based procurement platform is **Periscope S2G** (f/k/a Bidsync). However, the County is in the process of switching to a new procurement system called **BPRO, powered by Bonfire**. All vendors must complete the vendor registration process in the new **BPRO** system. It is free to do so. Until the switch to **BPRO** is complete, it is advisable to register your company to do business with Broward County under both Periscope S2G and BPRO. Information on how to register your company can be found on the Purchasing Division's webpage: www.broward.org/Purchasing or use your camera to scan the QR code.



Current Broward County Government bid opportunities can be viewed on www.broward.org/Purchasing, you may have to scroll down the page, and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in Periscope S2G or BPRO to ensure you have added all appropriate classification codes. Bid opportunities over \$3,500 will be advertised to vendors via **e-mail** and

Broward County Board of County Commissioners
Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furi • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address.

Your primary certification group is: **Architecture/Engineering Services**. This is also how your listing in our directory will read. You may access your firm's listing by visiting the Office of Economic and Small Business Development Directory, located on the internet at: www.broward.org/EconDev and click on "Certified Firm Directories."

Your firm may compete for and perform work on Broward County projects in the following area:

NAICS CODE: 541330

We look forward to working with you to achieve greater opportunities for your business through county procurement.

Sincerely,

CHERYL ROBERTS
Digitally signed by
CHERYL ROBERTS
Date: 2025.03.28
10:57:13 -0400

Cheryl Roberts, Small Business Development Supervisor
Office of Economic and Small Business Development

Cert Agency: BC-CBE

Thomas Geotechnical Services (TGS) | Geotechnical/Material Testing



Thomas Geotechnical Services (TGS) is a consulting geotechnical engineering, construction materials testing and inspections firm with capabilities to provide test borings, engineering analyses and reports, MicroStation plan sheets, laboratory soils testing, and construction engineering inspection services. Our professional team is committed to providing quality, responsive service for sound approaches and professional competence. We pride ourselves in bringing solutions, not problems, to our clients. Additionally, our services include threshold/special inspection and roofing inspection services.

TGS's main principal, Francois Thomas has extensive Design-Build experience. Throughout his extensive DB experience, Mr. Thomas implements proven strategies to respond to the demands and accelerated scheduling that are unique to DB projects. These strategies include expediting field work through the utilization of multiple drill rigs, prioritization of borings for structures, issuance of interim reports as each work element is completed (pile capacities, soil design information, foundation certification packages, etc.), close coordination with the design team throughout construction to solve any unforeseen issues, and flexibility for quick re-design to accommodate site conditions during construction. TGS focuses on providing the most economical solutions for both foundation design and construction.

Please see below for a partial listing of our project experience including DB projects, projects with Gulf Building and similar scope projects to the proposed City of Hollywood Harrison Street Garage RFQ.

DESIGN-BUILD

- Signature Flight Services-PBIA Phase 3-Building, 100 Palm Beach International Airport, West Palm Beach, FL
- STOF - Brighton Indian Reservation-New Preschool-Playground, Brighton, FL
- STOF - New Pre-School, Office and Skate Park, Hollywood, FL
- STOF -Ahfachkee School-New Lower School and Gymnasium, Ahfachkee, FL
- STOF - New Ahfachkee School Maintenance & TPD Buildings - Big Cypress Reservation, Clewiston, FL

RELATIVE TO SCOPE

- STOF New Pre-School, Office and Skate Park, Hollywood, FL (Design-Build)
- STOF New Ahfachkee School Maintenance & TPD Buildings, Clewiston, FL (Design-Build)
- STOF New Preschool/Playground, Okeechobee, FL (Design-Build)
- Village of Wellington Aquatic Center, Wellington, FL (Design-Build)
- Jefferson Parking Garage, Hollywood, FL
- Art and Culture Center, Hollywood, FL
- Downtown Doral Parking Garages, Doral, FL
- Palm Beach County Convention Center Parking Garage, West Palm Beach, FL
- Parking Garage BT-698 - Florida Atlantic University, Palm Beach County, FL
- Broward County Justice Center Parking Garage, Broward County, FL
- Northport Parking Garage, Broward County, FL
- Proposed 4 to 6 Story Dynergy Parking Garage, Broward County, FL

1. Basic company information:

a. Company name:	Thomas Geotechnical Services
b. Address with zip code:	4457 Purdy Lane, Suite A West Palm Beach, Florida 33406
c. Telephone and Fax number:	P: 561-429-3246
d. Email address:	Francois@thomasgeo.com
e. Name of primary contact:	Francois Thomas, PE/Pres

2. Years in Business:

5 years

Please see State of Florida certificate of Good Standing for verification.

3. Licenses:

Please see licenses below and continuing on the following page(s).

4. License under Florida Statute 489

Please see response to Item 3.

5. Professional Licenses and Certifications

Thomas Geotechnical Services affirms that our firm, as well as all key professional staff assigned to this project, possess all licenses and certifications required to successfully undertake and complete the scope of work. Our firm is duly licensed by the State of Florida to provide professional Engineering, Architecture, and General Contracting services.

We further affirm that Thomas Geotechnical Services and our designated personnel maintain active licensure and are in good standing with the Florida Department of Business and Professional Regulation (DBPR). Supporting documentation, including copies of all relevant licenses and certifications, is included herein as part of our submission.

LICENSE(S) & CERTIFICATES

State of Florida Department of State

I certify from the records of this office that THOMAS GEOTECHNICAL SERVICES, LLC is a limited liability company organized under the laws of the State of Florida, filed on April 9, 2020, effective April 8, 2020.

The document number of this limited liability company is L20000099852.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 16, 2025, and that its status is active.

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



Secretary of State



Tracking Number: 8216239866CC

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

10/2/23, 3:24 PM DBPR - THOMAS GEOTECHNICAL SERVICES, LLC; Doing Business As: THOMAS GEOTECHNICAL SERVICES, LLC, Engineer...

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



ONLINE SERVICES

- [Apply for a License](#)
- [Verify a License](#)
- [View Food & Lodging Inspections](#)
- [File a Complaint](#)
- [Continuing Education Course Search](#)
- [View Application Status](#)
- [Find Exam Information](#)
- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

LICENSEE DETAILS 3:23:46 PM 10/2/2023

Licensee Information

Name:	THOMAS GEOTECHNICAL SERVICES, LLC (Primary Name) THOMAS GEOTECHNICAL SERVICES, LLC (DBA Name)
Main Address:	6594 WOODLAKE ROAD JUPITER Florida 33458
County:	PALM BEACH

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	34141
Status:	Current
License Date:	05/13/2020
Expires:	

Special Qualifications

Qualification Effective

Alternate Names

[View Related License Information](#)
[View License Complaint](#)

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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<https://www.myfloridalicense.com/LicenseDetail.asp?SID=&id=5022E3416452E92B15540D3EABE24302>

H. SUBCONSULTANT INFORMATION

Thomas Geotechnical Services (TGS) | Geotechnical/Material Testing



LICENSE(S) & CERTIFICATES



CITY OF DANIA BEACH
Business Tax Receipt

VALID THROUGH 9/30/2025

THOMAS GEOTECHNICAL SERVICES LLC
6594 WOODLAKE ROAD
JUPITER, FL 33458

Business Name: THOMAS GEOTECHNICAL SERVICES LLC
Location Address: 3019 RAVENSWOOD RD 110
Number/Class: 640000144 / Professional
Issue Date: 07/17/2024
Expiration Date: 9/30/2025

Charge Detail:

Quantity	Charge Description	Amount Paid
200	Fire Prevention Annual Fee	\$200.00
1	Not Specifically Named	\$236.25
1	Waste Registration Fee	\$15.00
	Total:	\$0.00

Comments: ENGINEERING SERVICES
Restrictions:

SUBJECT AND ISSUED ACCORDING TO BUSINESS TAX RECEIPT ORDINANCE CHAPTER 15.

This Business Tax Receipt does not permit the holder to operate in violation of any City law, ordinance, or regulation. Any change in location or ownership must be approved by the City, subject to zoning restrictions. This Business Tax Receipt does not endorse, approve, or disapprove the holder's skill or competence or of the holder's compliance or non-compliance with other laws, regulations or standards.

MUST BE POSTED CONSPICUOUSLY AT BUSINESS LOCATION

"Broward's First City"
100 West Dania Beach Boulevard * Dania Beach, Florida 33004 * Phone: 954-924-6800 ext. 3672

Thomas Geotechnical Services (TGS) | Geotechnical/Material Testing



LICENSE(S) & CERTIFICATES



OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
 115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

November 19, 2024

ANNIVERSARY DATE: November 29th

Francois Thomas
Thomas Geotechnical Services, LLC
 3019 Ravenswood Road
 Fort Lauderdale, Florida 33312

Dear Mr. Thomas:

The Broward County Office of Economic and Small Business Development (OESBD) is pleased to announce that your firm's **County Business Enterprise (CBE)** and **Small Business Enterprise (SBE)** certifications have been renewed.

Please note: your certifications are continuous but are contingent upon your firm verifying annually its eligibility in each of the two programs. Each year, on the anniversary of the date you were awarded certification, you **must submit to OESBD** a Personal Net Worth Worksheet, a copy of the previous year's Business Tax Return, copies of the current professional licenses, and County and local business tax receipts. As a courtesy, OESBD will notify you in advance of your obligation to provide the continuing eligibility documents. **However, the responsibility to ensure continued certification is yours.**

To access and respond to Broward County's solicitations, you will need to be a registered vendor with Broward County. The current web-based procurement platform is BPRO, powered by Bonfire. All vendors must complete the vendor registration process in Broward County's BPRO system. It is free to do so. Information on how to register your company can be found on the Purchasing Division's webpage: www.broward.org/Purchasing. Alternatively, you may use your camera to scan the QR code in this letter.



To review current Broward County Government bid opportunities visit: www.broward.org/Purchasing and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in BPRO to ensure you have added all appropriate classification codes. Bid opportunities greater than \$3,500 will be advertised to vendors via e-mail and according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address."

Your primary certification group is: **Architecture & Engineering**. This is also how your listing in our directory will read. You may access your firm's listing by visiting the Office of

Broward County Board of County Commissioners
 Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beami Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
www.broward.org

Page 1 of 1

Economic and Small Business Development Directory, located on the internet at: www.broward.org/EconDev and click on "Certified Firm Directories."

Your firm may compete for, and perform work on Broward County projects in the following areas:

NAICS CODE: 541380

We look forward to working with you to achieve greater opportunities for your business through county procurement.

Sincerely,

MARIBEL FELICIANO

Digitally signed by
 MARIBEL FELICIANO
 Date: 2024.11.22
 13:27:11 -05'00'

Maribel Feliciano, Assistant Director
 Office of Economic and Small Business Development

Cert Agency: BC-CBE SBE

Page 2 of 2

Traf Tech Engineering, Inc. (TT) | Traffic Engineer



Traf Tech Engineering specializes in traffic engineering, parking studies, traffic impact studies, pedestrian studies, access evaluation, traffic circulation patterns, traffic concurrency, Development of Regional Impacts (DRIs), traffic calming, and signal warrant studies. Traf Tech Engineering is currently providing traffic engineering consulting services to the Cities of Sunrise, Coral Springs and Tamarac in Broward County. These services have included reviews of traffic studies and site plan layouts associated with new developments as well as re-development projects located in South Florida. Additionally, the firm was involved in a complex pedestrian circulation plan associated with the Florida Panther Arena located in the City of Sunrise.

The Florida Department of Transportation (FDOT) previously retained the services of Traf Tech Engineering to conduct traffic engineering assignments associated with hurricane evacuation from the Florida Keys, a highly specialized expertise that few South Florida firms have. Traf Tech Engineering has conducted over 100 traffic studies to private sector clients in the past 24 months. These services have included traffic and parking studies in Monroe, Miami-Dade, Broward and Palm Beach Counties. The firm has also completed traffic services associated with projects in Jacksonville, Fort Myers and Cape Coral.

Key members of the Traf Tech Team have been serving municipalities on traffic related issues for more than 30 years. During this time we have provided our traffic engineering expertise on site plans, special exception packages, landscaping plans, traffic calming programs, traffic operations analyses, access management, signing plans, parking studies, review of traffic impact studies (including DRIs), and transit review / coordination. Representative cities include:

- City of Coral Springs
- City of Tamarac
- City of Surfside
- City of Oakland Park
- City of Lauderdale-By-The-Sea
- City of Miramar
- City of Marathon
- City of Key West
- City of Pompano Beach
- City of Boca Raton
- City of Homestead
- City of Miami
- City of Deerfield Beach
- City of North Miami Beach
- Town of Southwest Ranches

Knowledge of Study Area

The Traf Tech Engineering, Inc. team is very familiar with the area surrounding the proposed parking garage site. We have prepared detailed traffic impact studies for Block 40, Block 55, Block 57 and Block 58 (all areas surrounding Young Circle). Our team has evaluated traffic conditions in the area bounded by Polk Street to the north, Jackson Street to the south, S 17th Avenue to the east, and S 19th Avenue to the west, including Young Circle. This experience and knowledge of the study area will bring important insight to the design process as it relates to traffic flow, traffic operations, and multimodal considerations (i.e. pedestrian, bicycle and transit requirements).

1. Basic company information:

a. Company name:	Traf Tech Engineering, Inc.
b. Address with zip code:	8400 N. University Drive, Suite 309 Tamarac, Florida 33321
c. Telephone and Fax number:	P: 954-643-1671 F:
d. Email address:	joaquin@traftech.biz
e. Name of primary contact:	Joaquin Vargas, PE

2. Years in Business:

20 Years

Please see print out from Sunzbiz.org Division of Corporations for verification.

3. Licenses:

Please see licenses below and continuing on the following page(s).

4. License under Florida Statute 489

Please see response to Item 3.

5. Professional Licenses and Certifications

Traf Tech Engineering, Inc. hereby affirms that the firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete the Harrison Street Parking Garage Design-Build project. Traf Tech Engineering, Inc. is currently licensed / qualified to practice engineering in the State of Florida and is in full compliance with all requirements set forth by the Florida Department of Business and Professional Regulation.

LICENSE(S) & CERTIFICATES



Division of Corporations
an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
TRAF TECH ENGINEERING, INC.

Filing Information

Document Number P05000109972
FEI/EIN Number 20-3276418
Date Filed 08/08/2005
Effective Date 08/06/2005
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/11/2006

Principal Address
 8400 N. UNIVERSITY DRIVE
 SUITE 309
 TAMARAC, FL 33321

Changed: 03/17/2010

Mailing Address
 8400 N. UNIVERSITY DRIVE
 SUITE 309
 TAMARAC, FL 33321

Changed: 03/17/2010

Registered Agent Name & Address
 VARGAS, JOAQUIN E
 4711 NW 59th Street
 TAMARAC, FL 33319

Name Changed: 05/14/2009

Address Changed: 01/09/2017

Officer/Director Detail

Name & Address

Title PVST
 VARGAS, JOAQUIN
 4711 NW 59th Street
 TAMARAC, FL 33319

Title D
 VARGAS, JOAQUIN
 4711 NW 59th Street
 TAMARAC, FL 33319

Annual Reports

Report Year	Filed Date
2023	04/11/2023
2024	01/31/2024
2025	02/08/2025

Document Images

02/08/2025 - ANNUAL REPORT	View image in PDF format
01/31/2024 - ANNUAL REPORT	View image in PDF format
04/11/2023 - ANNUAL REPORT	View image in PDF format
01/24/2022 - ANNUAL REPORT	View image in PDF format
01/27/2021 - ANNUAL REPORT	View image in PDF format
04/17/2020 - ANNUAL REPORT	View image in PDF format
04/17/2019 - ANNUAL REPORT	View image in PDF format
03/02/2018 - ANNUAL REPORT	View image in PDF format
01/09/2017 - ANNUAL REPORT	View image in PDF format
04/15/2016 - ANNUAL REPORT	View image in PDF format
02/22/2015 - ANNUAL REPORT	View image in PDF format
04/24/2014 - ANNUAL REPORT	View image in PDF format
01/09/2013 - ANNUAL REPORT	View image in PDF format
01/28/2012 - ANNUAL REPORT	View image in PDF format
06/13/2011 - ANNUAL REPORT	View image in PDF format
03/17/2010 - ANNUAL REPORT	View image in PDF format
05/14/2009 - ANNUAL REPORT	View image in PDF format
01/03/2008 - ANNUAL REPORT	View image in PDF format
01/10/2007 - ANNUAL REPORT	View image in PDF format
10/11/2006 - REINSTATEMENT	View image in PDF format
08/08/2005 - Domestic Profit	View image in PDF format



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

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

VARGAS, JOAQUIN EMILIO
 8400 N. UNIVERSITY DRIVE
 SUITE 309
 TAMARAC FL 33321

LICENSE NUMBER: PE44174
EXPIRATION DATE: FEBRUARY 28, 2027
 Always verify licenses online at MyFloridaLicense.com

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

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

PETERSON, KARL B
 1122 SW 5TH STREET
 BOCA RATON FL 33486

LICENSE NUMBER: PE49897
EXPIRATION DATE: FEBRUARY 28, 2027
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BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
 115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829
VALID OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025

Business Name: TRAF TECH ENGINEERING INC
Owner Name: JOAQUIN E VARGAS
Business Location: 8400 N UNIVERSITY DR # 309 TAMARAC
Business Phone:

Receipt #: 315-726
Business Type: ENGINEER (ENGINEERING CONSULTING SERV)
Business Opened: 08/18/2005
State/County/Cert/Reg:
Exemption Code:

Rooms	Seats	Employees	Machines	Professionals
		1		

Number of Machines:				For Vending Business Only			Vending Type:	
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid		
30.00	0.00	0.00	0.00	0.00	0.00	30.00		

Receipt Fee
 Packing/Processing/Canning Employees

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT
WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
 JOAQUIN E VARGAS NATIONAL BUSINESS
 8400 N UNIVERSITY DR STE 309
 TAMARAC, FL 33321-1713

Receipt #13B-23-0000197
Paid 07/16/2024 30.00

2024 - 2025

EcoPlan has been providing Landscape Architectural design services throughout South Florida since the firm's inception in 1996. Our goal in each project is to balance creative design and ecological sensitivity, all while providing the highest level of service to our clients and fellow consultants.

Our firm has participated in dozens of projects throughout the region that have progressed from municipal entitlements through implementation. Our typical scope of work for these projects includes design and planning of all exterior elements, including landscape, hardscape, water features, site furnishings, irrigation and landscape lighting. Many of these projects have been set in dense urban settings that have required careful consideration of both pedestrian and vehicular streetscape environments. In each of these projects, EcoPlan goes through a close coordination process with all the project consultants to maximize the pedestrian streetscape experience. In addition to carefully coordinating utilities to minimize impacts on landscape, EcoPlan often incorporates the use of tree vault systems like Silva Cell or Stratavault to both improve stormwater management and to help maximize tree growth in difficult urban environments. For protection of utilities and pavements, we integrate tree vaults with the use of root barriers and utilize durable pavement details and materials to assure a pedestrian streetscape that is safe and enduring.

Within the City of Hollywood, EcoPlan has had the pleasure of working on several projects, with the most notable being "The Circ" on Hollywood Circle. Outside of Hollywood, we currently have dozens of similar projects in various stages of development, many that include parking structures for residential, commercial and mixed-use developments in dense urban locations with strong streetscape elements.

We have had the pleasure of previous experience with other members of our team including PGAL, Gulf Building and Botek Thurlow Engineering. With PGAL, we had the pleasure of working on the Broward County Main Courthouse Parking Facility in downtown Fort Lauderdale and are currently working with them on a Kaluz Restaurant in Pembroke Pines. Similarly, we have prior experience with Gulf Building on the Markham Center for Teaching and Learning at Pine Crest School in Fort Lauderdale. With Botek Thurlow Engineering, we have also collaborated on several projects, again including the Broward County Main Courthouse Parking Facility in downtown Fort Lauderdale.

1. Basic company information:

a. Company name:	EcoPlan, Inc
b. Address with zip code:	310 SE 18th Street Fort Lauderdale, FL 33316
c. Telephone and Fax number:	P: 954-524-3722 F: N/A
d. Email address:	john@ecoplan-inc.com
e. Name of primary contact:	John Harrigan

2. Years in Business:

29 years

Please see State of Florida certificate of Good Standing for verification.

3. Licenses:

Please see licenses below and continuing on the following page(s).

4. License under Florida Statute 489

Please see response to Item 3.

5. Professional Licenses and Certifications

EcoPlan, Inc., Principal-in-Charge, John Harrigan and Senior Associate Hayley Pedersen are licensed in the State of Florida, are authorized to practice Landscape Architecture, and therefore are certified to undertake the Landscape Architectural portion of the scope of work for this project. Furthermore, EcoPlan, Inc., John Harrigan and Hayley Pedersen will maintain certification and be in good standing with the Florida Department of Business and Professional Regulation.

LICENSE(S) & CERTIFICATES

State of Florida
Department of State

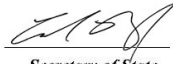
I certify from the records of this office that ECOPLAN, INC. is a corporation organized under the laws of the State of Florida, filed on February 8, 1996.

The document number of this corporation is P96000012495.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 25, 2025, and that its status is active.

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

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



Secretary of State

Tracking Number: 1188612914CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

 **CITY OF FORT LAUDERDALE**
BUSINESS TAX YEAR 2025-26

Business Tax Division
700 NW 19TH AVE. | FORT LAUDERDALE, FL 33311 | (954) 828 - 5195

Business ID: BT-SLP-21050004 Business Name: HARRIGAN, JOHN FRANKLIN

Business Address: 310 SE 18 ST

JOHN FRANKLIN HARRIGAN
ECOPLAN INC
310 SE 18 ST
FORT LAUDERDALE FL 33316

TAX CATEGORIES
412300 LANDSCAPE ARCHITECT

Contact: JOHN FRANKLIN HARRIGAN
Business Email: John@Ecoplan-inc.Com

- This Receipt is issued for the period commencing October 1st and ending September 30th of the years shown above.
- If you have closed or moved out of the city, please email business@fortlauderdale.gov, and include the Business ID #.
- A transfer of business location within city limits is subject to zoning approval. Complete a Business Tax Transfer Application online to obtain the necessary approval. A transfer fee of 10% of the Business Tax fee applies, not less than \$3.00, no more than \$25.00.
- If you have sold your business, please email a copy of the Bill of Sale to business@fortlauderdale.gov, and include the Business ID #. A transfer of ownership will incur a transfer fee of 10% of the Business Tax fee, not less than \$3.00, no more than \$25.00.

Please be advised that this issuance of a Business Tax Receipt establishes that the business you intend to conduct is a use permitted by the City Zoning Code for the location at which you intend to operate. The issuance of a Business Tax Receipt in no way certifies that the property located at this address is in compliance with other provisions of the City Code of Ordinances.

700 NW 19TH AVE.
Fort Lauderdale, FL 33311
TEL 954 828 5195
WWW.FORTLAUDERDALE.GOV

 Ron DeSantis, Governor
Melanie S. Griffin, Secretary

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

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

HARRIGAN, JOHN FRANKLIN
ECOPLAN INC
1442 NE 57TH STREET
FT. LAUDERDALE FL 33334

LICENSE NUMBER: LA0001736
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/29/2023
Do not alter this document in any form.

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 Ron DeSantis, Governor
Melanie S. Griffin, Secretary

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

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

PEDERSEN, HAYLEY ANN
310 SE 18 STREET
FORT LAUDERDALE FL 33316

LICENSE NUMBER: LA6667259
EXPIRATION DATE: NOVEMBER 30, 2025
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ISSUED: 11/20/2023
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7/22/25, 8:20 PM Related License Information [Print](#)

Licensee

Name: **ECOPLAN INC** License Number:

Rank: **Landscape Architecture Business Info** License Expiration Date:

Primary Status: **Current** Original License Date: **06/04/1996**

Secondary Status: **Active**

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
LA0001736	Current	HARRIGAN, JOHN FRANKLIN DBA: ECOPLAN INC	Landscape Architect	06/19/2020	Registered	11/30/2025
	Active				Landscape Architect	

Financial Summary Statement

CONFIDENTIAL FINANCIAL SUMMARY STATEMENT

Gulf Building LLC has been in operation for over 34 years, with no history of bankruptcies. We are adequately funded and are financially stable to cover the requirements of this RFQ project as well as our current and future commitments on other projects. There are no conditions that would affect our firm's ability to perform on and complete this project.

Gulf Building LLC is a privately held firm and our financial statements, tax returns and bank credit reports are **CONFIDENTIAL** and **NOT FOR PUBLIC RELEASE**.

Pursuant to FS 119.071, 1(c), - *"Any financial statement that an agency requires a prospective bidder to submit in order to prequalify for bidding or for responding to a proposal for a road or any other public works project is exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution."*, - **A signed financial summary statement has been uploaded to the CONFIDENTIAL / PROPRIETARY information tab on the City's OpenGov procurement portal.**

Bonding Capacity



July 28, 2025

City of Hollywood
Office of Procurement and Contract Compliance
2600 Hollywood Blvd.
Hollywood, FL 33020

RE: Gulf Building, LLC – Pre-Qualification Letter
Project: RFQ-335-25-WV, Design-Build Services for Harrison Street Parking Garage

To Whom It May Concern:

This is to advise you that our office provides suretyship for Gulf Building LLC. Their surety is Berkley Insurance Company which carries an A.M. Best Rating of A+ (Superior), Financial Size Category of XV and listed in the Department of the Treasury's Federal Register. Gulf Building LLC has a bonding capacity on individual projects of \$200,000,000 and a total program capacity of about \$400,000,000.

Based upon normal and standard underwriting criteria at the time of request, we should be in a position to provide Performance and Payment Bonds for Gulf Building LLC. It must be understood, however, that we reserve the right to review all contractual documents prior to final commitment to issue any bonds.

Gulf Building LLC is an excellent contractor and we hold them in high regard. We feel extremely confident in them and encourage you to offer them an opportunity to execute any upcoming projects.

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

Please understand that our willingness to provide surety on this or any project is predicated upon specific criteria at the time of the bond request including, but not necessarily limited to, a review of all contract documents, bond forms, financing and all other pertinent underwriting factors.

Please be advised that this letter is not pre-qualifying the client for Subcontractor Default Insurance. We accept no responsibility whatsoever as to the qualifying requirements of this client for the underwriting of Subcontractor Default Insurance.

Sincerely,



Charles J. Nielson
Resident Agent

ACRISURE.COM
15050 NW 79TH COURT, SUITE 200, MIAMI LAKES, FL 33016

Signed Letter regarding Liquidated Damages / Termination



GULF BUILDING

August 5, 2025

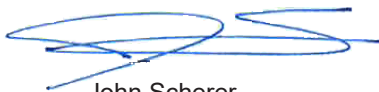
City of Hollywood, City Hall
City Clerk's Office
2600 Hollywood Boulevard, Room 221
Hollywood, FL 33020

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

To Whom it May Concern,

Gulf Building has never paid liquidated damages nor has Gulf ever been terminated for default on any project.

Sincerely,
Gulf Building LLC



John Scherer
President & CEO

1121 East Broward Boulevard Fort Lauderdale, Florida 33301
www.gulfbuilding.com O: 954 492 9191 F: 954 492 9192

Legal Proceedings and Performance

Provide a list of legal proceedings against your firm in the last five years. This shall include legal proceedings for the entire company.

1. *Arbitrations: List all construction arbitration demands filed by or against your firm in the last five years, and identify the nature of the claim, the amount in dispute, the parties, and the ultimate resolution of the proceeding.* **None**
2. *Lawsuits: List all construction related lawsuits (other than labor or personal injury litigation) filed by or against your firm in the last five years, and identify the nature of the claim, the amount in dispute, the parties, and the ultimate resolution of the lawsuit.*

Gulf Building LLC has not had any litigation with any project owner within the firm's 34 year history.

Gulf's only litigation in the past five (5) years is laid out below with the required information.

PARTIES INVOLVED	DESCRIPTION	AMOUNT	STATUS
American Educational Enterprises LLC vs. Tutor Perini Building Corp. <i>Gulf Building LLC was added as a third party defendant.</i>	Subcontractor Dispute	N/A	Settled
Gulf Building vs. Therma Seal Roof Systems LLC	Roof Warranty Claim	N/A	Judgment in Gulf's favor
Precision Building Products vs Gulf Building LLC	Subcontractor Dispute	N/A	Dismissed

3. *Other Proceedings: Identify any lawsuits, administrative proceedings, or hearings initiated by the National Labor Relations Board or similar state agency in the past five years concerning any labor practices by your firm. Identify the nature of any proceeding and its ultimate resolution. Identify any lawsuits, administrative proceedings, or hearings initiated by the Occupational Safety and Health Administration concerning the project safety practices of your company in the last five years. Identify the nature of any proceeding and its ultimate resolution.* **None**

4. *Bankruptcies: Has your firm or its parents or any subsidiaries ever had a Bankruptcy Petition filed in its name, voluntarily or involuntarily? (If yes, specify date, circumstances, and resolution).* **No**

5. *Has a contract to which you were a party even been terminated by the other party?* **No**

6. *Have you ever had to use bonding moneys to complete a project or to pay a subconsultant or supplier?* **No**

Addendum 1

**CITY OF HOLLYWOOD
DEPARTMENT OF DESIGN AND CONSTRUCTION MANAGEMENT**

2600 HOLLYWOOD BOULEVARD
Hollywood, FL 33022
Phone (954) 921-3410

**ADDENDUM NUMBER 1
RFQ-335-25-WV Design-Build Services for Harrison Street Parking Garage**

Date: **7/10/2025**

ALL BIDDERS BE ADVISED OF THE FOLLOWING CHANGES TO THE ABOVE REFERENCED PROJECT AS LISTED BELOW:

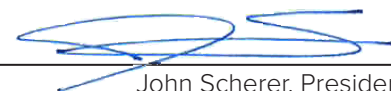
This addendum is issued as part of the Bidding Documents for the above described project. The changes incorporated in this addendum shall be considered as a part of the documents and shall supersede, amend, add to, clarify, or subtract from those conditions shown in the original documents dated 07/02/2025. The bidder shall coordinate all modifications herein with all trades and disciplines related to the work. The Bidder shall acknowledge receipt of this addendum in OpenGov.

Item 1:

~~4.1.1 All proposals or Statements of Qualifications (SOQs) must be submitted in a sealed package with the solicitation number, submittal due/opening date, and title clearly marked on the outside. If more than one package is submitted, they should be marked 1 of 2, etc.~~

Jose Cortes
Director, Department of Design and Construction Management

In accordance with Section VI - General Terms and Conditions, Section 1.5, Proposer(s) shall acknowledge receipt of any formal Addenda by signing the addendum and including it with their bid/proposal.



John Scherer, President & CEO

Addendum 2

**CITY OF HOLLYWOOD
DEPARTMENT OF DESIGN AND CONSTRUCTION MANAGEMENT**

2600 HOLLYWOOD BOULEVARD
Hollywood, FL 33022
Phone (954) 921-3410

ADDENDUM NUMBER 2

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

Date: **7/10/2025**

ALL BIDDERS BE ADVISED OF THE FOLLOWING CHANGES TO THE ABOVE REFERENCED PROJECT AS LISTED BELOW:

This addendum is issued as part of the Bidding Documents for the above described project. The changes incorporated in this addendum shall be considered as a part of the documents and shall supersede, amend, add to, clarify, or subtract from those conditions shown in the original documents dated 07/02/2025. The bidder shall coordinate all modifications herein with all trades and disciplines related to the work. The Bidder shall acknowledge receipt of this addendum in OpenGov.

Item 1:

Form 14 (List of Subcontractors) has been removed.

Item 2:

Section 4.2

~~Statements of Qualifications are limited to a maximum page count of 100; pages must be numbered to verify quantity.~~

Item 3:

Section 4.2.8 Sub Consultants Information (Tab H)

Added information being requested:

Addendum 2

**CITY OF HOLLYWOOD
DEPARTMENT OF DESIGN AND CONSTRUCTION MANAGEMENT**

2600 HOLLYWOOD BOULEVARD
Hollywood, FL 33022
Phone (954) 921-3410

ADDENDUM NUMBER 2

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

- b. Address with zip code
 - c. Telephone and Fax number
 - d. Email address
 - e. Name of primary contact
2. Years in Business: Provide documentation showing subconsultant has a minimum of (8) years in business in the General Construction, Architectural and Engineering services field.
3. Licenses:
Must be a State of Florida licensed Engineering Firm or Architect, as defined in Chapter 287.055(2)(h)(2), Florida Statutes or in accordance with Section 491.023 Florida Statutes
4. Subconsultant is licensed under Florida Statutes 489 and provide proof with submission.
5. Professional Licenses and Certifications

An affirmative statement and submission of evidence must be included with the firm's response indicating that subconsultant and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project. Licensed by the State of Florida for Engineering, architecture and general contracting. Offerors should also maintain certification and be in good standing with the Florida Department of Business and Professional Regulation.

Jose Cortes
Director, Department of Design and Construction Management

In accordance with Section VI - General Terms and Conditions, Section 1.5, Proposer(s) shall acknowledge receipt of any formal Addenda by signing the addendum and including it with their bid/proposal.



John Scherer, President & CEO