



RFO

335-25-WV



**FLORIDA
LEMARK**



THA CONSULTING

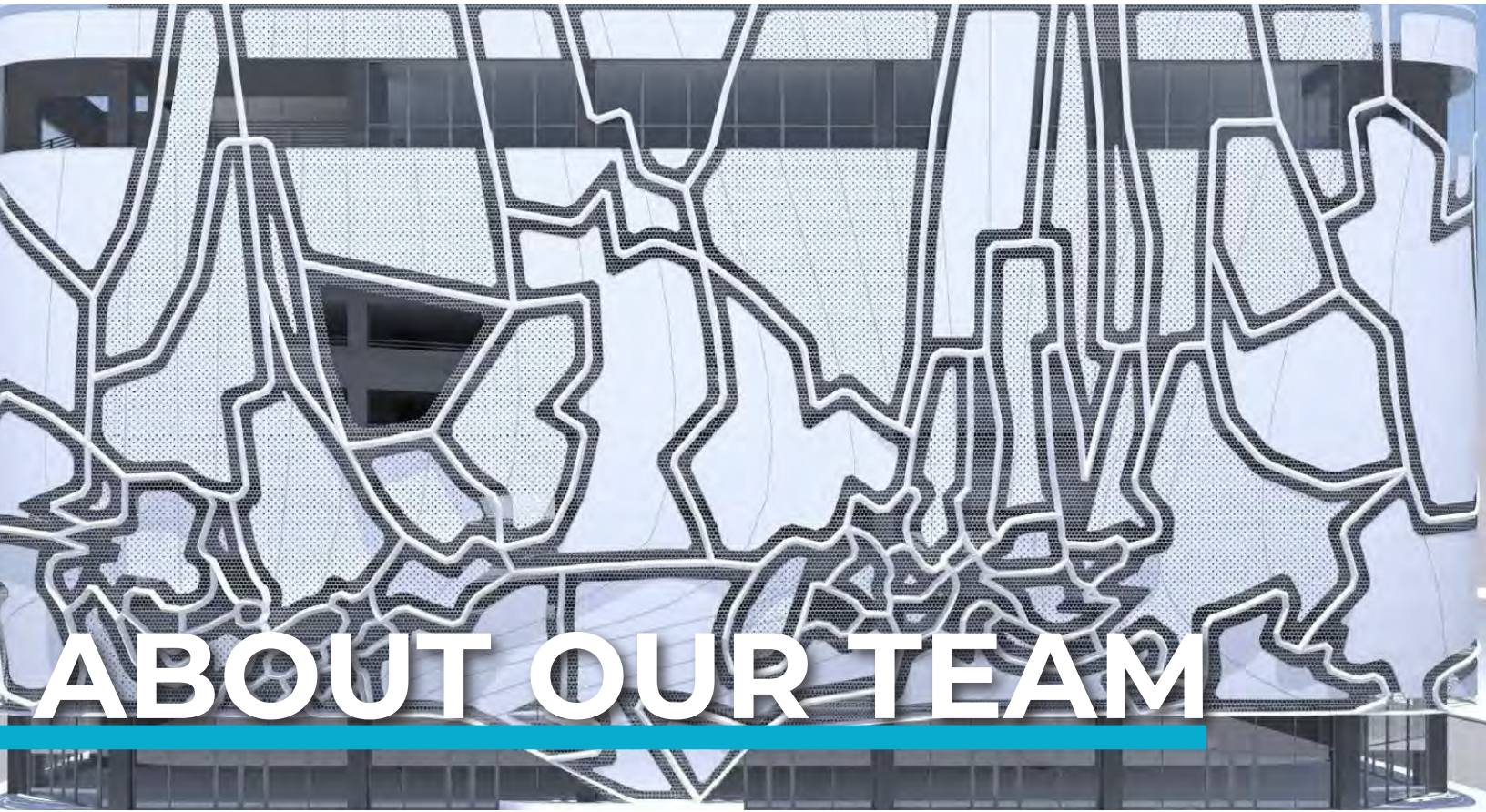
DESIGN-BUILD SERVICES FOR HARRISON STREET PARKING GARAGE

Presented by :

FLORIDA LEMARK CORPORATION

ABOUT OUR TEAM

Just the Facts: No Fluff, All Substance.



ABOUT OUR TEAM

Beginning with the inception of each team member, we have set ourselves apart by providing each of our clients a multitude of services and serve as your single source partner for all your design and construction needs. Our team not only builds structures, we build success!

The art of building begins with a great team, and the Florida Lemark and THA Team is unparalleled in our attention to detail and exceeding our clients' expectations. We have worked and are currently working together on a variety of relevant projects. With this experience, you can rest assured that there will be no learning curve.

A team you can count on!

PROJECT NAME	Design-Build Services Harrison Street Parking Garage
PROJECT NUMBER	RFQ-335-25-WV
PROPOSER'S FIRM	Florida Lemark Corporation
ADDRESS	8750 NW 36 ST, Suite 200 Doral, FL 33178
TELEPHONE	305.593.1442
CONTACT NAME	Heidi Coletto, Marketing Director hcoletto@floridalemark.com
DATE	August 5, 2025





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**YOUR MOST EXPERIENCED
TEAM — TRIED, TESTED, AND
READY.**



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**DECADES OF EXPERTISE.
ONE PROVEN TEAM.**

TAB B

Executive Summary



DESIGN-BUILD SERVICES HARRISON STREET PARKING GARAGE – KEY PROJECT TEAM

A visual representation of the core team structure and commitment statement

Project Lead Organization: Florida Lemark Corporation

Agreement Holder: Florida Lemark Corporation

**Builder**

Emilio Rodriguez, President and Qualifier

Florida Lemark Corporation

Expertise: Florida Lemark is a veteran- and family-owned general contractor and construction manager serving South Florida since 1987. We have completed hundreds of parking garages in various capacities, including design-build contracts similar to this project. Our experience with multiple municipalities ensures a seamless process with zero learning curve.

Basic Company Information

COMPANY NAME	Florida Lemark Corporation
ADDRESS	8750 NW 36 ST, Suite 200 Doral, FL 33178
PHONE	305.593.1442
EMAIL	hcoletto@floridalemark.com
PRIMARY CONTACT (RFQ)	Heidi Coletto, Marketing Director
YEARS IN BUSINESS	38
LICENSES	State of Florida Certified General Contractor CGC057870
STATE	Local Organization in South Florida
SIZE	Medium Sizes, 200 +/- Employees
ACTIVITIES	General Contracting, Construction Manager, Preconstruction, Design-Build, Self-perform Capabilities
TYPE OF ORGANIZATION	Corporation State of Florida March 24, 1987 Emilio Rodriguez, President emilio@floridalemark.com

Commitment Statement:

"The above-listed principals will perform services throughout the Agreement term. Any modifications will be subject to written approval by the City."



CLIENT REFERENCES

Alejandra Argudin
CEO

MIAMI PARKING AUTHORITY

40 N.W. 3rd Street, Suite #1103
Miami, FL 33128
(305) 373-6789 x. 249
aargudin@miamiparking.com



Dan Licciardi
Vice President

CASINO MIAMI

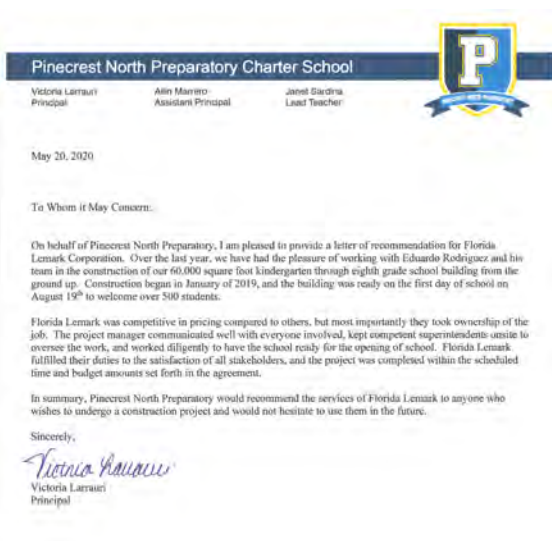
3500 NW 37th Ave,
Miami, FL 33142
(305) 633-6400
dlicciardi@playcasinomiami.com



David Prada

Senior Director
Building and Properties Office
ARCHDIOCESE OF MIAMI

9401 Biscayne Boulevard
Miami Shores, FL 33138
(305) 762-1033
dprada@theadom.org



March 19, 2025

To Whom it May Concern:

It is with great enthusiasm that we present this letter of referral on behalf of Florida Lemark Corporation (FLC). FLC has been an instrumental in helping Sigma Phi Epsilon achieve our 20-year dream of building a home on FIU's campus.

FLC joined this project at a pivotal moment, bringing expertise, innovative thinking and, most importantly, solutions. Their team quickly aligned with our vision, ensuring that our chapter's needs were met. They maintained a focus on quality, efficiency, and cost-effectiveness. They worked seamlessly with all stakeholders, demonstrating professionalism and a true commitment to delivering a facility that will serve Sigma Phi Epsilon and Florida International University for years to come.

Thanks to FLC's leadership and execution, our learning facility is now on track for completion. Their dedication to craftsmanship, problem-solving, and collaboration has made all the difference, and I highly recommend Florida Lemark Corporation to any organization seeking a construction partner they can trust.

Sincerely,

Thomas B. Jelke
AVC President

Benjamin Sardiñas
AVC VP of Facility

Mount Sinai
MEDICAL CENTER

To whom it may concern:

I have had the pleasure of working with Florida Lemark Corporation on several projects over the past two years here at Mount Sinai Medical Center. They have successfully completed our new 756 car Parking garage, our Comprehensive Cancer CT replacement project to name a few.

Emilio Rodriguez, Andres Rodriguez, Juan Merida and their talented staff are professional, courteous, user friendly on time and very easy to work with. I would highly recommend Florida Lemark Corporation for your organization's projects.

Please feel free to contact me with any questions or concerns at 305-495-2271.

Sincerely,

Javier Ordieres
Director of Construction Services
Mount Sinai Medical Center



FIRM INFORMATION

- THA Consulting, Inc. (THA)
40 NW 3rd St, Suite 1102, Miami, FL 33128
- www.tha-consulting.com
- 31 years in business
- THA and all assigned key professional staff possess all licenses and certifications required to undertake and complete the requested services. THA holds a valid certificate of good standing with the State of Florida, Department of State and is good standing with the Florida Department of Business and Professional Regulation. Team member Kevin Carrigan is a Florida registered professional engineer and Javier Sanchez is a Florida registered architect.
- National
- THA is a multi-disciplined engineering, design, and mobility consulting firm specializing in the planning, design, operation, and restoration of parking and mixed-use facilities, as well as master planning for campuses, urban and high density areas, and transit related projects.
- 43 employees, 4 offices (headquarters in Blue Bell, PA; New Brunswick, NJ; Atlanta, GA; Miami, FL)
- Corporation
 - Jim Zullo, President
 - Incorporated in the State of Pennsylvania
 - 3/23/1994
- Contact person:
Todd Helmer, CEO
(484) 686-5911
Thelmer@tha-consulting.com

CLIENT REFERENCES

Alejandra Argudin CEO Miami Parking Authority 40 N.W. 3 rd Street, Suite #1103 Miami, FL 33128 (305) 373-6789 x. 249 aargudin@miamiparking.com	Robert Ironsmith, AICP Director of Economic Development and Housing City of Dunedin 737 Loudon Ave, P.O. Box 1348 Dunedin, FL 34698 (727) 298-3204 rironsmith@dunedinfo.net	Steve Fernstrom Executive Director Bethlehem Parking Authority 85 W North Street Bethlehem, PA 18018 (610) 865-7123 steve@bethpark.org
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**NOT JUST EXPERIENCED —
*EXPERIENCED TOGETHER.***

TAB C

Firm Qualifications
and Experience





BUILDING

EXPERIENCES

Florida Lemark is an innovative leader in new construction and renovation projects. We not only build **structures**, we build **experiences**. The art of building begins with a great team, and the FLC team is unparalleled in our attention to detail and exceeding our clients' expectations. Applying experience, creativity, and innovation delivers cost-effective solutions without compromising form or function. This is what truly sets Florida Lemark apart.

OUR STORY

... SO FAR

We started 40 years ago as a pre-cast, concrete restoration and waterproofing specialist, but over the years our commitment to customer satisfaction, has brought larger and more challenging opportunities including casinos, large parking structures, labs and high-rise residential buildings.



We think **CREATIVELY**

Our culture is founded on expertise, creativity and progressive thinking. We constantly challenge ourselves and our partners to find the best solution for every project. This attitude, along with our safe, high-quality, systematic and structured approach, has earned us the trust and loyalty of our clients.



We build amazing **PROJECTS**

Our highly qualified team will provide technical support and coordination for your project. Most of the services we provide are completed with in-house personnel and owned equipment. This allows you to have single point of service and total control of your project.



We stand for **QUALITY**

We strongly believe that Quality not only benefits you by facilitating efficient construction, but it is also beneficial to everyone involved in the project. The implementation of an outstanding QC Plan leads to fewer mistakes and ensures the work is performed correctly the first time.



And we do it **ON TIME**

Keeping your project on schedule helps to manage cost, maximize quality and even impacts safety performance. FLC drives the process through clear identification of key milestones, maximizing accountability, and ongoing measurement against the plan. You will always know exactly where your project schedule stands through innovative reporting tools.



FULL ACCESS TO FIRM'S LEADERSHIP

Florida Lemark is a family-owned company, which gives you the advantage of being able to communicate directly with the decision makers, and guarantees you can count on the highest standards of construction and client satisfaction.

The Rodriguez Family's direct involvement with the different aspects of the firm's operation eases the decision making process when time is of the essence. We deliver on high expectations with a family approach.

PARKING FACILITIES

ON-TIME • ON-BUDGET

As parking garage builders, we know that retail locations, offices, airports, hospitals, and school systems have very different requirements. However, they all have at least one thing in common: the need for attractive, long-lasting, low-maintenance, parking solutions that enable people to get in and out without issue, knowing their vehicle will be safe and secure when they return to it.



FEATURED REPEAT CLIENTS



C | FIRM QUALIFICATIONS AND EXPERIENCE

Proven results, trusted partnerships—our past projects speak for themselves!

UNIQUE AND EXTRAORDINARY SKILLS OR QUALIFICATIONS & VALUE ADDITION

We at Florida Lemark Corporation bring to the Harrison Street Parking Garage Project a distinctive blend of hands-on Design-Build experience, deep-rooted collaboration, and unmatched regional insight. Our ongoing partnership with THA Consulting, Inc., an industry leader in structured parking, has led to the successful delivery of multiple parking garages using Design-Build best practices. Our integrated project approach emphasizes early collaboration between design and construction teams, driving cost-efficiency, accelerated schedules, and superior quality. We leverage advanced estimating tools, proactive preconstruction planning, and a strong network of local partners to minimize risk and maximize value. Our history of delivering similar projects for public and private clients, including a recent assignment in the City of Hollywood for the Archdiocese of Miami, allows us to operate with zero learning curve. The selection of our firm ensures a seamless, informed, and efficient project execution backed by a team that understands both the technical demands and local expectations.

EXPERIENCE WITH LOCAL SUBCONTRACTORS & UNDERSTANDING OF BIDDING CONDITIONS

Our firm possesses extensive experience working with local subcontractors across Southeast Florida, cultivated through years of successful project delivery in the region. Our in-house estimating department maintains an up-to-date and detailed database of local trade partners, pricing trends, and market dynamics. This allows us to strategically package bid scopes, foster competitive participation, and ensure alignment with prevailing cost conditions. We consistently engage with local subcontractor networks, conduct market outreach, and attend industry events to monitor pricing shifts and labor availability. Our team also integrates real-time cost data from current and recent projects such as those completed for municipalities and institutions like the Archdiocese of Miami to benchmark estimates and validate budgets. This grounded knowledge of regional bidding environments ensures accurate forecasting, cost control, and efficient procurement strategies tailored to the realities of Southeast Florida's construction market.



Expiration Date: 08/31/2026

Expiration Date: 09/30/2025



Tremco Construction Products Group, Inc.
3735 Green Road
Beachwood, OH 44122
T. 800.321.7906
www.tremcoconstruction.com

Matt Cooper
Technical Sales Representative
C . 954.234.4995
mcooper@tremcoinc.com

Date: September 11th, 2024

Re: Florida Lemark Recommendation Letter

To Whom It May Concern,

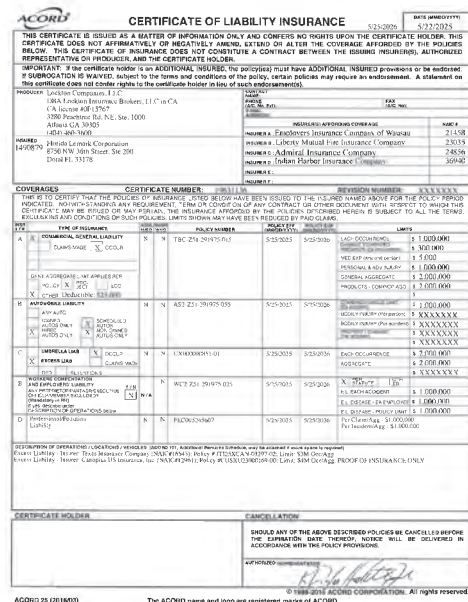
Over the years, Florida Lemark Corporation (FLC) has consistently demonstrated its commitment to quality, reliability, and professionalism as a long-term installer of TREMCO products in the restoration and waterproofing industry. Considering FLC's experience with Tremco CPG systems, I am comfortable recommending them.

As one of our trusted partners, Florida Lemark Corporation has a proven track record of successfully executing complex projects across a wide range of environments. They are known for their professionalism, attention to detail, and outstanding reputation within the industry. Their commitment to proper application promotes optimal system performance and long-term reliability. Their team consistently applies our products with precision and care. Their knowledge of our systems, combined with their expertise in restoration and waterproofing, makes them a contractor of solid standing within the industry.

If you require any further information or wish to discuss Florida Lemark Corporation's capabilities in more detail, please feel free to contact me.

With Kind Regard,

Matt Cooper PMP, RRO, CDT
Tremco Commercial Sealants and Waterproofing
mcooper@tremcoinc.com



MOUNT SINAI EMPLOYEE PARKING GARAGE

MIAMI BEACH, FL



KEY FACTS

Cost: \$15 Million

Size: 256,000 SF

Stats: 4 Levels | 750 Spaces

Completion: 2017

Engineer: RH Engineering

Owner:

Mount Sinai Medical Center

305-495-2271

Florida Lemark recently completed a 256,000 SF, 750+ space employee parking structure for Mount Sinai Medical Center Main Campus on Alton Road. This bayfront garage will offer employees and visitors spectacular views of water and surrounding metropolitan area as well as much needed additional parking capacity ahead of an upcoming \$200+ million

new bed tower project. As a design build project, Florida Lemark saved \$1.5 million in design and construction costs that were later added back to the contract. We replaced and installed new drainage infrastructure and new fire and water service for the entire campus.

PROJECT SHEETS

**FLORIDA
LEMARK**₁₄

**PRIME CONTRACTOR
DESIGN-BUILD**

CASINO MIAMI JAI-ALAI

MIAMI, FL

KEY FACTS

Terms of Engagement: CMARS

Cost: \$17.5 Million

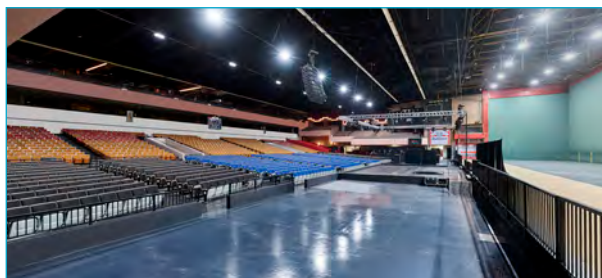
Completion: 2015

Owner:

Casino Miami Jai-Alai

Dan Licciardi | 305.633.6400

This landmark gaming facility was originally built in 1926 and was considered the Yankee Stadium of Jai-Alai and is still known as the largest Jai-Alai facility in the world. Completed in Spring 2012, this project consisted of an extensive renovation of the entire 75,000 SF facility. Florida Lemark provided supervision and management to construct a new 35,200 SF addition and a 37,500 SF remodel of the existing facility including a crystal card room, new casino lobby and night club area.



PRIME CONTRACTOR
DESIGN-BUILD

FLORIDA
LEMARK

NATIVITY CATHOLIC CHURCH

HOLLYWOOD, FL

KEY FACTS

Terms of Engagement: Hard
Bid

Cost: \$4.9 Million

Completion: 2020

Owner:

Archdiocese of Miami, Inc.

David Prada

dprada@theadom.org

305.951.4058

Florida Lemark Corporation recently completed the new construction of a 2-story, 20,000 square-foot rectory, chapel, and office building for the Archdiocese of Miami. Not only did we do the new construction but prior to we also demolished the previously existing 1-story Parish Rectory Building. Additionally the project included all associated site work to construct a parking lot for 48 additional vehicles connecting to 52nd Avenue.

ABC-FEC - Excellence in Construction Awards - Eagle Winner - 2021

PRIME CONTRACTOR



PROJECT SHEETS

**FLORIDA
LEMARK**

SOUTHRIDGE PARK — COMMUNITY AQUATIC CENTER

MIAMI, FL

KEY FACTS

Terms of Engagement: Hard
Bid

Cost: \$13,042,832.97

Completion: On-going

Owner:

Miami-Dade County, PROS

Roberto Rodriguez

roberto.rodriguez3@

miamidade.gov

(305) 961-2791

Florida Lemark is currently working on the new construction of a community center and pool equipment buildings, swimming pool, splash pad, pool deck, parking lots, and related facilities with work further

described in the contract documents. Project is estimated to achieve and is registered with the United States Green Building Council (USGBC) as

LEED Silver Certification.



PROJECT SHEETS

PRIME CONTRACTOR

MPA PARKING GARAGE # 9

MIAMI, FL



KEY FACTS

Cost: \$5.1 Million

Size: 20,000 SF

Stats: 2 Levels | 250 Spaces

Completion: 2017

Architect: RH Engineering

Owner:

Miami Parking Authority

Art Noriega | 305.373.6789

PRIME CONTRACTOR DESIGN-BUILD

Using the Design Build construction delivery method, this structure is a mixed use 3 story parking garage for 350 parking spaces with approximately 20,000 sq. ft. of retail. The garage structure was designed to provide needed parking inventory to Goodwill Industries and the local garment district. The parking garage employed a pre-cast concrete structural framing system.

ASSOCIATE VILLAGE PARKING GARAGE



KEY FACTS

Cost: \$6.9 Million

Size: 146,735 SF

Stats: 3 Levels

Completion: 2021

Architect: WGI

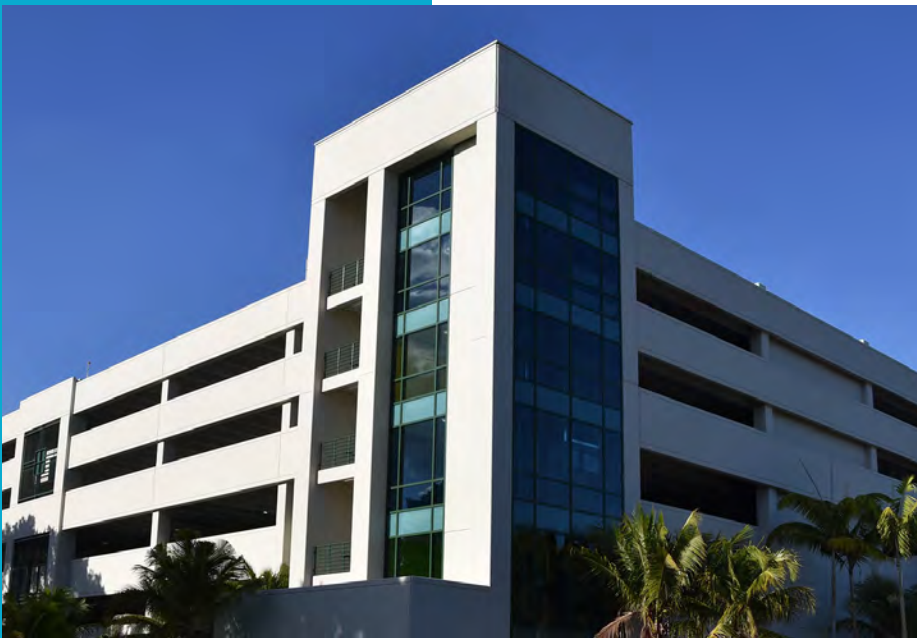


PRIME CONTRACTOR

Florida Lemark recently completed the new construction of a 3-level open parking garage at Ocean Reef. The 146,735 SF project required demucking of the site down to approximately 6' and building it back up with imported fill. The foundations consisted of several spread footing with 3' piers below throughout. The pre-cast trussure included 3 stair towers and 1 Hydraulic Elevator with dedicated golf cart charging receptacles and provisions for future electric vehicle chargers.

UM MERRICK PARKING GARAGE

CORAL GABLES, FL



KEY FACTS

Cost: \$10 Million

Size: 285,900 SF

Stats: 5 Levels | 844 Spaces

Completion: 2017

Engineer: Roux Architects

Owner:

University of Miami

Eddie Lopez | 305-284-6184

Florida Lemark has recently completed this 700+ space parking structure for the University of Miami. This parking garage will service a new state of the art "U Health" facility on the University's main campus. Using our parking garage expertise, we were able help the owner reduce construction costs by over \$2 million to deliver this project on budget.

UM PAVIA PARKING GARAGE

CORAL GABLES, FL



KEY FACTS

Cost: \$3.4 Million

Size: 243,000 SF

Stats: 6 Levels | 307 Spaces

Completion: 2012

Architect: Roux Architects

Owner:

University of Miami

Eddie Lopez | 305-284-6184

Florida Lemark served as the general contractor on the expansion of this university parking garage on the Coral Gables campus. Featuring 6-Levels and 243,000 SF, this facility was successfully delivered prior to the beginning of the Fall 2012 semester and now includes 2 additional levels that feature 307 parking spaces for the students. This project was constructed using a precast concrete framing system.

FIU PARKING GARAGE #6

MIAMI, FL

KEY FACTS

Cost: \$38 Million

FLC Scope: \$3.7 M

Size: 790,000 SF

Stats: 7 Levels | 2,084 Spaces

Completion: 2015

Architect: PGAL

Owner:

Facchina Construction



FIU's newest pre-cast Parking Garage opened in January of 2015 featuring 7 levels of parking and over 50,000 SF of retail and classroom spaces. The project also included the construction of a pedestrian bridge consisting of a pre-cast concrete double tee with spandrel panels, spanning from the garage to a new elevator/stair tower across campus drive. Florida Lemark performed all the concrete package for this project, including foundations and Pre-cast Erection.



PUBLIX BISCAYNE

MIAMI, FL



KEY FACTS

Cost: \$2.9 Million (FLC Scope)

Size: 57,222 SF

Stats: 3 Levels | 1,000 Spaces

Completion: 2013

Construction Manager:

Stiles Construction

This three-story project features two elevated parking decks and over 65,000 SF of retail, loading, storage and operations space. Florida Lemark's scope of work on this project included the construction and of the entire shell and waterproofing. Our scope of work included casting and installing steel embeds into concrete, forming, placing and finishing, installation of masonry, coordination with PCI Joist systems, split slab waterproofing, expansion joints and various other disciplines. Layout of embeds took place within a reasonable timeframe prior to the pouring of concrete.



RICK CASE VOLKSWAGEN DEALERSHIP

WESTON, FL



KEY FACTS

Cost: \$2.3 Million (FLC Scope)

Size: 328,000 SF

Stats: 8 Levels | 1,000 Spaces

Completion: 2013

Construction Manager:

Stiles Construction

This dealership was, at the time, the world's largest and tallest structure for Volkswagen. It is a state-of-the-art building capable of housing over 1,000 vehicles. Florida Lemark performed dewatering, foundation, slab on grade, wash pours, barrier cables, caulking, grout and sealants on this 5-level pre-cast parking garage. This project was delivered on schedule.

SOUTH MIAMI HOSPITAL PARKING GARAGE

SOUTH MIAMI, FL



KEY FACTS

Completion: 2005

FLC Scope: Pre-cast Erection,
Waterproofin & Grouting

Contract: \$955,000

Florida Lemark performed the erection and install ation of 991 precast elements for the parking garage and 811 precast elements for the medical arts building, as part of their contract with Coreslab. The scope included the sealants, grout and waterproofing application.



WYNWOOD PARKING GARAGE

2600 SW 3RD AVENUE, MIAMI, FL 33127



KEY FACTS

Cost: \$2.3 Million

Completion: 04/2019

FLC Scope: Shell, Masonry,
Waterproofing and Sealants

Architect: Wolfberg Alvarez

Construction Manager:

KVC Construction

Jose Lopez, Project Manager

305.757.7707

The scope of this contract principally consists of the complete construction of a new eight (8) story high-rise building, with commercial shell space on the ground floor, parking garage on floors 2 through 7, and office shell space on the eighth floor, and includes all site components and utilities as shown on the Construction Drawings. Florida Lemark is responsible for the construction of the Concrete Shell (Cast-in Place), Masonry, and application of Caulking and Sealant Systems.



THA CONSULTING, INC., M/W/DBE

MIAMI
ATLANTA
PHILADELPHIA
NEW BRUNSWICK

PARKING PLANNING & DESIGN

THA Consulting, Inc., understands the important role parking plays in development. THA is a multi-disciplined engineering, design, and mobility consulting firm specializing in the planning, design, operation, and restoration of parking and mixed-use facilities, as well as master planning for campuses, urban and high density areas, and transit related projects. Since our inception in 1994, we have completed close to 1,000 parking projects and almost 1,000,000 spaces. Our expertise has been cultivated by extensive experience with unique issues and requirements associated with parking facilities, including pedestrian connectivity, safety and security, and amenities. We provide exceptional service and strategic solutions for complex parking issues to a variety of clients.

Our approach to parking planning & design is to successfully integrate the parking facility with the overall project, campus, or downtown, thereby enhancing the pedestrian experience, user-comfort, and helping to create active and vibrant places. Our primary focus is to design efficient, user-friendly, and aesthetically enhanced parking facilities that serve as gateways to destinations and other development components. We think outside of the four walls of the garage to understand how the facility will integrate with other uses and how the use of the facility can be maximized to create efficiency and economy.

Our design and engineering experience has created value for our clients for the past 31 years through our considerable project experience and practical knowledge of these unique project types.

PROJECT AWARDS

Green Street Parking Garage, Newark, NJ
Award of Excellence
International Parking Institute, 2023

Guntzer Street Parking Garage, Fort Lee, NJ
Award of Merit
International Parking Institute, 2023

University of Kentucky Parking Garage, Lexington, KY
Award of Excellence
International Parking Institute, 2022

Incyte Corporation Parking Garage, Wilmington, DE
Mid-Rise Garage Category,
Eastern Pennsylvania and Delaware
Chapter of ACI, 2019

SERVICES

PLANNING FOR PARKING

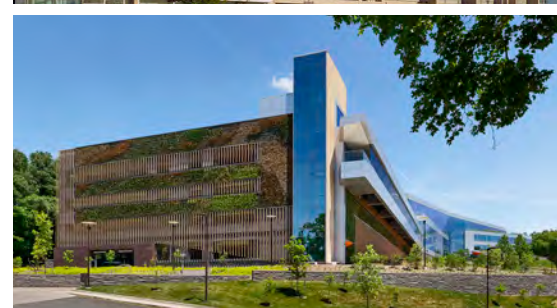
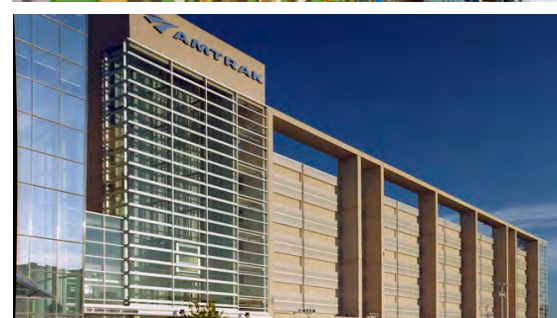
- Master Planning
- Site Analysis
- Supply/Demand Analysis
- Feasibility Studies
- Shared Parking Analysis
- Due Diligence Reports
- Parking Consulting
- Financial Analysis

ENGINEERING & ARCHITECTURE

- Parking Structure Design
- Mixed-Use Structure Design
- Project Design Management
- Functional Design
- Facade & Aesthetic Design
- Structural Engineering
- Design Build Services
- Sustainable Design

ASSET MANAGEMENT

- Condition Appraisal
- Restoration Engineering
- Life Cycle Cost Analysis
- Operational Consulting
- Owner Representation
- Graphics & Wayfinding
- Maintenance Programs





MUNICIPAL PROJECTS

- City of Dunedin Garage Design Criteria Package (Dunedin, FL)
- Pompano Beach City Hall Parking Garage (Pompano Beach, FL)
- Miami Courthouse Garage (Miami, FL)
- Pinellas County Parking Deck (Clearwater, FL)
- Pinellas County Justice Center Parking Garage (Clearwater, FL)
- Palm Beach County Medical Examiner's Building Expansion (Clearwater, FL)
- Coral Gables Garage 7 (Coral Gables, FL)
- Coral Gables Mobility Hub (Coral Gables, FL)
- City of Naples 8th Street Parking Garage (Naples, FL)
- City of Naples Public Parking Facility (Naples, FL)
- TPA Channelside Garage Expansion (Tampa, FL)
- Village of Palmetto Bay P3 Deck (Palmetto Bay, FL)
- City of Augusta Reynolds Street Garage (Augusta, GA)
- Forsyth County Courthouse Parking Garage (Cumming, GA)
- Georgia State Capitol Building (GA)
- Fort Lee Guntzer Street Garage (Fort Lee, NJ)
- Green Street Mixed-Use Development (Newark, NJ)
- City of Asbury Park Garage (Asbury Park, NJ)
- City of Yonkers Cacace Justice Center Garage (Yonkers, NY)
- Village of Ossining Multi-Modal Transportation Hub (Ossining, NY)
- Northampton County Courthouse Garage (Easton, PA)
- Allentown Government Center Garage (Allentown, PA)

DESIGN-BUILD PROJECTS

- Augusta University 15th Street Garage (Augusta, GA)
- CHOP Grays Ferry Garage (Philadelphia, PA)
- Tacoma General Visitor Deck (Tacoma, Washington)
- UVA North Grounds Garage (Charlottesville, VA)
- Penn Medicine Princeton Parking Structure (Princeton, NJ)
- Penn Medicine Montgomeryville Parking Structure (North Wales, PA)
- Mount Nittany Medical West Patient Garage (State College, PA)
- Kent County Parking Structure (Dover, DE)
- Sussex County Parking Structure (Georgetown, DE)

State of Florida Department of State

I certify from the records of this office that THA CONSULTING, INC. is a Pennsylvania corporation authorized to transact business in the State of Florida, qualified on April 14, 1997.

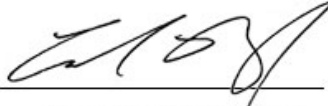
The document number of this corporation is F97000001910.

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 Twenty-seventh day of
January, 2025*




Secretary of State

Tracking Number: 9481595730CU

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 DUNEDIN
City of Dunedin Garage Design Criteria



CLIENT TYPE:	MUNICIPAL
COMPLETION DATE:	ONGOING
LOCATION:	DUNEDIN, FL
COST:	\$8.2 M (ESTIMATED)
ROLE:	PARKING DESIGN

RELEVANCE

- Municipal client
- Florida based project
- Similar user group

Working closely with the City of Dunedin, FL, THA provided drawings for a design criteria package with plans to continue as Owner's Representative for the City throughout the bidding and construction administration phases. This new design project entailed extensive façade customization to meet city ordinances, including hiding the garage's ramp structure while maintaining sufficient wall openings for ventilation and meeting openness criteria.

Additionally, THA provided our standard service of matching the architectural vernacular of the surrounding area, which involved designing a cornice-and-balcony aesthetic with craftsman or coastal-style openings framed by Bahama shutters. Located between Dunedin's main district and the popular Pinellas trail, a destination for cycling, walking, and other activities, this structure serves visitors to both local attractions at only a short walk from each. When built, this structure should complement the existing aesthetic of this main business district.



DACRA

Miami Design District Museum Garage



CLIENT TYPE:	DEVELOPER
COMPLETION DATE:	JUNE 2018
LOCATION:	MIAMI, FL
COST:	\$51M
ROLE:	PRIME ARCHITECT, EOR

RELEVANCE

- Florida base project
- Arts component
- Similar user group
- Downtown setting

THA served as Prime Architect and Engineer of Record, for the new Miami Design District Museum Garage in Miami, FL. Decorated with five distinctly crafted facades by artists from all over the world, the 927-space mixed-use structure houses two ground level retail and restaurant space areas.

As the Prime Architect and Engineer of Record, THA provided full architectural design and documentation for the new Miami Design District Museum Garage. THA worked closely with façade fabricators and five (5) façade designers to turn their conceptual designs into realistic, life-size artwork. The new 929-space cast-in-place post-tensioned garage also includes two ground level retail areas that total approximately 22,000 square feet.

To complement the District's dedication to the creative experience, this unprecedented structure will provide an attractive connection between parking and the rest of the development with its vibrant facades, dramatic lighting, and ground floor retail spaces to engage the pedestrian.



DOWNTOWN MEMPHIS COMMISSION
DMC Mobility Center Parking Garage



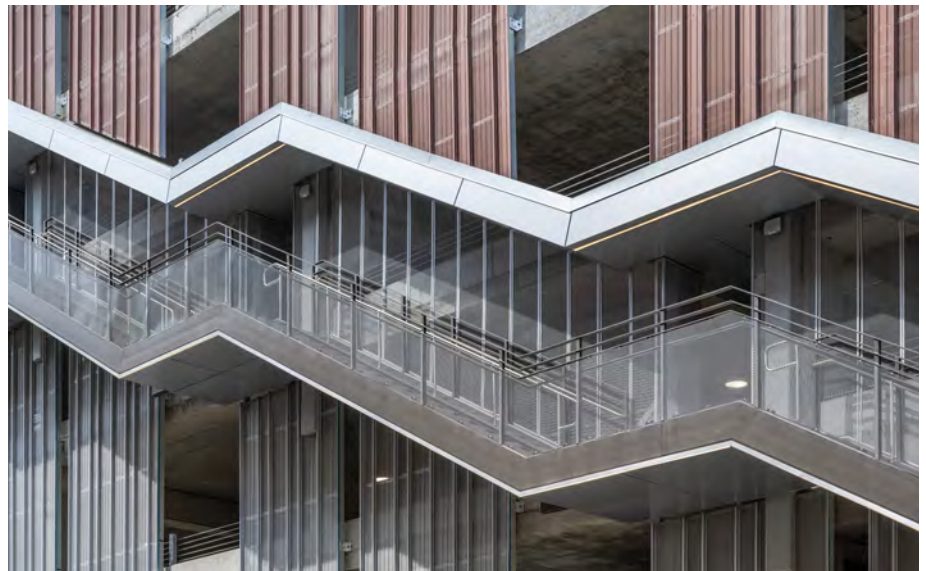
CLIENT TYPE:	MUNICIPAL
COMPLETION DATE:	FEBRUARY 2022
LOCATION:	MEMPHIS, TN
COST:	\$28M
ROLE:	PARKING DESIGN

RELEVANCE

- Municipal client
- Adjacent to an arts district
- Similar user group
- Downtown setting

THA designed a 960-space parking structure to enhance downtown Memphis. Adjacent to the iconic Orpheum theater, the convention center, and the riverfront, the Downtown Mobility Center (DMC) highlights and invigorates the mobility options of this historic business and arts district. Featuring electronic vehicle charging, bicycle storage, a designated rideshare pick-up and drop-off location, and a passing trolley line, the DMC welcomes all visitors to the blues clubs, museums, and more in the surrounding neighborhood.

Taking into account the artistic history of the area, the structure features a visually dramatic stairwell up all 6 tiers of the exterior wall, as well as murals and supergraphics designed by local artists. As a mixed-use structure, the 10,000 sf of retail at grade brings a café and a small grocery store to the neighborhood.



VILLAGE OF OSSINING Multi-Modal Transportation Hub



CLIENT TYPE:	MUNICIPAL
COMPLETION DATE:	ONGOING
LOCATION:	OSSINING, NY
COST:	\$15M (ESTIMATED)
ROLE:	PARKING DESIGN

RELEVANCE

- Municipal client
- Similar user group

THA was retained by the Village of Ossining to design a new Multi-Modal Transportation Hub in the heart of Ossining. The project consists of a mixed-use, 240-space, 4-tier parking component that will replace existing surface parking to accommodate the neighborhood's evolving development. THA provided site planning and design, architectural design and documentation, foundation design, superstructure design, PARCS design, signage and wayfinding design, and sustainability planning for the hub.

The multi-modal hub will feature charging infrastructure for electric/hybrid vehicles and e-bikes/scooters, mixed-use space for an e-bike rental vendor, and potential rooftop solar array panels. The facility was also designed to allow safe and convenient access to the adjacent Old Croton Aqueduct Trail for walkers, hikers, and cyclists.

The hub was designed to aesthetically complement its surrounding historic neighborhood, creating a visually appealing and welcoming experience for patrons.



BETHLEHEM PARKING AUTHORITY
Walnut Street Garage



CLIENT TYPE:	MUNICIPAL
COMPLETION DATE:	ONGOING
LOCATION:	BETHLEHEM, PA
COST:	TBD
ROLE:	PARKING DESIGN

RELEVANCE

- Municipal client
- Similar user group
- Downtown setting

THA was retained by the Bethlehem Parking Authority (BPA) to provide architectural, engineering, bidding, and construction administration services for a new 514-space, 7-tier parking structure to replace the existing Walnut Street garage. The BPA wished to demolish the existing garage and redevelop the site with other land uses (residential, hospitality, commercial, etc.) in conjunction with a new parking structure.

In addition to master planning the site for both the parking structure and other development, THA had also prepared a preliminary financial analysis related to the capital and operating costs of the new parking structure, worked with the BPA to develop a draft interim parking plan to accommodate displaced parkers during construction, and identified opportunities to enhance the study area through placemaking and creating an active, vibrant connection to Main Street and downtown Bethlehem.



**VETERAN EXPERTS.
PROVEN CHEMISTRY.
ONE MISSION: YOUR CITY.**

TAB D

**Organizational Profile
& Project Team
Qualifications**



D | ORGANIZATIONAL CHART

Meet the dream team—clear roles, smooth workflows, and a hierarchy that gets things done!





EMILIO RODRIGUEZ
 PRESIDENT



Over the course of the last three and a half decades, Emilio has cultivated a wealth of experience in overseeing significant projects and managing teams comprising diverse professionals within dynamic, outcome-driven settings. His approach emphasizes collaboration, meticulous planning, and transparent communication to achieve optimal results. Additionally, he assumes responsibility for nurturing client relationships, conducting contract negotiations, and ensuring stringent quality standards. Emilio's adeptness as a communicator, coupled with a comprehensive work ethic, enables him to exercise influential leadership, effectively steering both preconstruction and construction endeavors.

**TOTAL YEARS OF
 EXPERIENCE/WITH FIRM**
 35 YEARS

REGISTRATIONS
 FLORIDA REGISTERED CONTRACTOR
 CGC057870



RELEVANT EXPERIENCE

**MOUNT SINAI EMPLOYEE PARKING
 GARAGE - MIAMI BEACH, FL
 \$15 MILLION | DESIGN-BUILD |
 COMPLETED IN 2017**

Florida Lemark successfully completed a 256,000 SF, 750+ space employee parking garage at Mount Sinai Medical Center's Main Campus on Alton Road. Delivered on time and within budget, the bayfront structure enhances parking capacity ahead of the hospital's \$200+ million bed tower project while offering stunning waterfront and city views. As a design-build project, Florida Lemark optimized efficiency, saving \$1.5 million in design and construction costs, which were later reinvested. The scope also included replacing and upgrading drainage infrastructure and installing new fire and water service for the entire campus.

**UM MERRICK PARKING GARAGE -
 MIAMI, FL**

\$10 MILLION | COMPLETED IN 2017
 Florida Lemark has completed this 700+ space parking structure for the University of Miami. This parking garage will service a new state of the art "U Health" facility on the University's main campus. Using our parking garage expertise, we were able help the owner reduce construction costs by over \$2 million to deliver this project on budget.

**FIU PARKING GARAGE #6 - MIAMI, FL
 \$38 MILLION | COMPLETED IN 2015**

Florida Lemark partnered with the prime contractor to complete FIU's pre-cast parking garage, which opened in January 2015. The seven-level

structure included over 50,000 SF of retail and classroom space, along with a pedestrian bridge connecting the garage to a new elevator/stair tower. As the concrete subcontractor, we handled foundations and pre-cast erection. We continue to collaborate with FIU as a premier GC.

**MPA PARKING GARAGE #9 - MIAMI,
 FL**

**\$5.1 MILLION | DESIGN-BUILD |
 COMPLETED IN 2009**

Using the Design Build construction delivery method, this structure is a mixed use 3 story parking garage for 350 parking spaces with approximately 20,000 sq. ft. of retail. The garage structure was designed to provide needed parking inventory to Goodwill Industries and the local garment district. The parking garage employed a pre-cast concrete structural framing system.

**ORC ASSOCIATE VILLAGE PARKING
 GARAGE, KEY LARGO, FL**

\$7 MILLION | COMPLETED IN 2020

This is 3-level open parking garage with a total area of 146,735 SF. The project required demucking of the site down approximately 6' and building it back up with imported fill. The foundations consist of several spread footing with 3' piers below throughout. The structure will be constructed of Structural/ Architectural Precast Concrete. There are 3 stair towers and 1 Hydraulic Elevator. There is a dedicated golf cart charging receptacles and provisions for future electric vehicle chargers. The project also includes LED lighting throughout the building.



THOMAS LANAHAN
 OPERATIONS MANAGER

Thomas Lanahan is a seasoned Operations Manager with a proven track record of overseeing municipal, commercial and educational construction projects exceeding \$360 million. He consistently delivers projects on time and within budget while implementing innovative solutions to complex challenges. His expertise in negotiating Owner and Subcontractor agreements has significantly boosted company profitability by controlling costs and streamlining schedules, even amid rising material prices.

Recognized twice for exceptional project management, Thomas has achieved double-digit profit margins in demanding circumstances. As Operations Manager, he leads Florida Lemark Corporation's General Construction division, ensuring efficient project execution and sustained company growth.

TOTAL YEARS OF EXPERIENCE/WITH FIRM
 40+ YEARS EXPERIENCE

EDUCATION
 B.S., CHEMISTRY,
 UNIVERSITY OF ILLINOIS
 CHAMPAIGN, IL



RELEVANT EXPERIENCE

HERBERT A. AMMONS MIDDLE SCHOOL | \$29 MILLION

Florida Lemark Corporation has been awarded the construction contract for a new, unique, energy efficient middle school building at Herbert A. Ammons Middle School. Built in 2003, the existing school currently comprises 16 temporary portables. The facility will have a permanent capacity of 1,337 student stations upon completion.

The project scope includes demolition of existing temporary structures and underground utilities, including site restoration; construction of a new 59,225 sq. foot, two-story facility featuring general purpose, science and ESE classrooms. The school will also house an art classroom and music/performance platform, a media center (with a director's office, reading room, media resource, audiovisual storage, and closed-circuit television), a dining/multipurpose room, a full-production kitchen and serving areas

IMMACULATA LASALLE FIELD HOUSE AND LOCKER ROOMS
\$9,200,000 | NEW CONSTRUCTION AND ADDITION | NOV 2023

FLC recently completed 2 new structures, the first one for the Locker Rooms and the second for the Field House. Likewise, improvements will be made to the roads around these 2 new structures, which will include the construction of an area with new parking spaces.

SOUTHRIDGE PARK - COMMUNITY AQUATIC CENTER

\$13,042,832.97 | NEW CONSTRUCTION

Florida Lemark Corporation is constructing a new community center with facilities including a pool, splash pad, pool deck, parking lots, and related amenities. Designed to achieve LEED Silver Certification, the project is registered with the USGBC and features flexible spaces to accommodate various activities and events. Its design ensures functionality for large crowds during both daytime and evening use, as well as high-demand periods like weekends, fostering community engagement.

JAGUAR-LAND-ROVER DEALERSHIP IN CORAL GABLES, FL, A \$50MIL

9-story auto dealership, consisting of showroom, sales, service, detailing and auto storage encompassing 500,000/SF of automobile space.

PASEO DE LA RIVIERA IN DOWNTOWN CORAL GABLES, A \$98MIL

Multi-use mid-rise project, consisting of 204/Apartment Units, 246/High End Hotel units, 5/stories of parking garage, and over 150,000/SF of retail/restaurants/ elevated podium pools/ social space. 725,000/SF project size.

GABLES STATION IN DOWNTOWN CORAL GABLES, A \$180MIL

Multi-use mid-rise project, consisting of 499/Apartment Units, 200,000/SF Retail/Tenant Space, 6/stories (1,100/ea) parking stalls parking garage, and over 3/acres of underline public park renovation under the elevated rail system. 1,250,000/SF project size.



JORGE ZUBIMENDI, LEED AP DIRECTOR OF PRECONSTRUCTION



Jorge is a seasoned professional, who has dedicated his whole career to leading highly efficient, result-driven estimating teams. Proven success managing the design process along with project budgets for commercial and industrial construction. Jorge's responsibilities include client engagement, strategic planning, complete oversight of all bid preparation and on time submittal, preparation of conceptual, schematic, development, and detailed estimates, accountable for the unit cost database and estimate worksheets, development of client proposals inclusive of basis of estimate and to collaborate with Architectural and Engineering teams to ensure the success of project development.

**TOTAL YEARS OF
EXPERIENCE/WITH FIRM**
25 YEARS EXPERIENCE

EDUCATION

BA IN CONSTRUCTION MANAGEMENT
FLORIDA INTERNATIONAL UNIVERSITY

RELEVANT EXPERIENCE

MOUNT SINAI EMPLOYEE PARKING GARAGE - MIAMI BEACH, FL \$15 MILLION | DESIGN-BUILD | COMPLETED IN 2017

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UM MERRICK PARKING GARAGE - MIAMI, FL

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SOUTHRIDGE PARK - COMMUNITY AQUATIC CENTER \$13,042,832.97 | NEW CONSTRUCTION

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RONALD MARTINEZ PROJECT MANAGER



Ronald is a seasoned Construction Manager and Certified General Contractor, boasting over 12 years of expertise in successfully supervising extensive projects across municipal, educational, commercial, and residential sectors. His track record showcases a consistent delivery of projects within specified timelines and budgets. With fluency in both English and Spanish, Ronald brings robust leadership skills and a keen aptitude for project management to the table. In his role as Project Manager, he will oversee all phases of project execution, from pre-construction through to post-construction, emphasizing meticulous attention to detail and adherence to quality control standards.

**TOTAL YEARS OF
EXPERIENCE/WITH FIRM**
12 YEARS EXPERIENCE

EDUCATION

BS IN CIVIL ENGINEERING
IBERO-AMERICAN UNIVERSITY (UNIBE)

MBA IN CONSTRUCTION
MANAGEMENT
TECHNOLOGICAL INSTITUTE OF
SANTO DOMINGO
(INTEC)

RELEVANT EXPERIENCE

SOUTHRIDGE PARK – COMMUNITY AQUATIC CENTER

**\$13,042,832.97 | NEW
CONSTRUCTION**

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and closed-circuit television), a dining/multipurpose room, a full-production kitchen and serving areas

IMMACULATA LASALLE FIELD HOUSE AND LOCKER ROOMS

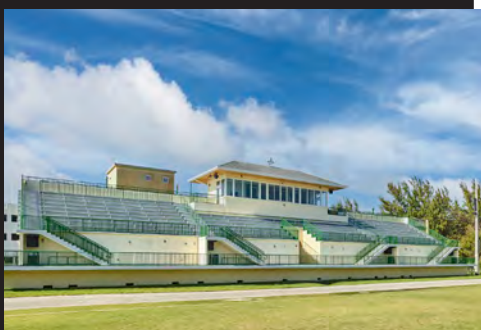
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AND ADDITION | NOV 2023**

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PHIL KEENAN
GENERAL SUPERINTENDENT

Phil Keenan has had the opportunity to work on both sides of the construction industry. Phil has ten years of just garage experience including municipal, educational, healthcare, commercial and more. He serves as our Superintendent on large structures and will be dedicated to providing the same level of service on your project. Phil's extensive background in building major projects includes Mount Sinai Medical Center Employee Parking Garage (750 spaces) and FIU Parking Garage #6 (2,100+ spaces).

He has over 40 years of construction industry experience in a variety of facility types and contracting formats.

**TOTAL YEARS OF
EXPERIENCE/WITH FIRM**
40+ YEARS EXPERIENCE

CREDENTIALS
P.C.I., CERTIFIED ERECTOR

30-HOUR OSHA COURSE

AMERICAN RED CROSS-ADULT CPR &
FIRST-AID COURSE



RELEVANT EXPERIENCE

**MOUNT SINAI EMPLOYEE PARKING
GARAGE - MIAMI BEACH, FL**
**\$15 MILLION | DESIGN-BUILD |
COMPLETED IN 2017**

Florida Lemark successfully completed a 256,000 SF, 750+ space employee parking garage at Mount Sinai Medical Center's Main Campus on Alton Road. Delivered on time and within budget, the bayfront structure enhances parking capacity ahead of the hospital's \$200+ million bed tower project while offering stunning waterfront and city views. As a design-build project, Florida Lemark optimized efficiency, saving \$1.5 million in design and construction costs, which were later reinvested. The scope also included replacing and upgrading drainage infrastructure and installing new fire and water service for the entire campus.

**UM MERRICK PARKING GARAGE -
MIAMI, FL**

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Florida Lemark has completed this 700+ space parking structure for the University of Miami. This parking garage will service a new state of the art "U Health" facility on the University's main campus. Using our parking garage expertise, we were able help the owner reduce construction costs by over \$2 million to deliver this project on budget.

FIU PARKING GARAGE #6 - MIAMI, FL
\$38 MILLION | COMPLETED IN 2015

Florida Lemark partnered with the prime contractor to complete FIU's pre-cast parking garage, which opened in January 2015. The seven-level

structure included over 50,000 SF of retail and classroom space, along with a pedestrian bridge connecting the garage to a new elevator/stair tower. As the concrete subcontractor, we handled foundations and pre-cast erection. We continue to collaborate with FIU as a premier GC.

**MPA PARKING GARAGE #9 - MIAMI,
FL**

**\$5.1 MILLION | DESIGN-BUILD |
COMPLETED IN 2009**

Using the Design Build construction delivery method, this structure is a mixed use 3 story parking garage for 350 parking spaces with approximately 20,000 sq. ft. of retail. The garage structure was designed to provide needed parking inventory to Goodwill Industries and the local garment district. The parking garage employed a pre-cast concrete structural framing system.

CASINO MIAMI JAI-ALAI - MIAMI, FL
**\$17.5 MILLION | DESIGN-BUILD |
COMPLETED IN 2012**

This landmark gaming facility was originally built in 1926 and was considered the Yankee Stadium of Jai-Alai and is still known as the largest Jai-Alai facility in the world. Completed in Spring 2012, this project consisted of an extensive renovation of the entire 75,000 SF facility. Florida Lemark provided supervision and management to construct a new 35,200 SF addition and a 37,500 SF remodel of the existing facility including a crystal card room, new casino lobby and night club area.



FABIOLA HILEWSKY
ASSISTANT PROJECT MANAGER



Fabiola has a proven ability to manage multiple projects activities in our dynamic fast-paced environment. She had superior communication and organization development skills and strong interpersonal skills with a keen ability to work with and manage cross functional teams. For your project, Fabiola work closely with the Project Manager and assist them in all aspects.

TOTAL YEARS OF EXPERIENCE/WITH FIRM
5 YEARS

EDUCATION

BACHELORS OF SCIENCE IN CIVIL ENGINEERING | FLORIDA INTERNATIONAL UNIVERSITY

RELEVANT FLC EXPERIENCE

FIDDLER'S CREEK CLUBHOUSE IN NAPLES, FL, \$12.7MIL

a new 38,079 sq ft. two-story golf clubhouse with restaurant, banquet hall, locker room facility and office/conference spaces. This facility will serve the residents of the Fiddler's Creek housing community. The building is elevated to achieve views overlooking the 18th green with a lower-level golf cart storage and maintenance area. The structure consists of a mix of reinforced concrete and steel with shop-fabricated wood trusses at the ceiling and retaining walls for the ground floor area.

IMMACULATA LA SALLE HIGH SCHOOL - NEW FIELD HOUSE, LOCKER ROOMS & ROAD IMPROVEMENTS | \$9.1 MILLION

Florida Lemark Corporation was contracted by the Archdiocese of Miami to build 2 new structures, the first one for the Locker Rooms and the second for the Field House. Likewise, improvements will be made to the roads around these 2 new structures, which will include the construction of an area with new parking spaces.



WILLIAM MELO
SUPERINTENDENT



William is a highly respected Superintendent with over 20 years of construction experience in Miami and the Dominican Republic. He has worked with top general contractors across South Florida, successfully delivering residential, commercial, and industrial projects. Skilled in team management, safety compliance, and on-time project delivery, William fosters a positive work environment while ensuring efficiency. His strong communication and decision-making abilities enable seamless coordination with stakeholders and effective problem-solving, making him a valuable asset to any construction team.

TOTAL YEARS OF EXPERIENCE/WITH FIRM
20 YEARS

EDUCATION

UNIVERSIDAD CENTRAL DEL ESTE (UCE) - BS IN ENGINEERING

CREDENTIALS

OSHA 30

RELEVANT EXPERIENCE

SOUTHRIDGE PARK - COMMUNITY AQUATIC CENTER

\$13,042,832.97 | NEW CONSTRUCTION

Florida Lemark Corporation is constructing a new community center with facilities including a pool, splash pad, pool deck, parking lots, and related amenities. Designed to achieve LEED Silver Certification, the project is registered with the USGBC and features flexible spaces to accommodate various activities and events. Its design ensures functionality for large crowds during both daytime and evening use, as well as high-demand periods like

weekends, fostering community engagement.

BAY VIEW (THE PALMS)

New construction of an 8-story building with 42 apartments located at Bay Harbor Island in Florida.

VILLA ALEGRIA AT 275 PALM

New construction of a ground up 5-story building with 72 apartments.

MIMO PLACE, AT 6405 BISCAYNE BLVD

New construction of a 2-story Commercial Building.



TODD HELMER, PE, SE, PARKSMART
CEO

Todd Helmer serves as Chief Executive Officer of THA, providing the overall vision and direction for the firm’s business initiatives, operations, project development, financial management, and business development efforts. He is a licensed professional and structural engineer in twelve states with over 30 years of experience in the field of engineering and architecture, and 29 years specializing in the planning, design, and restoration of mixed-use parking structures. During his tenure with THA, he has served in a multitude of capacities including roles in engineering, operations, project management, and business development.

For this project Todd will serve as Principal In Charge, overseeing the coordination and progress of the entire design team.

TOTAL YEARS OF
EXPERIENCE/WITH FIRM
33/29

EDUCATION
BACHELOR OF CIVIL ENGINEERING

REGISTRATIONS
PROFESSIONAL ENGINEER: CT, DE, GA, IN,
ME, MD, MI, NJ, OH, PA, TN, VA

AFFILIATIONS
AMERICAN SOCIETY OF CIVIL ENGINEERS

INTERNATIONAL PARKING MOBILITY
INSTITUTE (IPMI)

NATIONAL SOCIETY OF PROFESSIONAL
ENGINEERS

URBAN LAND INSTITUTE

RELEVANT EXPERIENCE

POMPANO BEACH
City Hall Garage
[Pompano Beach, FL](#)
Size: 600 spaces | Cost: TBD

NEW BRUNSWICK
PARKING AUTHORITY
Performing Arts Center Garage
[New Brunswick, NJ](#)
Size: 344 | Cost: \$21M

NEWARK PARKING AUTHORITY
Green Street Mixed-Use Development
[Newark, NJ](#)
Size: 515 | Cost: \$34M

PITTSBURGH PARKING AUTHORITY
9th & Penn Replacement Garage
[Pittsburgh, PA](#)
Size: 600 | Cost: \$38M

BETHLEHEM PARKING AUTHORITY
Walnut Street Garage
[Bethlehem, PA](#)
Size: 514 | Cost: TBD

BRANDYWINE REALTY TRUST
Cira South Garage
[Philadelphia, PA](#)
Size: 2,400 | Cost: \$50M

NEW BRUNSWICK
PARKING AUTHORITY
Wellness Plaza Parking Garage
[New Brunswick, NJ](#)
Size: 1,285 spaces | Cost: \$52M

ALLENTOWN PARKING AUTHORITY
Community Lot Parking Structure
[Allentown, PA](#)
Size: 1,000 spaces | Cost: \$18M

CITY OF HAMPTON
City of Hampton Parking Garage
[Hampton, VA](#)
Size: 450 | Cost: \$22.5M

TOWNSHIP OF MILLBURN
Millburn Parking Garage
[Millburn, NJ](#)
Size: 400 spaces | Cost: \$43M

INCYTE
Incyte Corp Parking Garage
[Wilmington, DE](#)
Size: 355 spaces | Cost: \$18M

AIR PRODUCTS
Corporate Campus Garage
[Allentown, PA](#)
Size: 1,768 spaces | Cost: \$40M

- Experienced engineer
- Parking garage expert
- Demonstrated team leadership



JAVIER SANCHEZ, AIA, NCARB, PARKSMART

DIRECTOR OF OPERATIONS (MIA)

Javier Sanchez is a Registered Architect with experience in all phases of building design from programming through construction administration. His project expertise includes the design, documentation and administration of parking garages, mixed-use developments, multi-family residential construction, corporate offices, healthcare facilities and building renovations. His portfolio includes projects for clients such as the Miami Design District, Miami Parking Authority, U.S. Department of Veteran's Affairs Medical Center's, SJP Properties, Jackson Health and MultiCare.

For this project Javier will serve as the design team's Project Manager.

TOTAL YEARS OF
EXPERIENCE/WITH FIRM
25/11

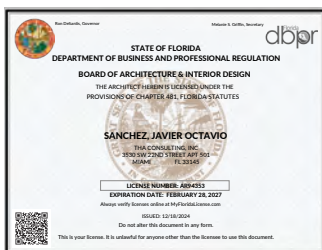
EDUCATION
MASTER OF ARCHITECTURE

BACHELOR OF ENVIRONMENTAL DESIGN

REGISTRATIONS
REGISTERED ARCHITECT: FL, AL, GA, DC,
NC, PA, SC, WA

AFFILIATIONS
AMERICAN INSTITUTE OF ARCHITECTS
(AIA)

NATIONAL COUNCIL OF ARCHITECTURAL
REGISTRATION BOARDS (NCARB)



- Experienced architect
- Parking garage expert
- Experienced project manager

RELEVANT EXPERIENCE

CITY OF DUNEDIN
Garage Design Criteria Package
[Dunedin, FL](#)
Size: TBD | Cost: TBD

PINELLAS COUNTY
Pinellas County Parking Deck
[Clearwater, FL](#)
Size: 350 | Cost: TBD

CITY OF CORAL GABLES
Coral Gables Garage 7
[Coral Gables, FL](#)
Size: 450 | Cost: \$10M

PALM BEACH COUNTY
Medical Examiner's Building
Expansion
[West Palm Beach, FL](#)
Size: TBD | Cost: TBD

CITY OF CORAL GABLES
Mobility Hub
[Coral Gables, FL](#)
Size: 626 | Cost: TBD

DACRA
Miami Design District
Museum Garage
[Miami, FL](#)
Size: 927 spaces | Cost: \$51M

DACRA
Miami Design District
City View Garage
[Miami, FL](#)
Size: 559 spaces | Cost: \$26M

SJP PROPERTIES
M Station Garage
[Morristown, NJ](#)
Size: 916 spaces | Cost: Unknown

CONFIDENTIAL CLIENT
Gigafactory Garage
[Austin, TX](#)
Size: 12,000 spaces | Cost: Unknown

MULTICARE HEALTH SYSTEM
Visitor Parking Deck at
Tacoma General
[Tacoma, WA](#)
Size: 480 spaces | Cost: \$15.5M

JACKSON SOUTH MEDICAL CENTER
Garage Design Criteria Package
[Miami, FL](#)
Size: 700 spaces | Cost: TBD

DOWNTOWN MEMPHIS
COMMISSION
DMC Mobility Center
[Memphis, TN](#)
Size: 1,000 spaces | Cost: \$28M



ALBEN KEZHIYUR, PE
PROJECT MANAGER

Alben Kezhiyur serves as one of THA’s engineering project managers. Originally a native of India, he graduated from the premier Indian Institute of Technology (IIT) University with a Bachelor’s degree in Civil Engineering and continued to pursue a Master’s in Structural Engineering at The Pennsylvania State University. Alben is a licensed professional engineer in Georgia and Michigan with 10 years of experience in the design, restoration, and renovation of various building types, including office , retail , hotel , residential, parking, and mixed-use structures. Alben excels at communication and managing client expectations. As a project manager at THA, he lends his expertise to the successful management of projects that arrive within budget and schedule.

For this project Alben will serve as Assistant Project Manager.

TOTAL YEARS OF
EXPERIENCE/WITH FIRM
10/1

EDUCATION
MASTER OF CIVIL ENGINEERING

BACHELOR OF CIVIL ENGINEERING

REGISTRATIONS
PROFESSIONAL ENGINEER: GA

AFFILIATIONS
SEAOG

AISC

RELEVANT EXPERIENCE

CITY OF DUNEDIN
Garage Design Criteria Package
Dunedin, FL
Size: TBD | Cost: TBD

BHSF HEALTHCARE
Baptist Health Sunrise Garage
Sunrise, FL
Size: 1,100 | Cost: TBD

UNIVERSITY OF MIAMI
Pinecrest Garage
Miami, FL
Size: 625 | Cost: TBD

AUGUSTA UNIVERSITY
15th Street Garage
Augusta, GA
Size: 1,350 | Cost: TBD

JEFFERSON COMMUNITY &
TECHNICAL COLLEGE
JCTC Parking Deck
Louisville, KY
Size: 500 | Cost: TBD

ASSURANT
Assurant Garage Restoration
Atlanta GA
Size: 800 spaces | Cost: N/A

UNIVERSITY OF GEORGIA
South Garage Condition Assessment
Athens, GA
Size: 1,200 | Cost: \$22.5M

TRIANGLE EQUITIES
Brick Church Vault Room Addition
East Orange, NJ
Size: 1,186 spaces | Cost: N/A

BUFFALO NIAGARA MEDICAL
Buffalo Niagara Medical Center
Garage
Buffalo, NY
Size: Unknown | Cost: Unknown
(With a previous firm)

WHITFIELD LAS OLAS
Whitfield Las Olas Design-Build
Fort Lauderdale, FL
Size: 10-story building |
Cost: Unknown
(With a previous firm)

- Experienced engineer
- Demonstrated team leadership



KEVIN CARRIGAN, PE, SE

VICE PRESIDENT

Kevin Carrigan serves as Vice President of THA Consulting, Inc. His expertise includes structural design and documentation for mixed-use and parking structures, corporate offices, research and development facilities, and housing. As senior project manager, he leads complex engineering, expansion and restoration projects for a wide range of clients, including Union Station Redevelopment Corporation, Red Rose Transit Authority, AMTRAK, Mack Cali, and the County of Bucks. Kevin also leads the firm's Asset Management services, which offer asset protection through maintenance programs, condition appraisals and restoration programs.

For this project Kevin will serve as the design team's Lead Engineer.

**TOTAL YEARS OF
EXPERIENCE/WITH FIRM**
25/23

EDUCATION
MASTER OF ARCHITECTURAL
ENGINEERING

**BACHELOR OF ARCHITECTURAL
ENGINEERING**

REGISTRATIONS
PROFESSIONAL ENGINEER: FL, GA, DC,
MA, NJ, NY, PA, TX, NC, SC, KY

AFFILIATIONS
AMERICAN SOCIETY OF CIVIL ENGINEERS

**DELAWARE VALLEY ASSOCIATION OF
STRUCTURAL ENGINEERS**



- Experienced engineer
- Parking garage expert
- Demonstrated team leadership
- 25 years in the industry

RELEVANT EXPERIENCE

SIMON PROPERTIES
Sawgrass Mills Colonnade Parking
Garage
[Sunrise, FL](#)
Size: 1,715 | Cost: \$33M

DACRA
Miami Design District
City View Garage
[Miami, FL](#)
Size: 559 spaces | Cost: \$26M

BETHLEHEM PARKING AUTHORITY
Walnut Street Garage
[Bethlehem, PA](#)
Size: 514 | Cost: TBD

**NEW BRUNSWICK
PARKING AUTHORITY**
Performing Arts Center Garage
[New Brunswick, NJ](#)
Size: 344 | Cost: \$21M

INCYTE
Incyte Corp Parking Garage
[Wilmington, DE](#)
Size: 355 spaces | Cost: \$18M

BETHLEHEM PARKING AUTHORITY
Walnut Street Garage
[Bethlehem, PA](#)
Size: 514 | Cost: TBD

BRANDYWINE REALTY TRUST
Cira South Garage
[Philadelphia, PA](#)
Size: 2,400 | Cost: \$50M

ALLENTOWN PARKING AUTHORITY
Government Area Garage
[Allentown, PA](#)
Size: 600 spaces | Cost: \$11M

AMTRAK
30th Street Station Garage
[Philadelphia, PA](#)
Size: 1,525 spaces | Cost: \$26M

PENN MEDICINE
Penn Med Princeton Garage
[Plainsboro, NJ](#)
Size: 1,161 spaces | Cost: TBD

AIR PRODUCTS
Corporate Campus Garage
[Allentown, PA](#)
Size: 1,768 spaces | Cost: \$40M

DISNEY
Disney Springs Orange & Lime
Garages
[Orlando, FL](#)
Size: 6,200 spaces | Cost: \$100M



JON SHISLER, PARKSMART
DIRECTOR OF DESIGN

Jon Shisler serves as THA’s Director of Design. He has a Bachelor’s degree in Architecture with experience in all phases of building design, from programming through construction administration. His project expertise includes the design, documentation and administration of complex stand alone and mixed-use parking facilities. His portfolio includes projects for Air Products Headquarters, the Miami Parking Authority, Simon Property Group (Sawgrass Mills Mall), Buccini/Pollin Group, Novartis Pharmaceuticals, and New Brunswick Parking Authority.

For this project Jon will serve as the design team’s Lead Designer.

TOTAL YEARS OF
EXPERIENCE/WITH FIRM
22/20

EDUCATION
BACHELOR OF CIVIL ENGINEERING

REGISTRATIONS
BACHELOR OF ARCHITECTURE

RELEVANT EXPERIENCE

SIMON PROPERTIES
Sawgrass Mills Colonnade Parking
Garage
[Sunrise, FL](#)
Size: 1,715 | Cost: \$33M

MIAMI PARKING AUTHORITY
Courthouse Garage
[Miami, FL](#)
Size: 852 spaces | Cost: \$32M

MIAMI-DADE COUNTY
Miami Marlins Ballpark Garages (4)
[Miami, FL](#)
Size: 6,000 spaces | Cost: \$75M

BOROUGH OF SOMERVILLE
Somerville TOD Mixed-Use Garage
[Somerville, NJ](#)
Size: 526 | Cost: Unknown

NEW BRUNSWICK
PARKING AUTHORITY
Wellness Plaza Parking Garage
[New Brunswick, NJ](#)
Size: 1,285 spaces | Cost: \$52M

NEW BRUNSWICK
PARKING AUTHORITY
Performing Arts Center Garage
[New Brunswick, NJ](#)
Size: 344 | Cost: \$21M

BRANDYWINE REALTY TRUST
Cira South Garage
[Philadelphia, PA](#)
Size: 2,400 | Cost: \$50M

INCYTE
Incyte Corp Parking Garage
[Wilmington, DE](#)
Size: 355 spaces | Cost: \$18M

AIR PRODUCTS
Corporate Campus Garage
[Allentown, PA](#)
Size: 1,768 spaces | Cost: \$40M

KEATING BUILDING COMPANY
Rivers Casion Parking Structure
[Philadelphia, PA](#)
Size: 1,602 | Cost: \$32M

RED ROSE TRANSIT AUTHORITY
Queen Street Parking Structure
[Lancaster, PA](#)
Size: 450 spaces | Cost: \$15M

NOVARTIS PHARMACEUTICALS
Oncology Consolidation Garage
[East Hanover, NJ](#)
Size: 1,800 spaces | Cost: \$68M

- Experienced designer
- Expert in functional design
- Parking garage expert
- Demonstrated team leadership



PETE SADOWSKI
DIRECTOR OF QUALITY ASSURANCE & CONTROL

Pete Sadowski serves as the Director of Quality Assurance for THA. He has extensive experience in all phases of building design from programming through construction administration. His project expertise includes the design, documentation, and administration of stand-alone and mixed-use parking facilities. His portfolio includes projects for Novartis Pharmaceuticals, Philadelphia Parking Authority, Montgomery County Redevelopment Authority, and Miami Parking Authority. Pete also provides technical leadership, in-house quality control/review for architectural projects and is also active in design staff mentoring and project consultant roles.

For this project Pete will oversee Quality Assurance and Control for the design team, ensuring the production of accurate and efficient project deliverables.

TOTAL YEARS OF
EXPERIENCE/WITH FIRM
22/19

EDUCATION
MASTER OF ARCHITECTURE

BACHELOR OF ARCHITECTURAL STUDIES

RELEVANT EXPERIENCE

CITY OF DUNEDIN
Garage Design Criteria Package
[Dunedin, FL](#)
Size: TBD | Cost: TBD

CITY OF CORAL GABLES
Coral Gables Garage 7
[Coral Gables, FL](#)
Size: 450 | Cost: \$10M

MIAMI PARKING AUTHORITY
Courthouse Garage
[Miami, FL](#)
Size: 852 spaces | Cost: \$32M

MIAMI-DADE COUNTY
Miami Marlins Ballpark Garages (4)
[Miami, FL](#)
Size: 6,000 spaces | Cost: \$75M

DACRA
Miami Design District
Museum Garage
[Miami, FL](#)
Size: 927 spaces | Cost: \$51M

DACRA
Miami Design District
City View Garage
[Miami, FL](#)
Size: 559 spaces | Cost: \$26M

SIMON PROPERTIES
Sawgrass Mills Colonnade Parking
Garage
[Sunrise, FL](#)
Size: 1,715 | Cost: \$33M

DOWNTOWN MEMPHIS
COMMISSION
DMC Mobility Center
[Memphis, TN](#)
Size: 1,000 spaces | Cost: \$28M

INCYTE
Incyte Corp Parking Garage
[Wilmington, DE](#)
Size: 355 spaces | Cost: \$18M

BETHLEHEM PARKING AUTHORITY
Walnut Street Garage
[Bethlehem, PA](#)
Size: 514 | Cost: TBD

AIR PRODUCTS
Corporate Campus Garage
[Allentown, PA](#)
Size: 1,768 spaces | Cost: \$40M

BRANDYWINE REALTY TRUST
Cira South Garage
[Philadelphia, PA](#)
Size: 2,400 | Cost: \$50M

- Experienced parking garage designer
- Over 20 years in the industry
- Strong portfolio of Florida experience



ANAMARIS TORRES SANCHEZ
ASSOCIATE

Ms. Torres has 11 years of civil engineering experience. She specializes in site engineering, hydraulics and hydrology, storm water management, water distribution systems, and sanitary sewerage conveyance design. Her experience includes site/civil design for residential, commercial, and industrial projects; regulatory permitting; and construction observation and support.

TOTAL YEARS OF EXPERIENCE/WITH FIRM
11/11

EDUCATION
B.SC., CIVIL ENGINEERING,
POLYTECHNIC UNIVERSITY OF
PUERTO RICO

REGISTRATIONS
PE, FL AND PUERTO RICO

AFFILIATIONS
COMMERCIAL REAL ESTATE WOMEN
(CREW)

RELEVANT EXPERIENCE

ELM SPRING INC
Brickell World Plaza Parking Garage
[Miami, FL](#)
Size: 283,928 SF | Cost: \$35M

TWO ROADS
Biscayne Beach Club
[MIAMI, FL](#)
Size: 1.2M SF | Cost: \$240M

SOUTH FLORIDA STADIUM
Hard Rock Stadium
[Miami Gardens, FL](#)
Size: Stadium Modernization -
Infrastrcutre and Canopy | Cost:
\$500M

SOUTH FLORIDA STADIUM
Miami Dolphins Training Facility
[Miami Gardens, FL](#)
Size: 250,000 SF | Cost: \$135M

SOUTH FLORIDA MOTORSPORTS
Formula 1 Mlami
[Miami Gardens, FL](#)
Size: 3.3 Miles plus associated
buildings and infrastructure | Cost:
\$1B

URBAN X
River Landing
[Miami, FL](#)
Size: 2.6M SF | Cost: \$425M

INTEGRA INVESTMENTS
Aventura Park Square
[Aventura, FL](#)
Size: 1.2 M SF | Cost: \$300M

RELATED
SLS Brickell
[Miami, FL](#)
Size: 1 M SF | Cost: \$180M

AGAVE HOLDINGS
Plaza Coral Gables
[Coral Gables, FL](#)
Size: 2.25 M SF | Cost: \$700M

CMC GROUP
Vita at Grove Isle
Coconut Grove, FL
Size: 20 acres | Cost: \$ 240M

GENCOM
Miami Riverbridge
[Miami, FL](#)
Size: 3.8 M SF | Cost: \$1.5B

MIDTOWN DEVELOPMENT
Sunset Place
[South Miami, FL](#)
Size: 1.4 M SF | Cost: \$300M

- Expertise in Civil Engineering and Site Development
- Innovative Design Solutions
- Strong Leadership and Communication Skills
- Specialized Experience in Parking Garage Design



CARLOS ORTIZ

ASSOCIATE PRINCIPAL

Mr. Ortiz has more than 26 years of geotechnical and environmental engineering experience. His experience includes site reconnaissance visits, supervision of field testing and sampling and drilling activities, and subsoil exploration a for a wide variety of projects. Projects range from parking facilities and housing developments to manufacturing and pharmaceutical facilities and commercial development.

TOTAL YEARS OF EXPERIENCE/WITH FIRM

26/21

EDUCATION

MBA, UNIVERSITY OF FLORIDA
M.SC., CIVIL ENGINEERING
GEORGIA INSTITUTE OF TECHNOLOGY
B.S.C., CIVIL ENGINEERING
SYRACUSE UNIVERSITY

REGISTRATIONS

PE/FLORIDA AND PUERTO RICO

AFFILIATIONS

ULI

RELEVANT EXPERIENCE

AGAVE HOLDINGS

Plaza Coral Gables
[Coral Gables, FL](#)
Size: 2.25 M SF | Cost: \$700M

SEMINOLE TRIBE OF FLORIDA

Hard Rock Hotel and Casino Expansion and Guitar Tower
[Hollywood, FL](#)
Size: 3.2 M SF | Cost: \$1.3 B

RELATED ROSS

Rosemary Office
[West Palm Beach, FL](#)
Size: 300,000 SF | Cost: \$142M

CITY OF FORT LAUDERDALE

Las Olas Boulevard Beachside Corridor
[Fort Lauderdale, FL](#)
Size: 258,000 SF | Cost: \$49M

CITY OF HOLLYWOOD

City of Hollywood Police Headquarters
[Hollywood, FL](#)
Size: 100,000 SF | Cost: \$72.5M



MAXIMO POLANCO

SENIOR PROJECT MANAGER

Mr. Polanco has 11 years of traffic and transportation engineering experience. He has been involved in the preparation of pedestrian studies, traffic impact studies (CDMP; Site Plan; Zoning; Concurrency), traffic signal warrant analyses, traffic signal design, MOT plans, concurrency analyses, traffic operation analyses, future land use amendment studies, pedestrian and vehicle traffic volume data collection, shared parking analyses, school traffic impact studies and traffic operation plans.

TOTAL YEARS OF EXPERIENCE/WITH FIRM

11/8

EDUCATION

M.SC., TRAFFIC ENGINEERING, UNIVERSITY OF PUERTO RICO MAYAGUEZ CAMPUS
B.S.C., CIVIL ENGINEERING, UNIVERSITY OF PUERTO RICO MAYAGUEZ CAMPUS

REGISTRATIONS

PE/FL, CT, RI, MA

AFFILIATIONS

INSTITUTE OF TRANSPORTATION ENGINEERING, ASSOCIATE MEMBER
AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE)

RELEVANT EXPERIENCE

MOUNT SINAI MEDICAL CENTER

Mount Sinai Braman Cancer Center
[Miami Beach, FL](#)
Size: 200,000 SF | Cost: \$250M

CITY OF HIALEAH

Continuing Professional Services Contract
[Hialeah, FL](#)
Size: N/A | Cost: Task-Order based continuing services contract

URBAN X

River Landing
[Miami, FL](#)
Size: 2.6M SF | Cost: \$425M

ELM SPRING INC

Brickell World Plaza Parking Garage
[Miami, FL](#)
Size: 283,928 SF | Cost: \$35M

LEFRAK

Sole Mia
[North Miami, FL](#)
Size: 184 acres | Cost: \$4B



TOM MEAD

SENIOR LANDSCAPE ARCHITECT

Mr. Mead is a landscape architect with 15 years of experience in land development, consulting and construction. He has extensive background in working with public and private sector clients on a wide range of development types including residential, commercial, mixed-use, retail, waterfronts, parks and open spaces, healthcare, higher education and streetscapes. Design responsibilities include site layout and planning, grading/drainage, planting, exterior lighting and site architecture.

TOTAL YEARS OF EXPERIENCE/WITH FIRM

15/1

EDUCATION

B.SC., LANDSCAPE ARCHITECTURE,
STATE UNIVERSITY OF NEW YORK

REGISTRATIONS

PLA/FLORIDA

AFFILIATIONS

AMERICAN SOCIETY OF
LANDSCAPE ARCHITECTS

RELEVANT EXPERIENCE

MOUNT SINAI MEDICAL CENTER

Mount Sinai Braman Cancer Center
[Miami Beach, FL](#)

Size: 200,000 SF | Cost: \$250M

MIDTOWN DEVELOPMENT

Sunset Place
[South Miami, FL](#)

Size: 1.4 M SF | Cost: \$300M

METRO DEVELOPMENT GROUP

Lake Hideaway
[Hernando County, FL](#)
Size: 872 acres | Cost: N/A

SYNERBUILD

MiTek Manufacturing Facility
[Zephyrhills, FL](#)
Size: 480,000 SF | Cost: \$80M

PALM BEACH COUNTY

Cam D. Milani Park
[Highland Beach, FL](#)
Size: 5 acres | Cost: \$8.6M



VINCENT YARINA

PRINCIPAL

Mr. Yarina has 31 years of environmental and geological consulting experience. He is based in Langan's Fort Lauderdale office, where he oversees Florida's environmental practice. Mr. Yarina has extensive experience working with regulatory agencies on matters such as tank closures, environmental site assessments (ESAs), and remedial actions. His expertise includes Phase I and II ESAs, groundwater impact studies, development and implementation of remedial investigation plans, planning and oversight of well and boring installations, groundwater and soil sampling, construction dewatering plan development, regulatory permitting, and aquifer pump test data analysis.

RELEVANT EXPERIENCE

CITY OF HOLLYWOOD

City of Hollywood Police Headquarters
[Hollywood, FL](#)

Size: 100,000 SF | Cost: \$72.5M

CITY OF HOLLYWOOD

Hollywood Beach Golf Course
[Hollywood, FL](#)
Size: N/A | Cost: Continuing Services Contract

CITY OF HOLLYWOOD

Washington Park Childcare Center
[Hollywood, FL](#)
Size: N/A | Cost: Continuing Services Contract

CITY OF HOLLYWOOD

Orangebrook Golf and Country Club
[Hollywood, FL](#)
Size: N/A | Cost: Continuing Services Contract

TOTAL YEARS OF EXPERIENCE/WITH FIRM

31/24

EDUCATION

M.S., ENGINEERING GEOLOGY, DREXEL
UNIVERSITY
B.S., EARTH SCIENCE (GEOSCIENCES),
PENNSYLVANIA STATE UNIVERSITY

REGISTRATIONS

PG/FL, NY, PA, TX

AFFILIATIONS

SFMA
BASF



Mr. Albert Shub, P.E. LEED AP

Principal MEP Engineer

At present, being the principal of this firm and having worked in the same since 1984 when I started as a junior part-time draftsman. I take great pride in our growth & development, accomplishments and satisfactions received from our clients, in addition to our effective solution providing capacities. My credentials are as graduate of the University of Miami where I obtained a B.S. in Mechanical Engineering in 1985 and have been functioning as a full-time licensed engineer at FES, Inc. since 1990, where I have served and practiced as the resource in charge of all mechanical engineering aspects of our practice. I currently hold an active license in Florida, and inactive licenses in the states of North Carolina, New York, and Puerto Rico. I am certified as a LEED AP, and a member of the National Honorary Mechanical Engineering Society; American Society of Heating, Air Conditioning and Refrigeration; National Society of Plumbing Engineers; National Fire Protection Agency, and of the U.S. Green Building Council. In early 2015, I transitioned to majority partner/President upon the retirement of the founding partner.

TOTAL YEARS OF
EXPERIENCE/WITH FIRM
04/1984 - Present

EDUCATION

University of Miami
B.S. Mechanical Engineer -
10/1985

REGISTRATIONS

- NFPA
- National Society of
Plumbing Engineers
- American Society of
Heating, Air Conditioning,
and Refrigeration
- U.S. Green Build Council

RELEVANT EXPERIENCE

OWNER NAME -
Benderson Group
Project Name - Sarasota
County Support
Location - Sarasota, FL
Size: 80,000sq | Cost:
\$45M

OWNER NAME - City of
Pembroke Pines
Project Name -
Academic Village
Cooling Tower
Location Pembroke
Pines, FL
Cost: \$450K

OWNER NAME - City of
Pembroke Pines
Project Name -
Studio 18
Location Pembroke
Pines, FL
Size: 11,000 sq|
Cost: 15M

OWNER NAME -
Town Of Medley
Project Name -Town
of Medley
Recreation Center
Location - Medley,
FL
Size: 40,000.00 sq |
Cost: \$16M

OWNER NAME -
Town of Davie
Project Name -Davie
Fleet Maintenance
Location -Davie, FL
Size: 60,000.00sq|
Cost: \$5M

- Why this person bullet 1
- Why this person bullet 2
- Why this person bullet 3
- Why this person bullet 4



Mr. Ernesto Torres, P.E.
Principal Electrical Engineer

Currently the Electrical Principal of this firm, and having worked in the same since 1995, when I then transitioned to minority shareholder in 2015. My credentials are as graduate of the Universidad Nacional de Ingenieria, in Nicaragua, where I obtained a B.S. in Electrical Engineering in 1993 and have been functioning as a full-time licensed engineer at FES, Inc. since 1995, where I have served and practiced as the resource in charge of all electrical engineering aspects of our practice. I currently hold an active license in Florida, and inactive license in the states of New York,

TOTAL YEARS OF
EXPERIENCE/WITH FIRM
01/1995- Present

EDUCATION

Universidad Nacional de
Ingenieria, Nicaragua
B.S. Electrical Engineer
10/1993

RELEVANT EXPERIENCE

OWNER NAME -
Benderson Group
Project Name - Sarasota
County Support
Location - Sarasota, FL
Size: 80,000sq | Cost:
\$45M

OWNER NAME - City of
Pembroke Pines
Project Name -
Academic Village
Cooling Tower
Location Pembroke
Pines, FL
Cost: \$450K

OWNER NAME - City of
Pembroke Pines
Project Name -
Studio 18
Location Pembroke
Pines, FL
Size: 11,000 sq|
Cost: 15M

OWNER NAME -
Town Of Medley
Project Name -Town
of Medley
Recreation Center
Location - Medley,
FL
Size: 40,000.00 sq |
Cost: \$16M

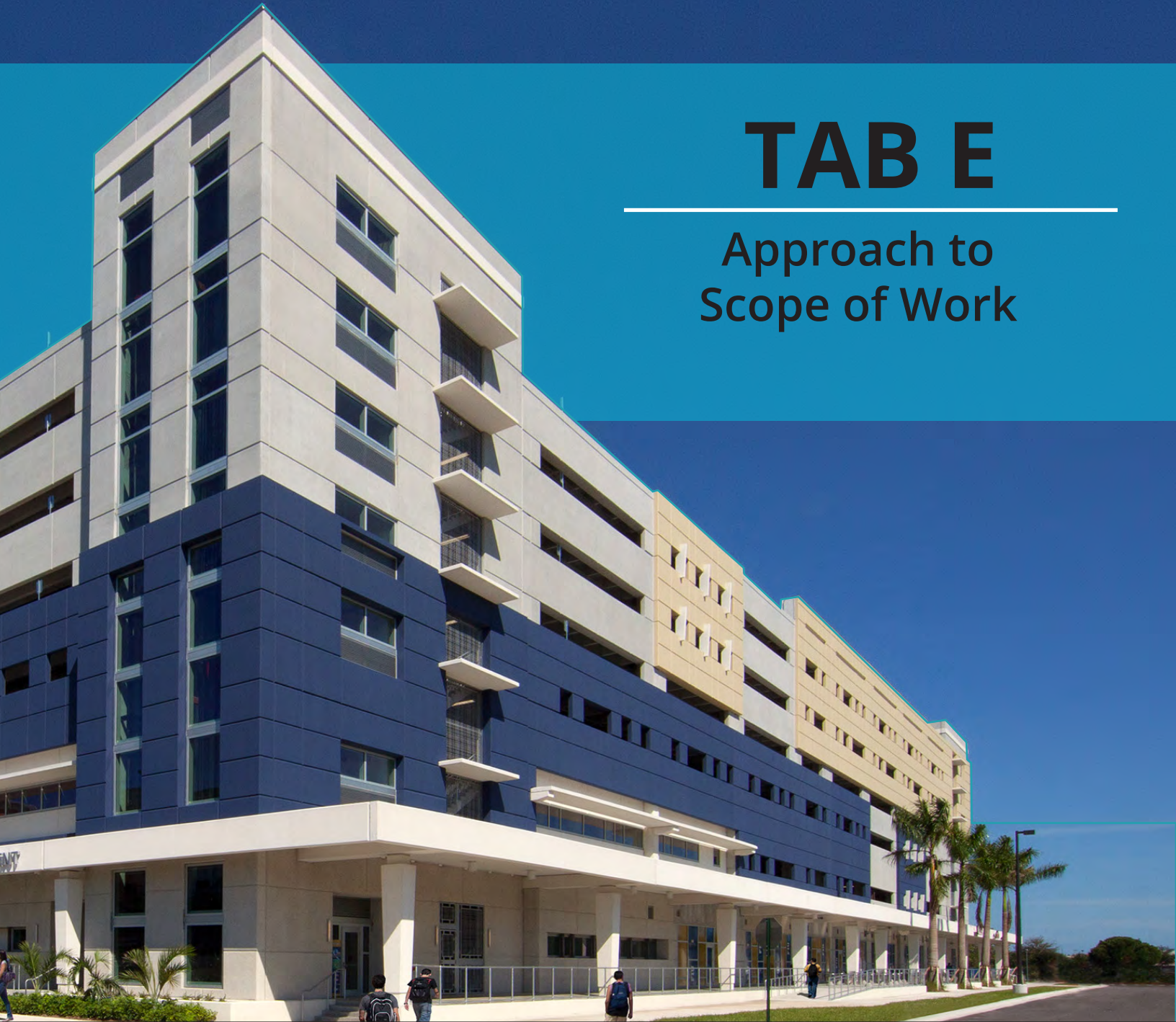
OWNER NAME -
Town of Davie
Project Name -Davie
Fleet Maintenance
Location -Davie, FL
Size: 60,000.00sq|
Cost: \$5M

- Why this person bullet 1
XX/XX
- Why this person bullet 2
- Why this person bullet 3
- Why this person bullet 4

BUILT ON EXPERIENCE. BONDED BY RESULTS.

TAB E

Approach to
Scope of Work





PROJECT APPROACH

The City of Hollywood through RFQ-335-25-WV seeks a Design-Build services team capable of performing design and construction of a new 350-space parking structure to be located in Downtown Hollywood within the Community Redevelopment District. The proposed parking structure will be located across from the Arts and Culture Center at the corner between Harrison Street and South 17th Avenue. It is anticipated that the parking garage will have approximately 350 spaces, with additional space for City administrative and operational functions. The selected Contractor shall be expected to work closely with designated City staff to accomplish these goals. The Design-Build Firm shall design and furnish all labor, equipment, and material to construct a complete and operable parking structure complying with all applicable codes and standards.

The Florida LeMark / THA Consulting Team understands that this facility will serve as “gateway” to this area of the City’s downtown providing convenient and user-friendly access to local destinations such as the Arts and Culture Center, area businesses, and provide employee and resident parking. The Garage must also aesthetically complement this area of the City and contribute to the City’s increasing vibrancy and exciting ambiance. It is with this understanding that our Team will successfully work with the City and stakeholders, to ensure that the design and construction of this parking facility is efficient, user friendly, and representative of the aesthetic character of Hollywood and the surrounding Harrison Street area. Outlined herein is our approach and methodology to the planning, design, review, approval, and construction of the facility and for the development of the Garage design and construction documents to ensure that the City, through the design / build delivery process, realizes its vision, goals, and requirements.

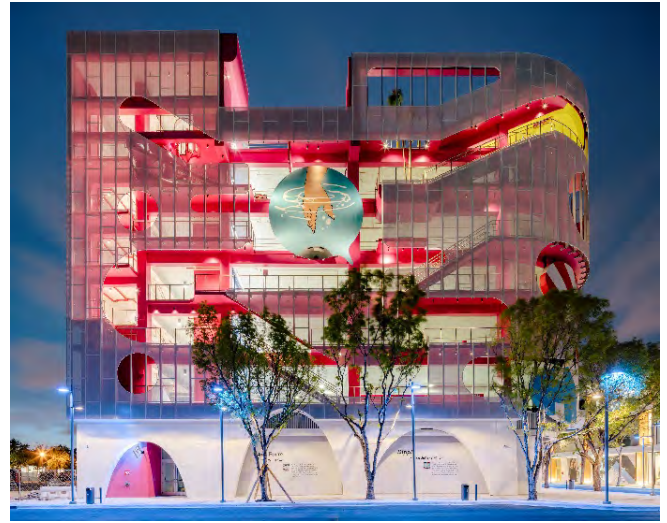


Our team will approach the planning and design of the Garage as a gateway to the Harrison Street area and the associated destinations. As such, we understand that the facility will provide important experience to visitors using the facility providing the first and last impression of their visit. It is with this awareness that our team will develop design criteria documents to ensure that the structure is planned and designed to be a welcoming and pleasant facility, providing users with a high level of comfort and convenient access to their destinations.

Specialized Parking Planning and Design

Given our Team’s significant experience on similar projects, we will work collaboratively and creatively with Hollywood to plan and design a facility that complements the desired aesthetic of the area, and will be functionally efficient, convenient, secure, pedestrian friendly, and durable. To accomplish these objectives, we will consider the specific site conditions, the access and egress to the facility, the pedestrian experience to and from the facility, and the impacts to adjacent or nearby buildings including the Arts and Culture Center, the Hollywood Academy of Arts and Sciences, and the neighboring residential tower. We will focus great attention on thinking outside the four walls of the facility, envisioning how the multitude of people using it will interact with nearby destinations. We will apply our experience to specific elements, which include but are not limited to:

- Planning and designing the entrances and exits for appropriate queuing of vehicles and mitigating vehicular impacts to adjacent streets and the City's requirements
- Considering vehicular, fire and operational access to the facility.
- Locating the elevators / stairs to provide convenient pedestrian access to adjacent uses as well as code required egress
- Designing for security to ensure a high level of user comfort and safety.
- Planning for safe pedestrian paths within the garage and connections to adjacent destinations.
- Developing a façade design that meets the City and its stakeholder's expectations, enhances the area, and contributes to the area's placemaking and vibrancy.
- Developing attractive and intuitive signage, wayfinding, and branding tailored to the garage's location, intended users, and area attractions



Architectural Design

Our Team understands that the architectural expression of this facility is important to City staff, leadership, and stakeholders and that it needs to contribute to the distinctiveness and character of Hollywood for decades to come. THA Consulting approaches all facility designs recognizing that the garage is critical public infrastructure serving as a gateway to the City and that it must contribute to the area's placemaking and aesthetic.

Accordingly, our Team will take great care to design the facility and its façade to contribute to the appeal of the area while respecting the technical parameters of good, efficient facility design. We enthusiastically approach the architectural design of the garage with the understanding that this facility will make a first impression on its users and the general public and that it must aesthetically promote the exciting character of the area, inside and out. It is our intent to provide a distinctive facility that integrates with its surroundings, has an elevated design, and contributes to the area's sense of place. We also understand that there are many stakeholders who will participate in the review of the facility design and share their opinions. Our Team welcomes and values the input from the City and its stakeholders and we will support the review process by presenting precedent pictures of various design opportunities, preparing initial design concepts, obtaining stakeholder feedback, and preparing top quality architectural exhibits such as 3D architectural colored renderings to express the design and architectural intent for the project.



Commitment to Sustainability

Our Team is dedicated to utilizing sustainable design practices in our projects. We understand the necessity and benefits of incorporating sustainable design strategies and technologies into this parking facility. We will work with Hollywood's project team to identify, evaluate, and implement the most appropriate and cost-effective sustainability features in the design and construction of the Garage. We have identified several possible sustainability opportunities for this project to limit its impact on the environment, while also helping to reduce costs with efficient technologies including:

- Photovoltaic Arrays- THA can design economic provisions to accept in the future
- Priority parking for low-emitting and fuel-efficient vehicles
- Priority parking for carpools
- Charging stations for electric vehicles and tire inflation stations
- Energy efficient lighting
- Photocell receptors, timers, and computerized controllers and/or dimmers, to reduce energy demands.
- Storm water management and mitigation
- Energy efficient glazing materials
- Recycled, reused and regional materials, when possible, during construction.

THA staff played a pivotal role in the development of the Green Garage Certification Program, known as Parksmart under the U.S. Green Building Council, and we can assist Hollywood should Parksmart Certification be desired for the garage.



User Comfort - Safety and Security

Critical to the successful design of the Garage is user comfort, safety, and security. Our design approach to every parking facility is focused on user comfort and security using both passive and active security design measures. Passive security is based on Crime Prevention through Environmental Design (CPTED) concepts to improve safety and security through design features. If desired, active security measures include the use of CCTV, emergency blue phones, intercoms, etc. Our team will work with Hollywood to ensure the garage is designed with appropriate security design features.



Passive security considerations are those integrated into the design of parking structures to maximize safety and security. Passive design features include:

- Maximize visibility, sight lines and openness.
- Increased lighting levels
- Glass backed elevator towers and open stairs
- Floor to ceiling heights for sense of “openness”
- Minimize placement of interior walls/shear walls
- Access control
- Safe and inviting appearance.

Active security, if desired, entails systems and accessories added to the garage once constructed. This shall be coordinated with Hollywood and the security vendor:

- CCTV
- Emergency phone systems
- Intercoms and panic buttons
- Blue light system
- Security gates
- Effective signage



Branding, Signage, and Wayfinding

Parking facility signage and wayfinding is often the first visual representation of the parking facility. As such, the signage system should clearly and attractively provide effective information and directions for parkers and pedestrians to find their way around the parking facility and communicate important information. In addition to standard wayfinding and signage, THA will work with Hollywood to incorporate opportunities to graphically brand this facility in a manner that adds appeal and vibrancy, communicates the distinctive nature of the project, and that is consistent with a selected branding approach for the facility. Our team will develop a clear and attractive signage package to direct users to the Garage and how to efficiently circulate throughout it.



Durability: Designed and Built to Last, Effective Asset Management

An attractive parking garage design that deteriorates prematurely and creates a maintenance burden to Hollywood is not acceptable! Parking structures are unique facilities, designed to withstand extremely harsh conditions including temperature extremes, water infiltration, thermal expansion and contraction, and vehicular traffic. A parking structure that is not properly designed and maintained will experience detrimental consequences including structural deficiencies, premature concrete deterioration, and even user safety hazards. THA's expert knowledge in garage structural engineering and design enables our engineers to design the most durable garage and to assist Hollywood with parking structure maintenance programs into the future. In addition, THA will perform an “11 month walk through” of the garage with Hollywood to review the facility for any construction related deficiencies that should be addressed prior to workmanship warranty expiration.



Parking Facility Operations

THA consists of parking specialists with hands-on private and municipal parking management experience who regularly analyze parking operations. We will utilize this experience, as well as our expertise in parking equipment and technologies, to assist Hollywood with the identification and implementation of the preferred Parking Access and Revenue Control System (PARCS). Selecting the appropriate technology will optimize user-comfort, maximize revenues, and reduce maintenance and management costs.

Hollywood Engagement and Project Coordination

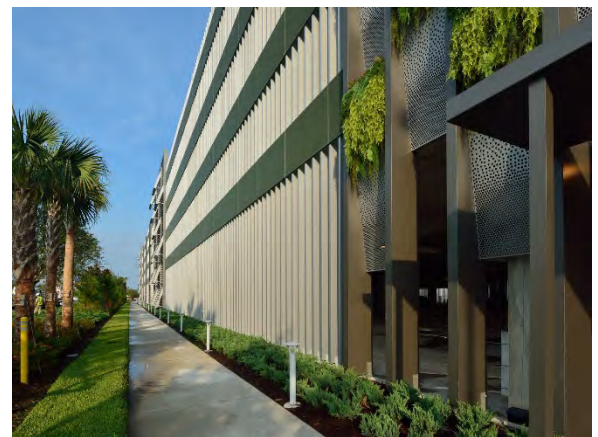
Our Team will coordinate a project kick-off meeting with Hollywood to confirm the program requirements for the parking facility to further understand all site constraints, existing conditions, and obtain all existing site information. We will coordinate a project schedule as it relates to Hollywood's requirements outlining anticipated timeframes for the preparation of the design / construction documents and specifications, bidding, permitting, and construction. We will coordinate project monitoring and reporting including regular meetings to update City staff on the status of the project, review and receive feedback on the project design, and maintain the project schedule, coordinate any outstanding items, and discuss any questions or issues regarding the facility planning, due diligence, and design. The Design/Build Team will take minutes to define action items which we will share shortly after each meeting. We anticipate that we will meet virtually every two (2) weeks with Hollywood to update the status of the project and maintain the project schedule, coordinate any outstanding items, and discuss any questions or issues. We envision meeting in-person periodically at Hollywood's request, to undertake project meetings.

Quality Control

Through our quality review process and proactive communication approach project planning, we seek to comprehensively anticipate the project's needs and incorporate them into the design. Our Team has been successful in designing and constructing parking structures by working closely with project team members to implement details that are proven and cost-effective.

Most importantly, all our designs emphasize quality control of the work produced. We perform internal peer and quality control reviews at all phases of the design and construction and the Team's approach to both cost and schedule control on each project rests on our commitment to quality through the life of a project. Quality begins at the very onset of the project by listening, understanding, and then re-stating the City's needs and expected outcomes for the project and we will ensure that the City and all project team members are on the same page at the outset of the project and have a formal "Quality Implementation Process". This includes the following processes for each project, from start to finish:

- Project Manager Guidelines and Procedures, all PM's must follow for the project
- Project Checklist Manual, for each phase of design and construction
- Risk Mitigation Identification, for potential project risks
- Project Quality Submission Form, completed for each submission after review



- Design Criteria Confirmation Sheet captures all key decisions, per discipline
- Internal Advisory Meetings, are scheduled for all disciplines, with key staff
- Weekly In-House Meetings, to assure compliance to the process requirements
- Internal Quality Reviews, are conducted two (2) weeks prior to submission
- Lessons Learned Meetings, conducted after each phase of completion and CA

Risk Assessment & Management

Early in the project, it is important to identify potential project risks so the City is informed, and the project team can formulate a plan accordingly. Potential project risks include, but are not limited to:

Market Conditions/Supply Chain: Potential schedule and pricing impacts related to supply chain issues. We will evaluate this up front and inform the City of any preliminary actions. Long lead items will be determined up front, such as precast concrete, elevators, generators, etc., so that the construction can progress expeditiously and the project schedule is maintained.

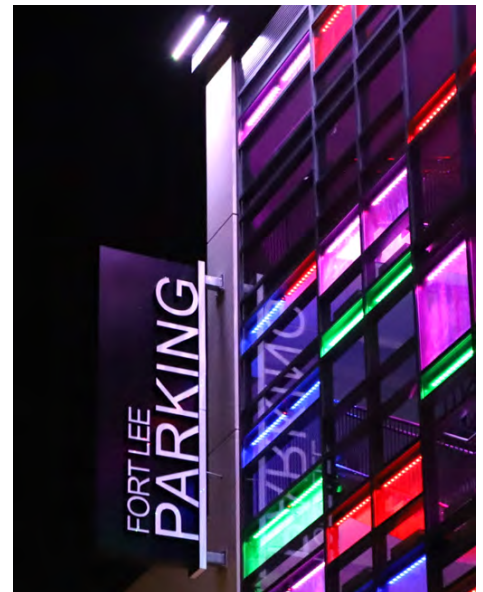


Permitting Process/Schedule: Considerations such as the permitting process, AHJ reviews, stakeholder reviews, etc. Early interfacing with review agencies and stakeholders and the understanding of AHJ commitments and review processes is critical to this project. Our Team will work with the City to identify the schedule of meetings that will be necessary to expeditiously advance the project.

Project Management

Given this project's intent to move rapidly, it must be managed efficiently, responsively and in accordance with the processes, standards, and overall expectations of the City. For this important project, we have assigned an outstanding team that will work creatively, efficiently, and collaboratively with Hollywood to ensure the project's success. Understanding that both technical ability and project management execution is very important on this project, the implementation of the actions listed below will lead to ultimate Hollywood satisfaction:

- First and foremost, the proposed project staff promised to the project will be intact and allocated throughout the project duration. Maintaining the project team is an integral part of the successful completion of this project.
- The team shall have a clear understanding of schedule and expectations on behalf of Hollywood and align with the schedule and deliverables.
- THA will conduct Advisory Meetings for the following three (3) areas, to ensure that all expertise within the firm is tapped to arrive at the best possible solutions:
 - Functional design specific to the site
 - Architectural and branding documentation.
 - Structural Design
- Project workload and internal project staffing reviews are conducted on a *weekly basis* in-house to ensure that the flow of work meets expectations in terms of schedule.



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- Project schedule monitoring on a *weekly basis* to assure that the expected pace of work is maintained.

Our Team will ensure that throughout the project there is efficient and responsive communication and meetings, that project milestones are met, and that consultants and internal staff are well coordinated and providing deliverables on schedule. Ultimately, our understanding of the importance of this project, our parking facility design expertise, and our construction and project management capabilities will ensure that the project's goal are met or exceeded.



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PRE-CONSTRUCTION SERVICES:

FLC understands that successful pre-construction requires constant, open collaboration between the builder and the project's Owner.

As a complete construction manager, FLC has the capacity, experience and staff to provide a variety of services to our clients. Many clients chose to hire us for our pre-construction services. During pre-construction, FLC would generate:

PRELIMINARY BUDGETS:

We will analyze the Project's requirements in relation to the budget, and confirm accuracy of projected costs by analysis of the project requirements for the Harrison Street Parking Garage project. The analysis includes a breakdown of projected general conditions expenditures through design and construction, as well as forecasting hard construction costs based on project requirements including subsurface investigations, site conditions, evaluation of various products, and also includes anticipating variations in cost based on market conditions and escalation factors. Two preliminary budgets will be provided during the design phase.

PRELIMINARY CONSTRUCTION SCHEDULE:

We will develop a Preliminary Construction Schedule identifying major milestones for design and construction based on the project's needs, including cost & resource data, as well as a construction sequencing/phasing plan for the proposed work. Individual phases of work will be incorporated as sub-phases to this master schedule allowing both detailed schedule analysis and project overviews for reporting and tracking of progress towards completion.

SCOPE SHEETS:

This document defines all the required work per trade. These sheets typically harmonize the estimates and the complete set of documents, assuring that there are no oversights while pricing. For the Harrison Street Parking Garage project, these scope sheets will point out considerations subcontractors should have for existing site conditions, workforce, schedule and quality requirements

that may not be explicitly defined in the documents, but required for the project. FLC's project team will thoroughly review these scope sheets to assure there are no scope gaps between disciplines. They will assure the scopes are complete and assigned to the proper trade, avoiding scope gaps and potential cost impacts to the project.

RISK MANAGEMENT PLAN:

The purpose of this plan is meant to mitigate all of the unknown quantities and conditions that exist at the project's outset. It includes a comprehensive review of site conditions,

existing utilities, and contract documents. The goal of the plan is to identify as many potential unforeseen conditions as possible. FLC will work with the designer to arrive at a cost assessment that will be included in the overall project budget.

CONSTRUCTIBILITY REVIEW:

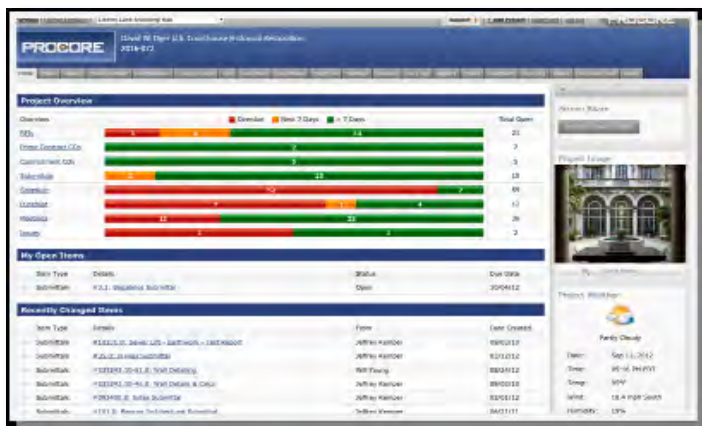
FLC will study the contract documents, study the specifications, and arrive at an understanding of the project parameters—all based upon the owner's specific needs. This will enhance our understanding of the project, especially critical items, areas of concern, and possible value engineering opportunities. The Risk Management Plan will be one of the foundation documents for this review, along with regular review sessions of construction system assemblies and material compatibilities. Our team of experts will ensure the compatibility, quality, availability of materials and that products comply with the warranty requirements. A running matrix log is utilized to track the items that have been incorporated by the architect.

VALUE ENGINEERING:

FLC prefers the term, 'Value Management'. We are firm believers of the notion that, if a thorough options analysis and design review are performed on the front end, extensive value engineering should not be necessary. That said, with any major capital project, some scope modification is certain to be necessary in order to bring the budget estimate within the range of client expectations; we will make every reasonable effort to prevent extensive value engineering from even being necessary, but we will not be caught off guard by that value engineering which nonetheless proves necessary.



PROCORE®



PROJECT ALTERNATE SUMMARY:

This summary provides a running matrix of client options that will be constantly evaluated throughout the preconstruction process. It is essentially a menu of potential alternate specifications that can be worked into the budget and incorporated into the drawings, and that may be of benefit to the owner.

During the project's preconstruction phase, FLC will also present the team with a package of our typical CM project reports, reviewing and adapting them to meet City of Hollywood specific needs. These reports will address items of concern, financial status, schedules, performance, quality and safety. Reports are prepared monthly and submitted electronically through our enterprise resource platform PROCORE. The use of the online collaboration software for exchange of information will streamline communications with the owner's staff, the design team, the project management team, and trade contractors.

CONSTRUCTION ADMINISTRATION:

Communication is the key to success for the Harrison Street Parking Garage project. As the construction manager, FLC will establish and maintain open lines of communication with City of Hollywood. The lines of communication will be active through weekly meetings at the site to review progress, addressing the project issues and administrative needs.

FLC makes a standard practice of documenting all project progress electronically. All of our project sites are connected with the latest technology via a secure WAN connection onto our Citrix Metaframe. This technology enables our organization to provide access to server-based applications, such as Timberline Accounting Software, Microsoft Office, PROCORE (Project Management software), and Primavera Project Planner

(P6) quickly, efficiently and from anywhere in the world. We separate ourselves from the competition by offering paperless solutions that feature custom-developed and automated workflows, which fully integrate and leverage our existing business applications and our online project management collaboration software. Our products are flexible, scalable, and easy to use and maintain. The project team—City of Hollywood, architects, engineers, subcontractors and vendors—has 24-hour access to all the information they need to expedite the process proactively and address any issues.

PROJECT NARRATIVE:

This narrative consists of information, including schedule status, evaluation of subcontractors, progress photos, and alerts to ongoing legal, financial, quality and/or safety issues.

MONTHLY FINANCIAL PROJECT STATUS REPORT:

This spreadsheet contains key financial and project timeline information indicating the revised contract amount, percentage of completion, pending contract volume, time consumed, time remaining, projected completion dates, and other critical information.

MONTHLY JOB COST REPORT:

All estimated costs, committed costs, incurred costs, and available funds are identified in this report. This report is constantly monitored to manage the project's finances, forecast pending labor and material costs, verify correct posting of accrued costs, and monitor available contingencies.

COMMITMENT STATUS LOG:

This log is generated in PROCORE by the purchasing director. It tracks all committed costs for a project as determined during the procurement phase. Our objective is to buy out each scope element in full within the first 45 days from executed contract.

The project manager will review this document weekly and will prioritize the buy-out process based on the needs of the project schedule. The priority is assigned within PROCORE and will identify critical scopes and material purchases. Prioritization will occur in three tiers, with Priority 1 items requiring immediate procurement; Priority 2 requiring procurement within 30 calendar days; and Priority 3 requiring procurement within 45 calendar days.



SUBMITTAL LOG:

This log is generated in PROCORE to track the status of project submittals, including closeout documents. FLC's superintendent will coordinate with the project team to forecast the project's schedule-based needs and to prioritize the submittals for the A/E.

SCHEDULING SERVICES:

FLC uses Oracle® Primavera P6 for developing and maintaining the Overall Project Schedule (OPS) along with Microsoft Project. The OPS is an important management tool used on a daily basis to track progress of work, identify activities that require attention before they negatively impact the project and to ensure that priorities and resources are being properly allocated. Important elements of FLC's schedule development process include:

EARLY PROJECT TEAM INPUT:

During the earliest design phases, FLC will seek input from all project stakeholders, and key specialty trade contractors. By incorporating input from all parties, the schedule becomes an essential communication and planning tool used for more than just documenting progress. This approach allows FLC to build the project on paper long before the first shovel hits the ground and will help us focus our efforts on critical path activities where the most value can be derived.

CURRENT MARKET CONSIDERATIONS:

Construction is a dynamic marketplace where time and cost are inseparable and current market information is essential. We seek timely input from vendors and subcontractors, including required time frames for bid response, estimating, material procurement, construction durations and start-up and commissioning. We combine this information with information about Owner-supplied furniture, fixtures, equipment, services and operational concerns to ensure that the initial schedule is accurate and achievable.

ESTABLISHING PROJECT WORK FLOW:

Based on years of collective experience and input from the entire project team, FLC establishes the sequence of work, taking into account innovative technologies, alternative document packaging, contingencies for complex or difficult conditions and synergies of combining scopes of work to improve buying power and lessen mobilization and overhead costs. This approach creates process strategies within the critical milestone dates that will capitalize on design and construction interrelationships.

SUBMITTAL & LONG LEAD ITEM CONSIDERATIONS:

One of the keys to effective project management is knowing that the procurement process should serve the construction schedule, not the other way around. If work on the jobsite is to proceed efficiently and smoothly, then the material must reach the project before it is to be installed. Otherwise, the work sequence is interrupted

and must be altered to accommodate disjointed delivery schedules.

To ensure timely delivery of materials, it is necessary to track long lead times in the OPS and determine the latest acceptable delivery dates. The best way to accomplish this goal is to treat submittal/shop drawing and procurement tasks as construction schedule activities. For submittal and procurement activities we assign scheduled durations, and the entire string of events that make up the procurement process are included in the OPS with logic ties to the appropriate construction activity.

DEVELOPING THE MASTER SCHEDULE:

Once the Guaranteed Maximum Price is established, the Master Schedule is set as the benchmark for the remainder of the project. FLC regularly communicates critical milestone dates to the entire team to make sure that the project is tracking according to plan.

SCHEDULE UPDATES:

The schedule is updated regularly to track actual progress and to re-sequence the execution of work, if necessary, to avoid impacts to the project's critical path. This enables the current status of the project to be rapidly determined.

If the updated schedule indicates a slippage, problem areas are immediately identified, and when required, events and work flows are adjusted as needed based on all parties' input to maintain the OPS dates.

3-WEEK LOOK AHEADS:

"Boots on the Ground" field management is essential to

on-time project delivery. Developed and distributed weekly, the 3-Week Look Ahead Schedule considers daily work assignments and is the key scheduling document used by the superintendents for deliveries, resource allocation, tests and Owner/agency oversight. These shorter timeframe "snap shot" schedules help keep the individual trades focused on their day-to-day scheduling and manpower requirement, while keeping an eye on the overall project goals.

CLOSEOUT & PROJECT COMPLETION:

FLC identifies activities for punch list completion, commissioning, delivery of close-out documents and

"Quality is not an act, it is a habit"

- Aristotle

FLC understands the importance of constructing the Harrison Street Parking Garage, and the need to deliver a safe, functional, aesthetically pleasing product. As such, special attention will be given to delivering the highest level of quality our industry can safely produce at every phase of the project.

Owner training for inclusion in the Master OPS. By including these in the OPS, FLC will be able to identify early opportunities to begin project closeout as early as possible and provide more flexibility to facilitate use and operation of your new parking garage and City offices.

OVERALL PROJECT SCHEDULE FORMAT:

Following Lean Construction practices, FLC believes that all schedules should begin with no more than 20 - 25 major milestones no matter the value or complexity of the project. Once these major milestones have been defined, we begin to identify smaller milestones within the major framework of the Overall Project Schedule (OPS), as well as define a Work Breakdown Structure (WBS) that matches project phasing and workflow. After the flow of work in the OPS has been defined at a high level, we begin adding the activities necessary to clearly show the complete sequence of construction from pre-construction through construction and project close-out.

The overall level of detail included in the OPS is ultimately determined by the contract requirements on many of our projects. However, at a minimum, the level of detail in FLC's schedules typically include the following:

- Contractual and interface milestones, including permitting requirements and approvals from Authorities Having Jurisdiction (AHJ)
- Activities for the submission, review and approval of shop drawings
- Fabrication and delivery activities for all equipment, including those furnished by the Owner, and materials to be installed during the project
- Detailed schedule of all "utility shut-downs" which may impact occupied and/or adjacent facilities
- Commissioning, testing and balancing activities
- Identification of each contractor and subcontractor for each work activity
- Specific location of each work activity relative to project phasing requirements
- Total monetary value for permanent materials and each work activity by trade
- Site Labor man-hours by trade for each subcontractor and Construction Manager activities
- Specific phase of work using project specific activity codes

SUBMITTAL SCHEDULE:

FLC generates a schedule for the processing of shop drawings by working backwards from the last day an activity can be completed, taking into account the material procurement times for all long lead items. Once a "drop-dead" date has been defined for the release of long lead items, FLC adds activities with the contractually defined A/E review and approval times to define the date the shop drawings must be submitted, to avoid impacts to the critical path of the OPS.

Shop drawings will be 'fast-tracked' whenever possible. One or more FLC staff members will be dedicated exclusively to this task. 'Processing Drawings' will be a clearly-defined activity on the initial schedule and will be tracked based on the submittal register held in our Project Management ERP PROCORE, which is created at the onset of the project, based on specification review, identifying all required shop drawings, product data, certifications and very importantly, closeout documents. This assures that the complete list of required documents is tracked from start to completion from the very commencement of the project, until the last warranty document is collected. The processing of each individual drawing set will be separate and distinct activities by the time the initial schedule is carried forward into its subsequent incarnations.

SUBCONTRACTOR SCHEDULE ADHERENCE:

As part of the bidding process, and as defined in FLC's Subcontract Agreements, subcontractors are required to review and comply with the milestones established in the Overall Project Schedule. The successful trade contractors are required to submit schedules for their work that conform to the overall parameters of the Master Schedule, and to specify the manpower levels they intend to maintain to complete the work within those parameters. Our team will coordinate these various trade schedules and generate one working OPS, for the project, which includes appropriate sequencing constraints between trades. Monitoring of these schedules and manpower will occur weekly throughout construction.

QUALITY CONTROL (DESIGN & CONSTRUCTION):

For FLC, its commitment to safety and delivering quality projects is one of its highest priorities.

FLC believes that its commitment to quality emanates from our fundamental corporate philosophy of delivering total client satisfaction, and our uncompromising commitment to delivering excellence. In our search for continued quality improvement, FLC emphasizes job-specific training, and insists on safe, clean, drug free jobsites. This corporate philosophy ensures that our personnel (FLC's most valuable resource) have the proper foundation to deliver the standard of quality FLC is known for.

SUBMITTALS:

Quality Control will be implemented throughout the project, but Quality Assurance comes from verification and documentation of how Quality Control is implemented. Nowhere is this more evident or critical than through the projects' submittals. FLC views the submittal process as our assurance that the selected A/E's designs are implemented flawlessly in the field.

Submittals serve to enhance and detail design for each assembly installed in the field, and will bridge the

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gap between construction documents and physical installations. FLC's internal reviews are conducted in painstaking detail, verifying submittal compliance with the A/E's documents. FLC will coordinate numerous workshops with the Design Team for more critical or complex building assemblies such as building envelope and operation systems if necessary.

CONSTRUCTION:

Prior to commencement of an element of work, FLC's management team including the Project Manager, Superintendent, and Assistant Project Manager will meet with subcontractors and/or suppliers, and review the submittals, developing a pre-task plan to assure the highest level of quality is achieved. They will discuss safety, contract requirements, applicable codes and inspections, use of mockups, whether specified or not, and overall coordination. This meeting will be documented by meeting minutes and where coordination with the City of Hollywood or the designers is required, their presence will be requested.

Once the pre-task plan is coordinated, work can commence and QA documented through various methods including daily reports, regulatory agency inspections, manufacturers' reports, or the A/E's field observations. Copies of all inspection reports including a record of deficient conditions and their correction are maintained electronically on the PROCORE QC Inspections Module.

Prior to a task being completed, FLC conducts an internal inspection to assure compliance with the Contract Documents and the approved submittals. As-built data is gathered and compiled in our field office; and is verified for completion weekly by our assistant project manager, who maintain logs of the updates.

As part of our Quality procedures, the FLC's Project Team will have a weekly job-site walk to review the quality of work in place. An ongoing punchlist is generated and sent to the subcontractors who have one week to correct the deficient work before the following weekly jobsite walk.

POST-CONSTRUCTION:

Once City of Hollywood recognize the projects as substantially complete, FLC will finalize the compilation of closeout documents, this includes as-builts, warranties and other documents beneficial to City of Hollywood's facilities managers.

At the end of post-construction, following completion of the warranty phase, FLC will complete its quality procedures by interviewing City of Hollywood one

final time to assess their overall satisfaction with FLC's performance. In doing so FLC will be able to measure, analyze and improve its processes for future projects.

FLORIDA LEMARK'S SAFETY APPROACH:

FLC takes a "Safety First" approach to construction safety and health on all of its projects. FLC management, from the Board of Directors to our field offices, is committed to workplace and employee safety. Our safety department works to ensure that our occupational safety and health policies and practices are in line with industry leading "Best Practices." Moreover, FLC employs degreed safety professionals who are formally educated and trained in Safety Management and OSHA compliance. A Safety Director is assigned to each project we build in some capacity depending on the size and scope of the project; our philosophy with each project we build is to achieve zero negative incidents with regard to employee safety and health.

To achieve the safety success that has earned FLC a respected safety reputation and an exceptional Experience Modification Rate (EMR), we utilize the elements listed below to cultivate a safety culture that is representative of FLC's commitment to quality management and safe working conditions:

- Perform a Hazard Analysis of the project scope to identify areas of safety and health risk.
- Carefully select qualified subcontractors with markedly better than average safety records.
- Require that superintendents, managers, foremen, and/or crew leaders have obtained a minimum 30 hr OSHA certification.
- Require that subcontractors be responsible and accountable to project safety including submission of required documentation of qualified personnel.
- Ensure that all employees are qualified, certified, and or trained to perform their duties.
- Each employee shall be given a project specific orientation and be identified before starting work onsite.



- Communication is a necessity! Weekly subcontractor meetings will include SAFETY

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as a talking point. Subcontractors are encouraged to communicate freely with FLC Safety.

- Subcontractors will additionally hold weekly tool box talks and submit to FLC.
- FLC will continuously monitor project safety; identified issues will be closed immediately or work halted.
- FLC Safety will analyze and report on; project safety performance, subcontractor safety performance, site safety issues, and negative events to identify less than adequate patterns or trends in project personnel, activities, conditions, safety culture, etc.
- FLC holds accountable persons who are acting beyond the parameters of our policies and procedures, or those promulgated by federal, state, or local agencies.

POST CONSTRUCTION SERVICES

Once the Harrison Street Parking Garage project is substantially complete, FLC will finalize the compilation of closeout documents which will include: Electronic versions of all 'as-built' drawings/models with all documents including all posted RFI's documented through the course of construction in our Document Control software Procore, in addition to warranties and other documents beneficial to the project's facilities maintenance staff. Our project managers will review each document against their specifications, assuring that all required documents are provided prior to the packages being released.

As part of our commitment to sustainability in everything we do, FLC also scans the closeout documents and all the approved submittals, and will transmit these documents to the owner electronically. We have found this assists the end users and facilities maintenance staff in locating product data for maintaining and repairing systems and equipment after the warranty phase has passed.

PROJECT CLOSE-OUT:

The HVAC and electrical systems will be installed, protected, tested, balanced, serviced, and most importantly, commissioned. The commissioning process ensures that all operating systems have met the project's requirements for occupancy. FLC's staff will supervise the installation of such systems with this very goal in mind, and prior to commissioning, will incorporate all requirements of this goal, to ensure a smooth transfer.

Also, FLC will work with City of Hollywood to provide in-depth training to the end users and the facility's maintenance staff, to ensure that staff understands the use, maintenance, and care required to maximize the operational efficiency of the building. FLC will video record all training sessions and will provide copies of these sessions to City of Hollywood as a ready reference for their use should any questions arise regarding the maintenance and operation of the facility after completion and turnover of the project.



WHERE PROVEN EXPERIENCE MEETS PUBLIC PURPOSE.

TAB F

Knowledge of Site
and Local Conditions

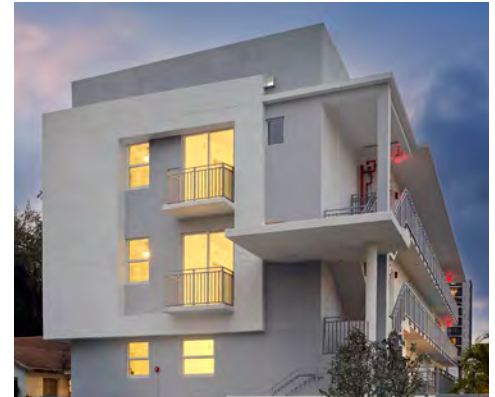


DEMONSTRATION OF KNOWLEDGE – SITE, STATE, COUNTY, AND CITY REQUIREMENT

Florida Lemark Corporation offers deep expertise in navigating the environmental, regulatory, and logistical demands unique to Southeast Florida. We address the specific concerns of the Harrison Street Parking Garage project as follows:

ENVIRONMENTAL & CODE EXPERTISE

- Extensive experience working in low-elevation coastal areas, including FEMA flood zones and storm surge zones.
- Proficient in complying with Florida Building Code (FBC) high-velocity hurricane zone (HVHZ) requirements.
- Implementation of resilient structural designs that address wind uplift, water intrusion, and long-term durability in hurricane-prone regions.

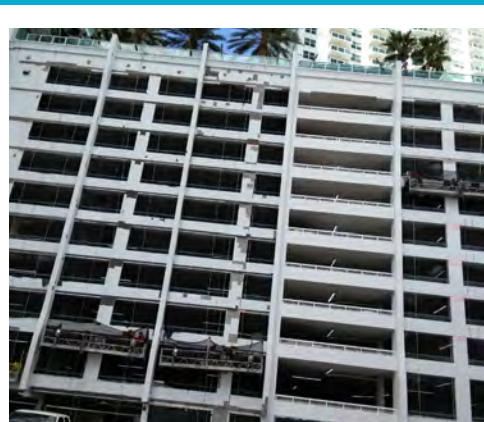


LOCAL SUBCONTRACTOR & SUPPLIER NETWORK

- Well-established relationships with local, vetted subcontractors and material suppliers who consistently deliver high-quality results.
- Our large estimating team continually benchmarks local market rates to ensure competitive pricing and quality assurance.
- We promote local participation, economic development, and reliable coordination through our longstanding partnerships.

PERMITTING & AGENCY COORDINATION

- Deep knowledge of permitting requirements with the City of Hollywood, Broward County Environmental Protection, and State-level entities such as FDOT and FDEP.
- Familiarity with local testing protocols, including threshold inspections, concrete strength validation, geotechnical testing, and environmental clearances.
- Proven ability to anticipate and mitigate permitting delays through early engagement and established relationships with municipal staff.



COMPLEX URBAN SITE LOGISTICS

- Experience managing active construction sites within tight, downtown settings with limited staging and access points.
- Strong track record of maintaining public safety, minimizing community disruption, and coordinating with adjacent property owners and stakeholders.
- Proficiency in phasing plans, temporary traffic control, and maintaining egress for surrounding businesses and pedestrians.

**PROVEN RESULTS, TRUSTED
PARTNERSHIPS—OUR PAST
PROJECTS SPEAK FOR THEMSELVES!**

TAB G

References -
Vendor Reference
Form



VENDOR REFERENCE FORM

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

Reference for: Design-Build Services for Harrison Street Parking Garage

Organization/Firm Name providing reference:

Miami Parking Authority

Organization/Firm Contact

Name:

Alejandra Argudin

Email:

aargudin@miamiparking.com

Name of Referenced Project:

Date Services were provided:

Title:

CEO

Phone: 305.373.6789

Contract No:

Project

Amount:

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):

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

Additional Comments (provide additional sheet if necessary):

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

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

VENDOR REFERENCE FORM

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

Reference for: Design-Build Services for Harrison Street Parking Garage

Organization/Firm Name providing reference:

Casino Miami

Organization/Firm Contact

Name:

Dan Licciardi

Email:

dlicciardi@playcasinomiami.com

Name of Referenced Project:

Date Services were provided:

Title:

Vice President

Phone: 305.633.6400

Contract No:

Project

Amount:

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):

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

Additional Comments (provide additional sheet if necessary):

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

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

VENDOR REFERENCE FORM

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

Reference for: Design-Build Services for Harrison Street Parking Garage

Organization/Firm Name providing reference:

Archdiocese of Miami

Organization/Firm Contact

Name:

David Prada

Title:

Senior Director

Email:

dprada@theadom.org

Phone:

305.762.1033

Name of Referenced Project:

Contract No:

Date Services were provided:

Project

Amount:

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):

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

Additional Comments (provide additional sheet if necessary):

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

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

**YOUR CITY BENEFITS FROM THE INSIGHT AND
PRECISION OF PROFESSIONALS WHO'VE
SUCCESSFULLY DELIVERED TIME AND AGAIN.**

TAB H

Subconsultants Information



Corporate Summary

Integrated Solutions. Measurable Value.

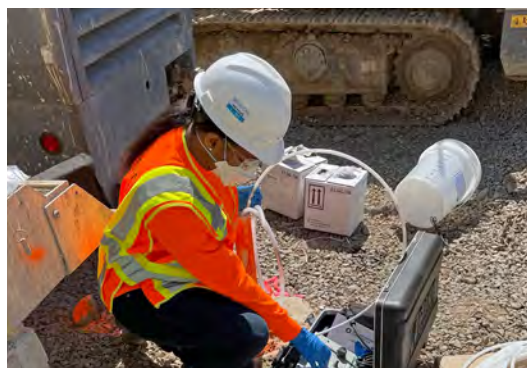
Langan provides an integrated mix of engineering and environmental consulting services in support of land development projects, corporate real estate portfolios, and the oil and energy industry. Our clients include developers, property owners, public agencies, corporations, institutions, and energy companies around the world.

Founded in 1970, Langan employs over 1,750 professionals in its Parsippany, NJ headquarters and among regional offices in:

- Fort Lauderdale, FL
- Miami, FL
- Tampa, FL
- Jacksonville, FL
- Orlando, FL
- St. Petersburg, FL
- West Palm Beach, FL
- New York City, NY
- White Plains, NY
- Melville, NY
- New Haven, CT
- Boston, MA
- Princeton, NJ
- Philadelphia, PA
- Bethlehem, PA
- Doylestown, PA
- Pittsburgh, PA
- Cleveland, OH
- Chicago, IL
- Arlington, VA
- Denver, CO
- Houston, TX
- Dallas, TX
- Austin, TX
- Tyler, TX
- Celina, TX
- San Antonio, TX
- Phoenix, AZ
- San Francisco, CA
- Oakland, CA
- Sacramento, CA
- San Diego, CA
- San Jose, CA
- Santa Barbara, CA
- Los Angeles, CA
- Riverside, CA
- Irvine, CA
- Bellevue, WA
- Seattle, WA
- Charlotte, NC
- Nashville, TN
- Salt Lake City, UT
- Las Vegas, NV
- Portland, OR
- Milwaukee, WI

Langan's broad range of services includes the following:

- Site/Civil
- Geotechnical
- Environmental
- Foundation Design
- Earthquake/Seismic
- Surveying
- 3D Laser Scanning
- Building Information Modeling (BIM)
- Natural Resources & Permitting
- Transportation/Traffic
- Waterfront Design
- Landscape Architecture + Planning
- GIS/Data Management Services
- Asbestos, LBP, Indoor Air Quality/ Mold Consulting
- Demolition
- EHS Management & Compliance



LANGAN**1. Firm Info:**

- Langan Engineering and Environmental Services, LLC
110 East Broward Boulevard, Suite 1500, Fort Lauderdale, FL
Anamaris Torres Sanchez, Associate, antorres@langan.com
- 2. Years in Business: 55
- 3. National, regional, or local presence? All of the above, including 7 FL offices with regional presence in Miami, Fort Lauderdale, and West Palm Beach.
- 4. Corporation, partnership, individually owned, LLC? LLC

2. 3 Relevant Client References

- River Landing, Urban X, Andrew Hellinger, 305 442 3108
- Plaza Coral Gables, Arcadis, Dan Freed, 443 791 7925
- Brickell World Plaza, Elm Spring, Inc, Tracy Story Goodson, 305 384 7199

3. Describe what unique/extraordinary skill or qualities your firm brings to this project, including industry “Best Practices”. How would the selection of your firm add value?

Langan has extensive experience in providing engineering consulting services for parking garages across South Florida. Our expertise spans a wide range of projects, including multifamily and mixed-use developments where we ensure that parking solutions are seamlessly integrated into the overall design. Our portfolio also includes work with local municipalities with projects ranging from stand-alone parking garages, to community centers and police headquarters with integrated parking. These projects serve the essential needs of public buildings and community spaces, highlighting our ability to meet the stringent requirements of public infrastructure. Additionally, we have worked on commercial buildings and retail developments, where efficient and user-friendly parking facilities are crucial to the success of the businesses they support. Our team is dedicated to delivering innovative and reliable engineering solutions that address the unique challenges of each project, ensuring safety, functionality, and long-term durability.

LANGAN

Parking Garages

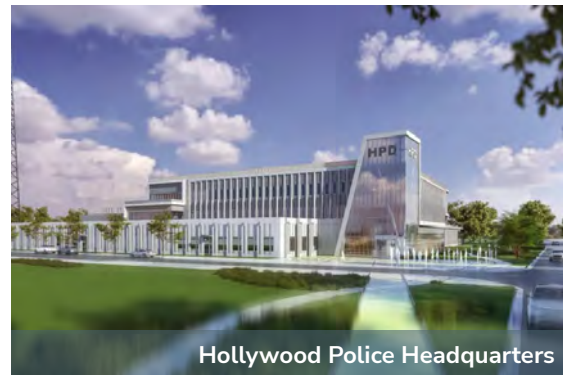
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SELECT EXPERIENCE

- City of Hollywood Police Headquarters and Parking Garage, Hollywood, FL
- City of Miami Beach 72nd Street Community Center and Parking Garage Design-Build Criteria, Miami Beach, FL
- City of Miami Beach Parking Garages P16 and P13, Miami Beach, FL
- Broward County Convention Center Renovation, Hotel, and Parking Garages, Fort Lauderdale, FL
- Las Olas Parking Garage, Fort Lauderdale, FL
- Marlins Ballpark Parking Garages, Miami, FL
- Brickell Flatiron, Miami, FL
- Fontainebleau Hotel and Garage Podium, Miami Beach, FL
- Fontainebleau Coastal Convention Center and Garage, Miami Beach, FL
- Plaza Coral Gables, Coral Gables, FL
- UHealth Medical Center and Garage at SoleMia, North Miami, FL
- Royal Caribbean Cruise Lines Headquarters and Garage, Miami, FL
- Braman Auto Storage Facility, Miami, FL
- Brickell World Plaza Parking Garage, Miami, FL
- Expansions to Seminole Hard Rock Hotel & Casino and Parking Structure, Hollywood, FL
- JW Marriott and Barclay's Financial Center, Miami, FL
- Four Seasons Hotel and Residences, Miami, FL



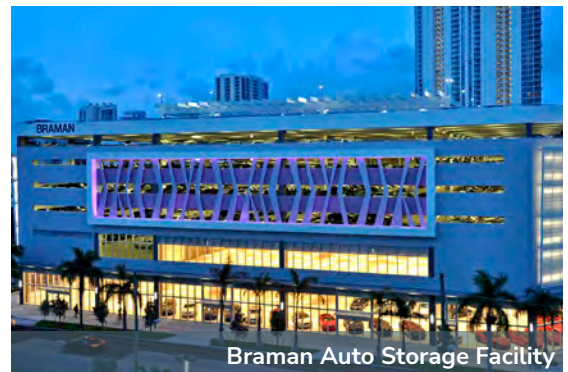
Las Olas Parking Garage



Hollywood Police Headquarters



Brickell World Plaza



Braman Auto Storage Facility

LANGAN

MUNICIPAL EXPERIENCE

Committed to Community Development and Sustainable Solutions

Langan has worked with a variety of clients on services similar to those detailed in this RFP. With over 55 years of experience, we are dedicated to fostering community development and have actively partnered with municipalities, local agencies, and non-profit organizations to address engineering needs. Our expertise in designing engineering solutions enhances the quality of life for residents and ensures that local stakeholders' voices are heard.

Having worked with over 40 local government agencies, we are committed to supporting municipalities in achieving their visions for the future. Our qualifications include expertise in local regulations, traffic management, environmental engineering, and parking garage design. We employ proprietary project management tools to ensure efficiency and cost-effectiveness, allowing us to manage projects of any scale. Our proven track record includes successful infrastructure and planning projects aligned with the RFP's scope, and we have implemented innovative traffic management solutions.

Our team is well-versed in city, state, federal, and county policies related to grants administration, public works codes, and procedures. We navigate complex regulatory environments to deliver sustainable, cost-effective solutions, and with our deep understanding of local policies and goals, we are well-positioned to help municipalities achieve their project objectives.

Below is a list of select public agency clients we have successfully partnered with:

- Broward County
- City of Deerfield Beach
- City of Fort Lauderdale
- City of Hallandale Beach
- City of Hialeah
- City of Hollywood
- City of Homestead
- City of Lauderhill
- City of Miami
- City of Miami Beach
- City of Miami Springs
- City of North Miami Beach
- City of Oakland Park
- City of Orlando
- City of Plantation
- City of Pompano Beach
- City of Sunny Isles Beach
- City of Sunrise
- City of Tamarac
- Florida Department of Agriculture and
- Florida Department of Environmental Protection
- Florida Department of Juvenile Justice
- Miami VA Medical Center
- Miami-Dade County - Multiple Departments





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LICENSEE DETAILS

3:25:43 PM 8/4/2025

Licensee Information

Name: **ORTIZ-GOMEZ, CARLOS H. (Primary Name)**
Main Address: **265 CALLE SAN SEBASTIAN
APT 5
SAN JUAN Puerto Rico 00901**

License Information

License Type: **Professional Engineer**
Rank: **Prof Engineer**
License Number: **60496**
Status: **Current,Active**
Licensure Date: **09/24/2003**
Expires: **02/28/2027**

Special Qualifications

Qualification Effective

Civil **09/24/2003**
Advanced Building Code Course Credit **05/30/2018**
7th Edition, Florida Building Code **02/16/2021**
8th Edition, Florida Building Code **01/03/2024**

Alternate Names

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LICENSEE DETAILS

3:53:06 PM 7/15/2025

Licensee Information

Name:	TORRES SANCHEZ, ANAMARIS (Primary Name)
Main Address:	8893 W 34TH AVENUE HIALEAH Florida 33018
County:	DADE
License Mailing:	8893 W 34TH AVENUE HIALEAH FL 33018
County:	DADE

License Information

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	91085
Status:	Current,Active
Licensure Date:	03/22/2021
Expires:	02/28/2027

Special Qualifications

Qualification Effective

Civil	08/03/2018
7th Edition, Florida Building Code	02/20/2023

Alternate Names

--

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CLIENT NAME

Elm Spring

LANGAN

CLIENT TYPE:	PRIVATE
COMPLETION DATE:	2020
LOCATION:	MIAMI, FL
COST:	35 M
ROLE:	ENGINEER

RELEVANCE

- Parking Garage

Langan was the site/civil and geotechnical engineer-of-record for this parking garage located at the intersection of SE 7th Street and Brickell Avenue next to the Brickell City center project site.

Langan designed the site grading and drainage, improvements to SE 6th Avenue and provided geotechnical engineering recommendations for the foundation of this multistory parking garage. The delivery vehicle for this project is the design, bid and build approach.



CLIENT NAME
City of Hollywood

LANGAN

CLIENT TYPE:	PUBLIC
COMPLETION DATE:	ONGOING
LOCATION:	HOLLYWOOD, FL
COST:	72 M
ROLE:	ENGINEER

RELEVANCE

- Parking Garage

Langan is providing environmental, geo-technical, traffic, and surveying services for this project. The new Police Headquarters is proposed to be constructed south of the current Police Headquarters on what is now a driving range associated with the adjoining Orangebrook Golf Course.

The new Police Headquarters will be approximately 110,000 to 120,000 square feet in total size, with structured parking for approximately 350 to 450 vehicles and a high first floor bay for large vehicle storage. The facility will include all functions including training and gun range, property and evidence, quartermaster, patrol, holding cells, detective units, recruitment, administration and public information.





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

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

MEAD, THOMAS GERALD
 5600 11TH STREET N
 ST. PETERSBURG FL 33705

LICENSE NUMBER: LA6667354

EXPIRATION DATE: NOVEMBER 30, 2025
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ISSUED: 02/02/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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BOARD OF PROFESSIONAL GEOLOGISTS

THE PROFESSIONAL GEOLOGIST HEREIN IS LICENSED UNDER THE
 PROVISIONS OF CHAPTER 492, FLORIDA STATUTES

YARINA, VINCENT D
 LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
 110 E BROWARD BLVD SUITE 1500
 FORT LAUDERDALE FL 33301

LICENSE NUMBER: PG2077

EXPIRATION DATE: JULY 31, 2026
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ISSUED: 07/09/2024

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Melanie S. Griffin, Secretary



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BOARD OF PROFESSIONAL ENGINEERS

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

POLANCO, MAXIMO GABRIEL
 16 BLOSSOM DRIVE
 PLYMOUTH MA 02360

LICENSE NUMBER: PE91355

EXPIRATION DATE: FEBRUARY 28, 2027
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FLORIDA ENGINEERING SERVICES



34 N.W. 168th Street
North Miami Beach, FL 33169
Telephone: (305) 653-0212
Fax: (305) 653-0232

August 4th, 2025

RE: Hollywood DB Garage Proposal

Relevant Client References

Mr. Manny Synalovski A.I.A. LEED AP
Synalovski Romanik Saye
1800 Eller Drive Suite 500
Fort Lauderdale, Florida 33316
954-961-6806
954-804-3515 mobile
msynalovski@synalovski.com

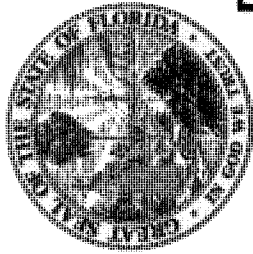
Mr. Javier Sanchez, Director of Operations
THA Consulting,
40 NW 3rd Street Suite 1102
Miami, FL 33128
305-987-0891 mobile
jsanchez@tha-consult

KVC Constructors, Inc.
Vick Crespín, LEED AP BD+C
Vice President
9499 Northeast 2nd Avenue, Suite 205
Miami Shores, Florida 33138
305-757-7707
Vick.crespin@kvconstructors.com

Sincerely,
FES, Inc.

A handwritten signature in black ink, appearing to read 'Albert Shub', written over a light blue rectangular background.

Albert Shub, P.E. LEED AP
President



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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SHUB, ALBERT S

9860 S W 1ST CT
PLANTATION FL 33324-0000

LICENSE NUMBER: PE43414

EXPIRATION DATE: FEBRUARY 28, 2027

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LICENSEE DETAILS

11:04:32 AM 7/30/2025

Licensee Information

Name:	FES, INC. (Primary Name) FLORIDA ENGINEERING SERVICES (DBA Name)
Main Address:	34 NW 168TH STREET MIAMI Florida 33169
County:	DADE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	3862
Status:	Current
Licensure Date:	02/27/1984
Expires:	

Special Qualifications

Qualification Effective

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



FBPE
FLORIDA BOARD OF
PROFESSIONAL ENGINEERS

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

TORRES, ERNESTO R

13172 S.W. 53 STREET
MIRAMAR FL 33027

LICENSE NUMBER: PE49958

EXPIRATION DATE: FEBRUARY 28, 2027

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State of Florida

Department of State

I certify from the records of this office that FLORIDA ENGINEERING SERVICES is a Fictitious Name registered with the Department of State on October 1, 2019.

The Registration Number of this Fictitious Name is G19000107118.

I further certify that said Fictitious Name Registration is active.

I further certify that said Fictitious Name Registration filed a renewal on November 25, 2024, and expires on December 31, 2029.

*Given under my hand and the Great Seal of
Florida, at Tallahassee, the Capital, this the
Twenty Sixth day of November, 2024*




Secretary of State

FLORIDA ENGINEERING SERVICES



34 N.W. 168th Street
North Miami Beach, FL 33169
Telephone: (305) 653-0212
Fax: (305) 653-0232

August 4th, 2025

RE: Hollywood DB Garage Proposal

At FES we value the opportunity to showcase our knowledge, experience and expertise in our industry.

FES, Inc. is a full-service Mechanical, Electrical, Plumbing and Fire Protection Engineering Firm established over 40 years ago and of broad experience serving the South Florida Construction and Facility Maintenance market. We design new HVAC, Plumbing, Electrical, and Fire Sprinkler, and Fire Alarm systems for new building types and design replacement systems and improvements for existing systems.

We complement that service with construction support in the form of comprehensive shop drawing and equipment submittal review, prompt responses to requests for information, and attendance at construction meetings, etc.

Our mission is to revolutionize engineering by providing innovative solutions that drive progress and enhance productivity

FES offers a comprehensive range of engineering services designed to meet the specific needs of our clients. With 40 years in the industry, we are experts in high rise, midrise, low-rise buildings and associated parking garages, energy conservation systems, and equipment replacements for different occupancy types throughout the Miami, Fort Lauderdale, and West Palm Beach area.

We utilize the latest technology and methodologies to deliver cutting-edge solutions such as BIM/3D Modeling and solutions tailored to your business needs, enhancing efficiency and performance. Having a client-centric approach, We prioritize our clients' needs and collaborate closely to achieve their objectives.

Our current team consists of 6 engineers/REVIT modelers including a BIM manager, 4 CAD draftsmen, 2 clerical support personnel, Marketing & Development director, and business and public relations consultants. We also carry a \$2,000,000.00 Professional Liability Insurance Policy.

Our vision is to be the foremost provider of transformative engineering solutions, recognized for our innovation and exceptional expertise. We envision a future where our advancements shape and redefine possibilities for businesses worldwide.

Sincerely,
FES, Inc.

A handwritten signature in black ink, appearing to read 'Albert Shub', written over a light blue circular stamp.

Albert Shub, P.E. LEED AP
President

CONFIDENTIAL TAB!

TAB I

Financial Resources



**BUILT ON EXPERIENCE,
POWERED BY
PARTNERSHIP.**

TAB J

**Legal Proceedings
and
Performance**





August 5, 2025

City of Hollywood

Procurement Services Division
2600 Hollywood Blvd, Room 303
Hollywood, FL 33020

RE: Response to RFQ – Design-Build Services for Harrison Street Garage RFQ No.: 335-25-WV

To Whom It May Concern:

In response to the City of Hollywood's Request for Qualifications (RFQ) for Design-Build Services for the Harrison Street Garage, Florida Lemark Corporation respectfully provides the following information regarding the company's performance history.

We confirm that **Florida Lemark Corporation has not paid any liquidated damages, nor has it ever been terminated for default on any project.** Our firm takes pride in its history of delivering high-quality construction services on time and within budget, in full compliance with contractual obligations and performance standards.

Per the RFQ requirements, we are also attaching a current list of any legal proceedings involving our company over the past five (5) years. This list includes pending and resolved matters, as applicable, and represents our commitment to transparency and full disclosure.

Please do not hesitate to contact us should you require any further information or clarification.

A handwritten signature in blue ink, appearing to read "Emilio Rodriguez", written over a light blue horizontal line.

Emilio Rodriguez
President
Florida Lemark Corporation

Page 1 of 1

8750 NW 36 Street, Suite 200, Doral, FL 33178 | Main: (305) 593-1442 | Fax: (305) 593-0998
WWW.FLORIDALEMARK.COM | CGC057870

LITIGANTS	CASE NO.	VENUE	DESCRIPTION OF CLAIMS	OUTCOME
Δ Brickell on the River Perry Adair, Esquire 1212 Alhambra Plaza, 10 floor Coral Gables, FL 33134 (305) 262-4433			tower association) for breach of contract, unjust enrichment, quantum meruit, and account stated as to both contracts.	
II Beachwalk Brett Duker, Esquire 6111 Broken Sound Parkway NW Suite 200 Boca Raton, FL 33487 (561) 994-4499 v. Δ Florida Lemark Corp. James Lupino, Esquire Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 852-8440	2021 003042 CC 05 (06)	Miami-Dade County	Florida Lemark hired Skyline to provide materials and perform services for a project located at Mt. Sinai hospital. Florida Lemark paid Skyline Steel for its work. Skyline Steel sued Florida Lemark for claimed change order work that was not paid for. It is Florida Lemark's position that the change order work was part of Skyline's original scope of work and that Skyline was already paid for this work.	Settled
II Approved Equipment Kevin Taylor, Esquire 2455 E. Sunrise Blvd., #512 Ft. Lauderdale, FL 33304 (954) 530-0889 v. Δ Florida Lemark Corp. Jessica Rothenberg, Esquire Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 852-8440	CACE-20-021321	Broward County	Florida Lemark rented construction equipment, including swing stages, from Approved Equipment on various jobs. On certain jobs the swing stages failed causing damages and safety issues, including employees hanging from harnesses 18 stories high. This occurred on 2 jobs, wherein Florida Lemark made the decision to no longer use equipment from Approved Equipment and returned same. Approved Equipment is suing Florida Lemark for the balances for the rental equipment. Florida Lemark is counterclaiming for breach of implied warranty of fitness for a particular purpose, breach of implied warranty of merchantability, fraudulent misrepresentation, breach of oral contract, and rescission for damages incurred as a result of the failure of the equipment, of having to demobilize and remobilize, in having to defend OSHA citation, and having to hire another company to finish the jobs affected by same.	Settled

LITIGANTS	CASE NO.	VENUE	DESCRIPTION OF CLAIMS	OUTCOME
II Florida Lemark Corp. James S. Lupino, Esquire Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 852-8440 v. Δ Tutor Perini Building Corp. Scott Kravetz, Esquire 201 S. Biscayne Blvd., #3400 Miami, FL 33131 (305)960-2240	CACE 20-019481	Broward County	Florida Lemark performed waterproofing and expansion joint work at the site under a contract with Tutor Perini. Florida Lemark sued Tutor Perini for breach of contract, unjust enrichment, and quantum meruit for holding back retainage due and owing to Florida Lemark for the work it performed.	Settled
II Townhouses at Jacaranda Condominium Ass'n David Chalet 4000 Hollywood Blvd., Suite 265-South Hollywood, FL 33021 (954) 894-8000 v. Δ Florida Lemark Corp. James S. Lupino, Esquire Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 852-8440	CACE-19-022857 21	Broward County	A unit owner in the condominium complex is suing the association for damages allegedly due to water leaks. The Association filed a third party complaint against Florida Lemark for contractual indemnity and negligence.	Settled
II Richlin Plumbing, Inc. Diane Perera 12150 SW 128 Court Suite 114 Miami, FL 33186 (305) 252-1388 v. Δ Florida Lemark Corp. Matt Hutchinson, Esquire	2021-005206-CC-21	Miami-Dade	Richlin Plumbing is the plumbing subcontractor hired by Florida Lemark to perform plumbing work at the Citrus Grove Elementary School. Richlin filed suit against Florida Lemark for breach of contract failure to pay. It is Florida Lemark's position that Richlin abandoned the job and they had to hire another subcontractor to finish the job and perform repair work.	Settled at Mediation

LITIGANTS	CASE NO.	VENUE	DESCRIPTION OF CLAIMS	OUTCOME
Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 85208440				
II Warren Henry Automobiles Gabriel Coelho, Esquire Miami Tower - #3310 100 SE Second Street Miami, FL 33131 (786) 770-8665 v. Δ Florida Lemark Corp. James S. Lupino, Esquire Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 852-8440	2019-036083-CA-01 (CA 13)	Miami-Dade	Warren Henry is the owner of a car dealership at SoLe Mia. Florida lemark is a sub-subcontractor on the project who performed waterproofing work for the precast concrete work. Warren Henry is suing the general contractor, subcontractors, and sub-subcontractor. The claim against Florida Lemark is for negligence.	Settled & Dismissed
II Skyline Steel, Inc. 4987 NW 23 Avenue Ft. Lauderdale, FL 33309 (954) 968-1912 v. Δ Florida Lemark Corp. James S. Lupino, Esquire Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 852-8440	21-003042-CC-05	Miami-Dade	Florida Lemark purchased galvanized steel from Skyline Steel for the project known as Mount Sinai Medical Center. Skyline sued Florida Lemark for alleged breach for monies owed. This matter was quickly resolved by the parties and Skyline Steel filed a voluntary dismissal.	Dismissed
II Brickell Flatiron Condominium Association, Inc. v.	2024-009159-CA-01	Circuit Court of the 11th Judicial Circuit, in and	Condominium Association sued Florida Lemark for breach of statutory warranty, violation of Fla. Stat. §553.84, breach of common law implied warranty and negligence arising out of the installation of a waterproofing system at the condominium	Active and set for mediation for resolution for resolution since FLC's

LITIGANTS	CASE NO.	VENUE	DESCRIPTION OF CLAIMS	OUTCOME
Δ Florida Lemark Corp. James S. Lupino, Esquire Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 852-8440		for Miami Dade County		scope is not likely at issue
II All Green Nursery, Inc., Richard E. Guttentag, Esq., Stearns Roberts & Guttentag, LLC, 805 East Hillsboro Blvd., Deerfield Beach, FL 33441, (954) 570-8999 v. Δ Florida Lemark Corp. James S. Lupino, Esquire Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 852-8440	2024-059052-CC-05	Circuit Court of the 11th Judicial Circuit, in and for Miami Dade County	Plaintiff alleges breach of contract for unpaid retention under a pay-when-paid subcontract agreement and Owner has yet to pay Florida Lemark for final retention	Settled & Dismissed
II Alida Pinango, Anthony M. Georges-Pierre, Esq., Remer, Georges-Pierre & Hoogerwoerd, PLLC, 2745 Ponce de Leon Blvd., Coral Gables, FL 33134 v. Δ Florida Lemark Corp. James S. Lupino, Esquire Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 852-8440	2024-000623-CA-01	Circuit Court of the 11th Judicial Circuit, in and for Miami Dade County	Plaintiff alleges sexual discrimination against FLC	Settled & Dismissed.
II Florida Lemark Corp. John Moore, Esq. Vincent F. Vaccarella, P.A. 888 E Las Olas Blvd, Suite 700 Ft. Lauderdale, FL 33301	11-2025-CA-000504- 0001-01	Circuit Court of the 20th Judicial Circuit, in and	FLC sues Owner for breach of contract, foreclosure of lien, quantum meruit, and unjust enrichment due to refusing to tender owed monies for completed work.	Active and set for mediation

LITIGANTS	CASE NO.	VENUE	DESCRIPTION OF CLAIMS	OUTCOME
v. Δ FCC Golf Club, LLC, Rick Reyes, Esq. Tobin Reyes, P.A 225 N.E. Mizner Boulevard Mizner Park Office Tower, Suite 510 Boca Raton, Florida 33432 (561) 620-0656		for Collier County		
II Florida Lemark Corp. James S. Lupino, Esquire Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 852-8440 v. Δ Edesa Group, Inc. Scott A. Lombardo The Barthet Firm 200 South Biscayne Blvd., Suite 1659 Miami, FL 33131	2023-026386-CA-01	Eleventh Judicial Circuit in and for Miami-Dade County, Florida	FLC sues subcontractor, Edesa for breach of contract, negligence, and indemnification for abandoning the project and furnishing deficient workmanship.	Active
II 4 th Avenue Holdings, LLC v. Δ Glenkinkle Construction Co., LLC; Liberty Surplus Insurance Co.; Arch Insurance Co.; & Florida Lemark Corp. James S. Lupino, Esquire Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 852-8440	01-24-0006-2118	American Arbitration Association	Developer sued general contractor, Glenwinkle Construction, who counterclaimed its subcontractors, including Florida Lemark, for alleged breach of contract, violation of Fla. Stat. §553.84, and negligence.	Active but FLC likely to be dismissed as no proof of deficient waterproofing provided in forensics report

LITIGANTS	CASE NO.	VENUE	DESCRIPTION OF CLAIMS	OUTCOME
II Water Way Tower Owner, LLC Edward Lohrer, Esq. Becker & Poliakoff, P.A. 1 East Broward Blvd., Suite 1800 Ft. Lauderdale, FL 33301 v. Δ KAST Construction, LLC; & Florida Lemark Corp. James S. Lupino, Esquire Hershoff, Lupino & Yagel 88539 Overseas Highway Tavernier, FL 33070 (305) 852-8440	50-2025-CA-001502-XXXXA-MB	Fifteenth Judicial Circuit in and for Palm Beach County, Florida	Developer sued general contractor, Glenwinkle Construction, who counterclaimed its subcontractors, including Florida Lemark, for alleged breach of contract, violation of Fla. Stat. §553.84, and negligence.	Active but FLC likely to be dismissed since allegations in complaint not specific to waterproofing and allegations made the same against all subcontractors.



Technical Excellence
Practical Experience
Client Responsiveness

01 August 2025

City of Hollywood
Purchasing Department
2600 Hollywood Blvd., #303
Hollywood, FL 33020

**Re: City of Hollywood Design-Build Services for Harrison
Street Parking Garage
RFQ-335-25-WV**

To Whom It May Concern:

To the best of the undersigned's knowledge, information, and belief, Langan confirms that, in the past 5 years, it has not been assessed any liquidated damages, nor has it been terminated for default, on any projects. Our firm maintains a strong commitment to project timelines and specifications.

Regarding legal proceedings, Langan is a large firm and is involved in over 5,000 projects per year. Many of these projects are large and complex and typically generate a variety of claims and disputes, some of which evolve into formal legal proceedings. These proceedings typically name all design consultants regardless of scope and responsibility. In a limited number of these proceedings, Langan has been named as a defendant despite our belief that the firm has no liability. Information on proceedings, particularly pending proceedings, may be privileged, and Langan cannot provide further information without the risk of adverse consequences. With that said, Langan represents that none of these proceedings will have a material adverse effect on the operations of the Company or its ability to perform.

We trust this information addresses your concerns. Should you require further clarification or additional details, please do not hesitate to contact us.

Sincerely,
Langan Engineering and Environmental Services, LLC

A handwritten signature in blue ink, appearing to read "JAH", is placed above the name Jared A. Hand.

Jared A. Hand
General Counsel

110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com

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FLORIDA ENGINEERING SERVICES



34 N.W. 168th Street
North Miami Beach, FL 33169
Telephone: (305) 653-0212
Fax: (305) 653-0232

August 4th, 2025

RE: Hollywood DB Garage Proposal

To whom it may concern:

We've been asked to respond if our firm has paid liquidated damages and/or if our firm has been terminated by default.

The answer is no.

Should you have any questions or need additional information please contact me at 305-653-0212 or you may email me at AlbertS@fesinc.biz.

Sincerely,
FES, Inc.

A handwritten signature in black ink, appearing to read 'Albert Shub', written over a light blue rectangular background.

Albert Shub, P.E. LEED AP
President