

### Broward County, Florida

Solicitation PNC2116532P1

Consulting Services for Consolidated Facilities Maintenance Building at PEV

September 11, 2018



IN MEMORIUM



NEVER FORGET. 9.11.01



Our advantage

WE KNOW SOUTH FLORIDA



FIU SCHOOL OF BUSINESS



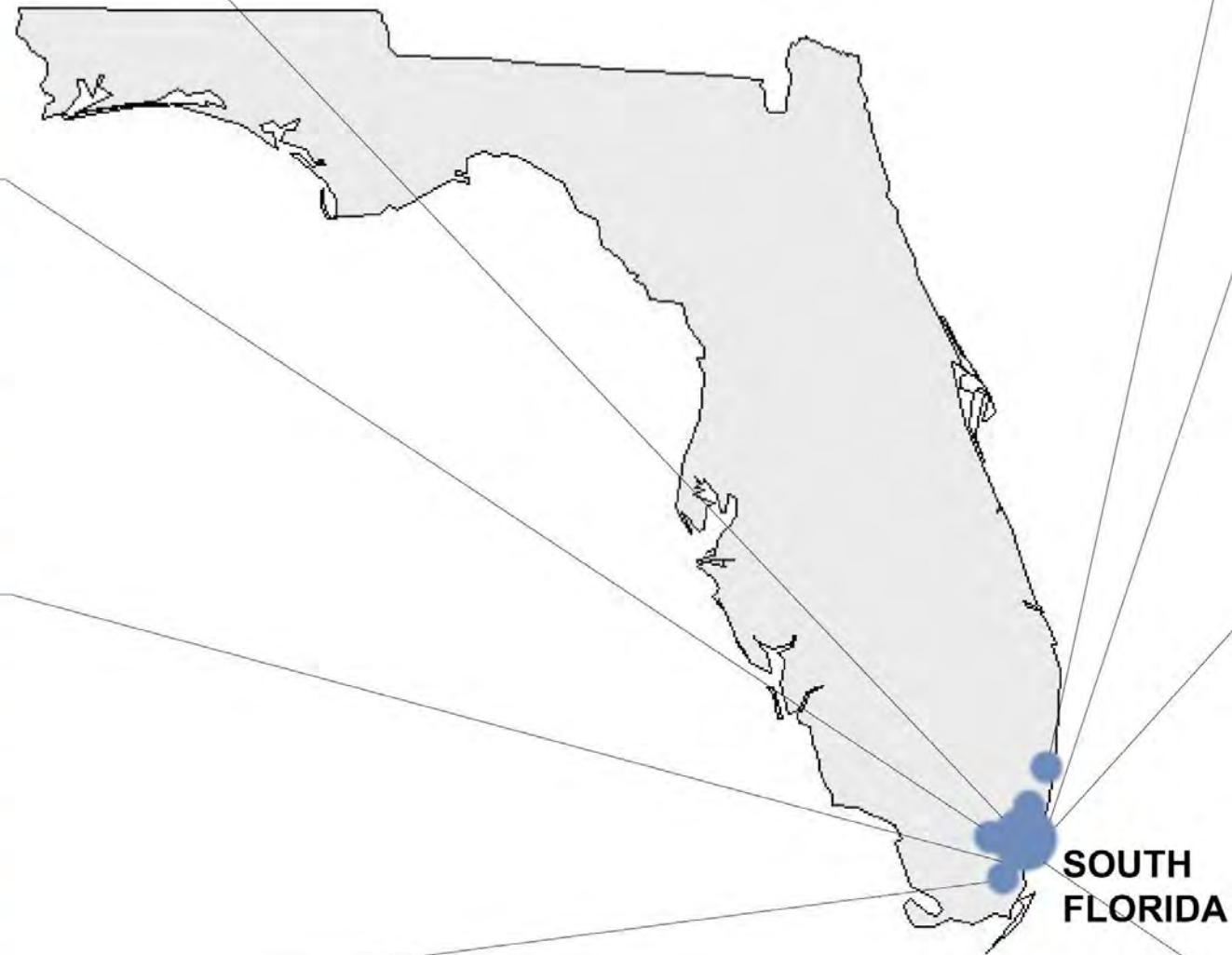
1111 LINCOLN ROAD  
PARKING GARAGE



RANSOM EVERGLADES  
AQUATIC CENTER



PINECREST COMMUNITY  
CENTER



PORT EVERGLADES CARGO  
TERMINAL



FLORIDA INTERNATIONAL  
TERMINAL OFFICE BUILDING



PORT EVERGLADES TERMINAL  
OFFICE BUILDING



SOUTHPORT PHASE IX-B

- **South Florida- Based Architectural Firm**  
with more than 20 years in business and 35+ design professionals
- **We know South Florida**  
with over 200 in-state completed projects
- **We know Broward County**  
with experience in permitting and local environmental requirements
- **We have Experience with Port Everglades**  
have successfully performed multiple contracts for the Port



Our advantage

WE PRACTICE WORLD-WIDE



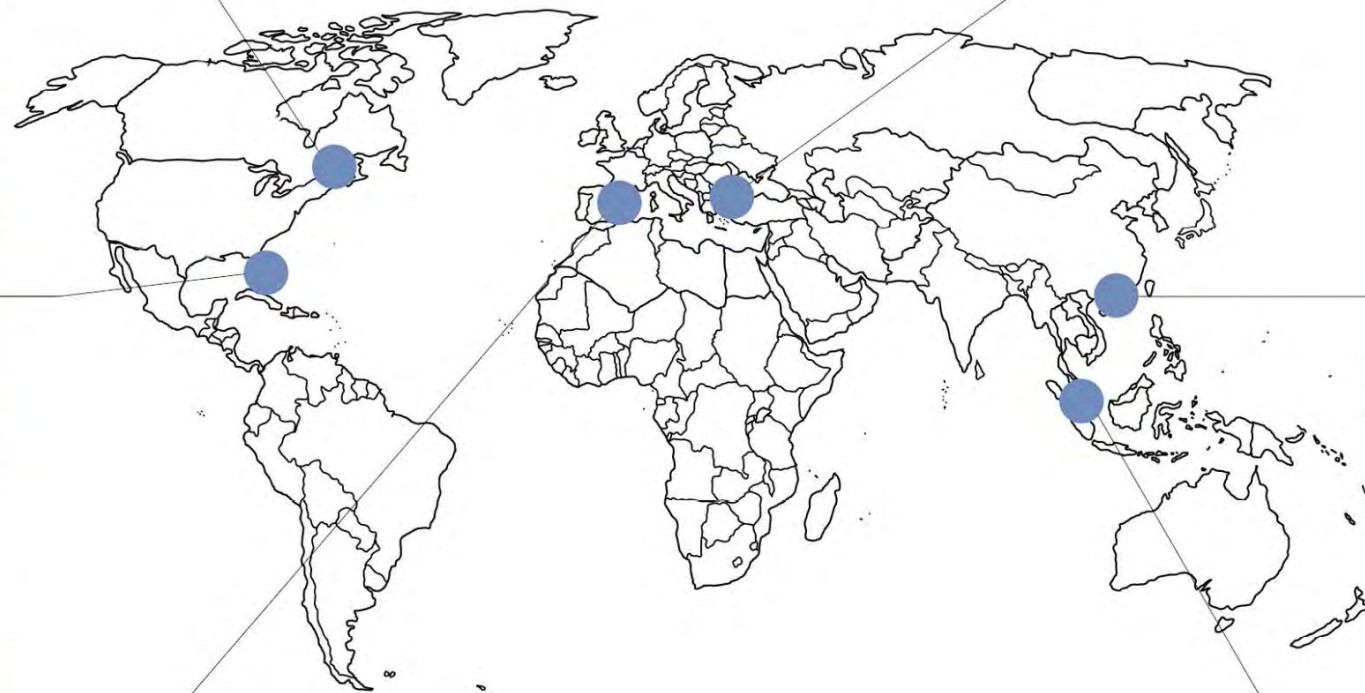
QUEBEC CRUISE TERMINAL



PORT EVERGLADES  
CRUISE TERMINAL NO. 29



PORT OF BARCELONA CRUISE  
TERMINAL



ISTANBUL CRUISE TERMINAL



HONG KONG KAI TAK CRUISE  
TERMINAL



PORT OF SINGAPORE

- **Diverse Architectural Practice**  
Seaports, Waterfronts, Educational / Sports Facilities, and Community Development
- **We are Internationally Recognized**  
Successful projects around the globe
- **We have Assembled an Excellent Team**  
Our team of sub-consultants has a wealth of experience with similar contracts in Broward County and beyond



# Organizational Chart



**BEA Architects, Inc.**  
 Bruno-Elias Ramos, AIA, GC, NCARB, LEED AP  
 Principal-in-Charge, Project Manager, Lead Planner & Designer

**John Colao, AIA, GC, NCARB**  
 Senior Architect, QA/QC



<p><b>Armando Trujillo, RA, LEED AP BD+C</b>          Deputy Project Manager          Construction Administration          Specifications</p>	<p><b>Robert Draper, RA, NCARB</b>          Senior Architect Construction          Documents Code Analysis</p>	<p><b>Adrian Price, RA, NCARB</b>          Senior Project Designer Cost          Estimating &amp; Scheduling BIM/          CAD Manager</p>
<p><b>Kyle A. Kincaid, M.Arch.</b>          Project Architect          Cost Estimating &amp; Scheduling          Specifications</p>	<p><b>Guadalupe Lira, M.Arch.</b>          Junior Project Designer Code          Analysis Construction          Administration</p>	<p><b>Duru Meric, M.Arch.</b>          Associate Project Manager          Construction Documents BIM/          CAD Support</p>

**Keith & Associates**  
*Civil Engineering / Surveying*  
 Lee Powers, PSM  
 Director of Surveying and Mapping  
 Stephen Williams, PE  
 Vice President of Civil Engineering

**TLC Engineering for Architecture**  
*Structural Engineering*  
 Gary C. Krueger, PE  
 SI, CM, LEED AP BD+C  
 Senior Structural Engineer  
 Cathy Tiedge, PE,  
 LEED AP BD  
 Sr. Structural Engineer

**The Chappell Group**  
*Environmental/Regulatory Compliance*  
 Sarah Chappell  
 President  
 Tyler Chappell  
 Vice President  
 Nicholas Zweber  
 Sr. Project Biologist/  
 Compliance Inspector  
 Kathryn Bongarzone  
 Sr. Project Biologist  
 Sara Gutekunst  
 Project Biologist

**The Spinnakker Group**  
 LEED Implementation & Compliance  
 Rob Hink, LEED AP BD+C,  
 ND, O+M  
 Principal  
 Jonathan Burgess, LEED  
 AP, BD+C, ND  
 Vice President, Sustainable  
 Operations Joe Fleming,  
 PE, LEED AP BD+C  
 Sr. Commissioning Agent  
 Energy Molder

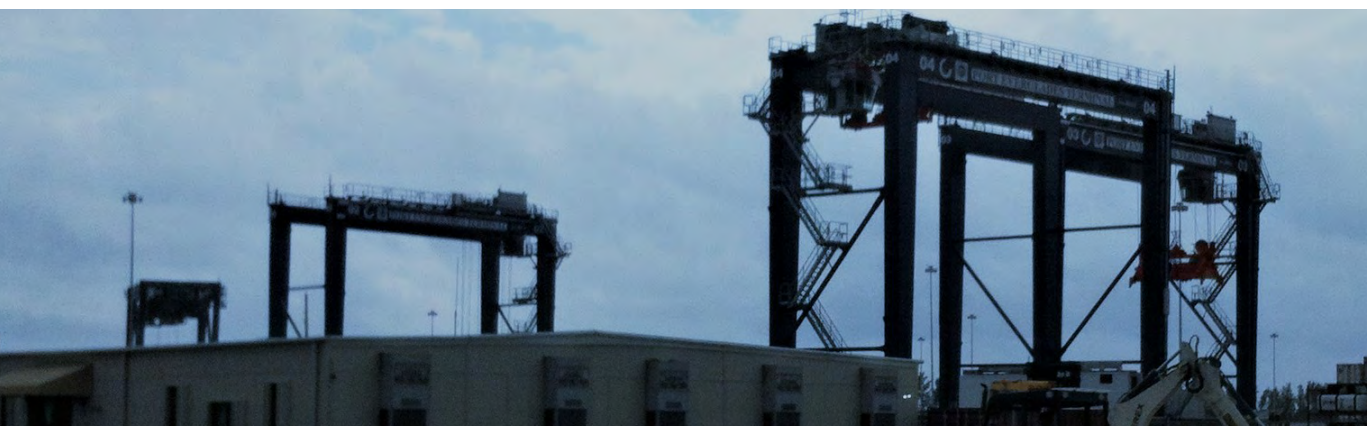
**Florida Engineering and Testing**  
*Material/ Soil Testing*  
 Mark Mesiano, PE  
 Principal Engineer  
 Paul Teninty  
 CMT Field & Laboratory  
 Supervisor

**Gartek Engineering**  
*M/E/P Engineering & Fire Protection*  
 Robert Betancourt, PE  
 Principal Mechanical  
 Engineering Dept.  
 Mel Garcia, PE  
 Principal Electrical  
 Engineering Dept.  
 Robert Hansen, PE  
 Mechanical Engineer  
 Julian Puerta  
 Fire Protection  
 Engineer  
 Yoel Puentes  
 Mechanical  
 Engineer  
 Ben DeZayas, PE  
 Electrical Engineer  
 Tito Alvarado  
 Electrical Engineer  
 Olga Alvarado  
 Electrical  
 Engineer



Our Projects

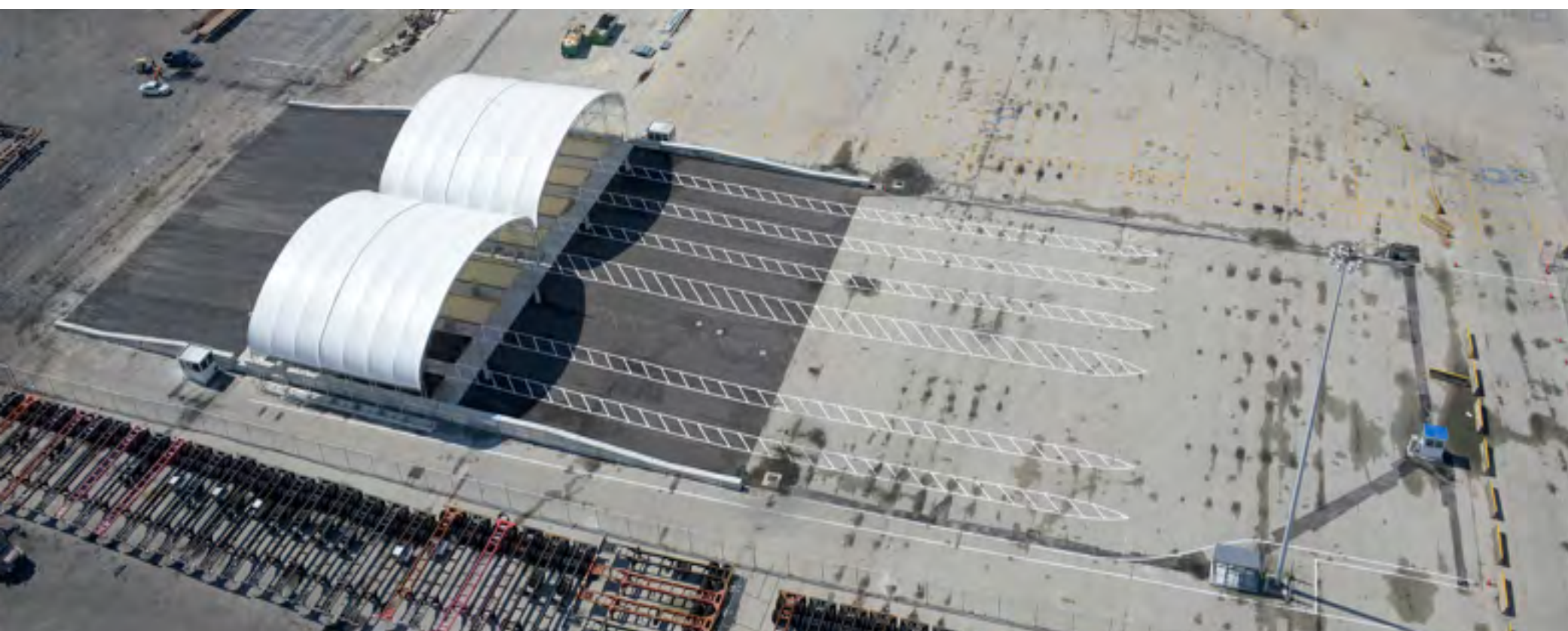
# PORT EVERGLADES TERMINAL (PET) PHASE 4 - OFFICE BUILDING & MAINTENANCE FACILITY





Our Projects

# FLORIDA INTERNATIONAL TERMINAL (FIT) OFFICE BUILDING & MAINTENANCE FACILITY





Our Projects

# SOUTHPORT PHASE IX-B (PORT EVERGLADES)

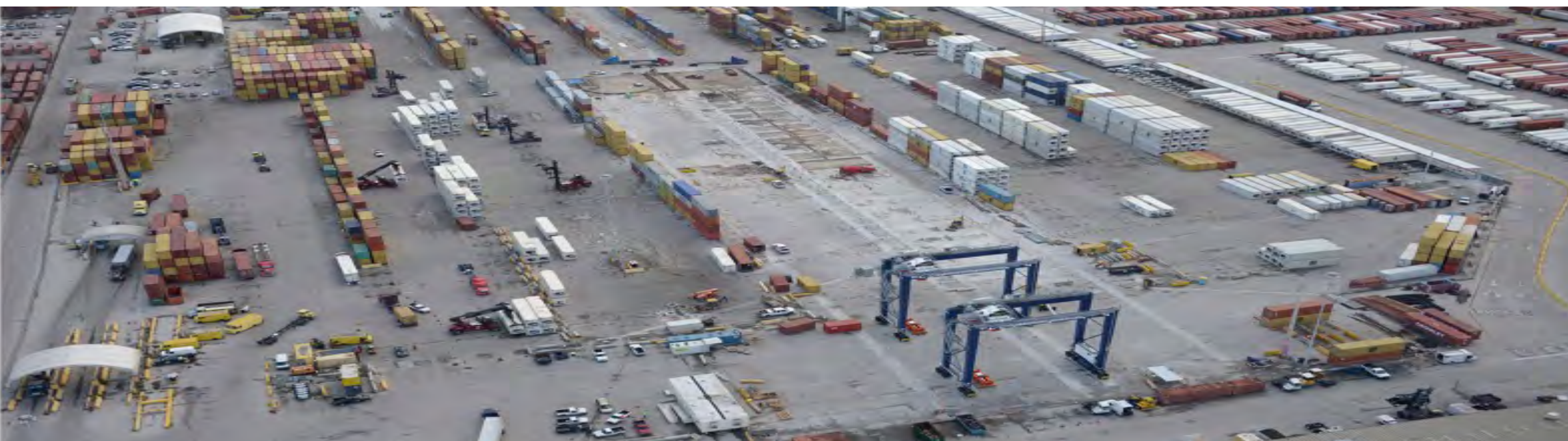






Our Projects

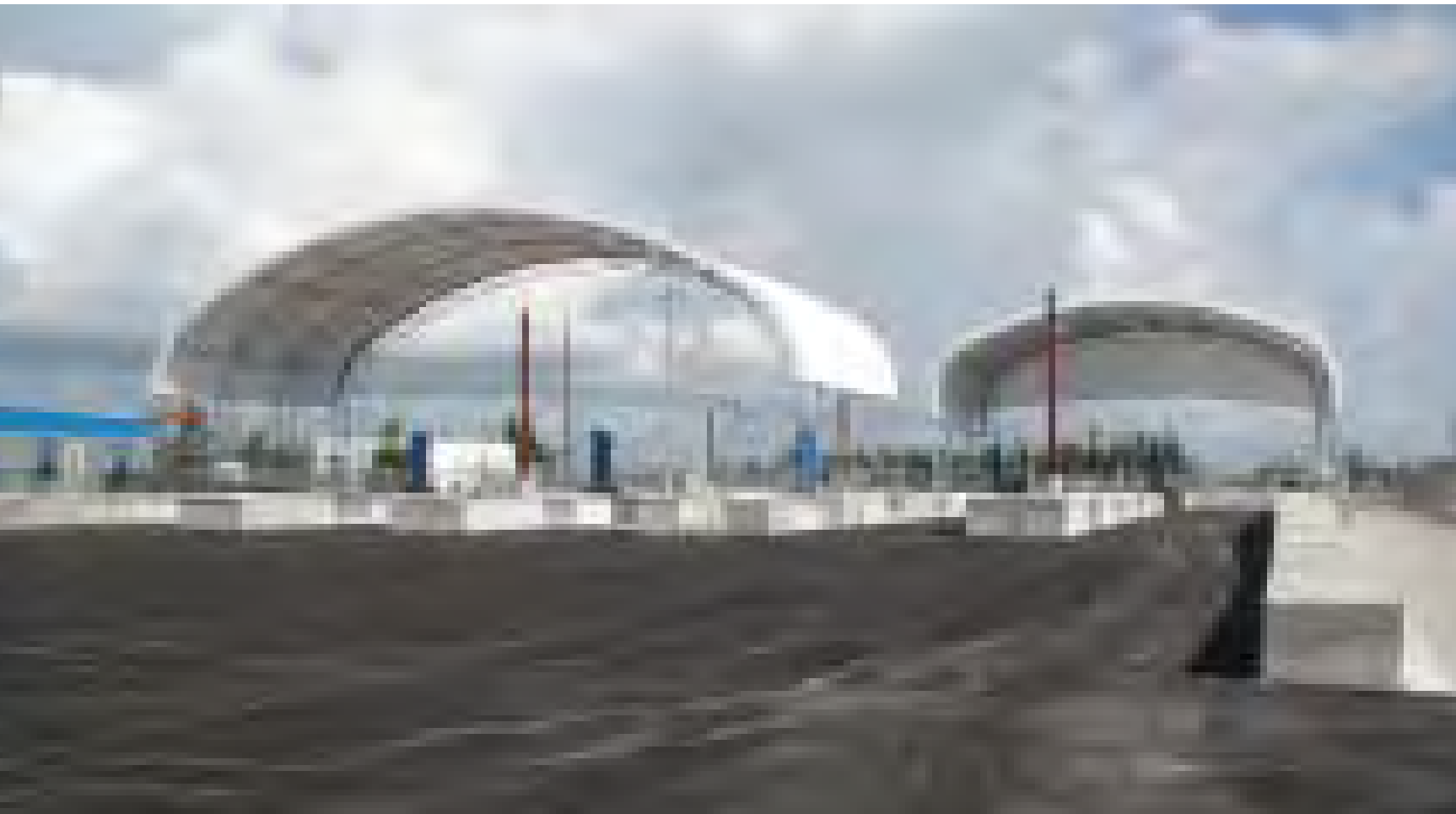
# PORT EVERGLADES TERMINAL (PET) CARGO TERMINAL ANNEX & YARD





Our Projects

# SEA FREIGHT TERMINAL & MAINTENANCE FACILITY- PORT EVERGLADES

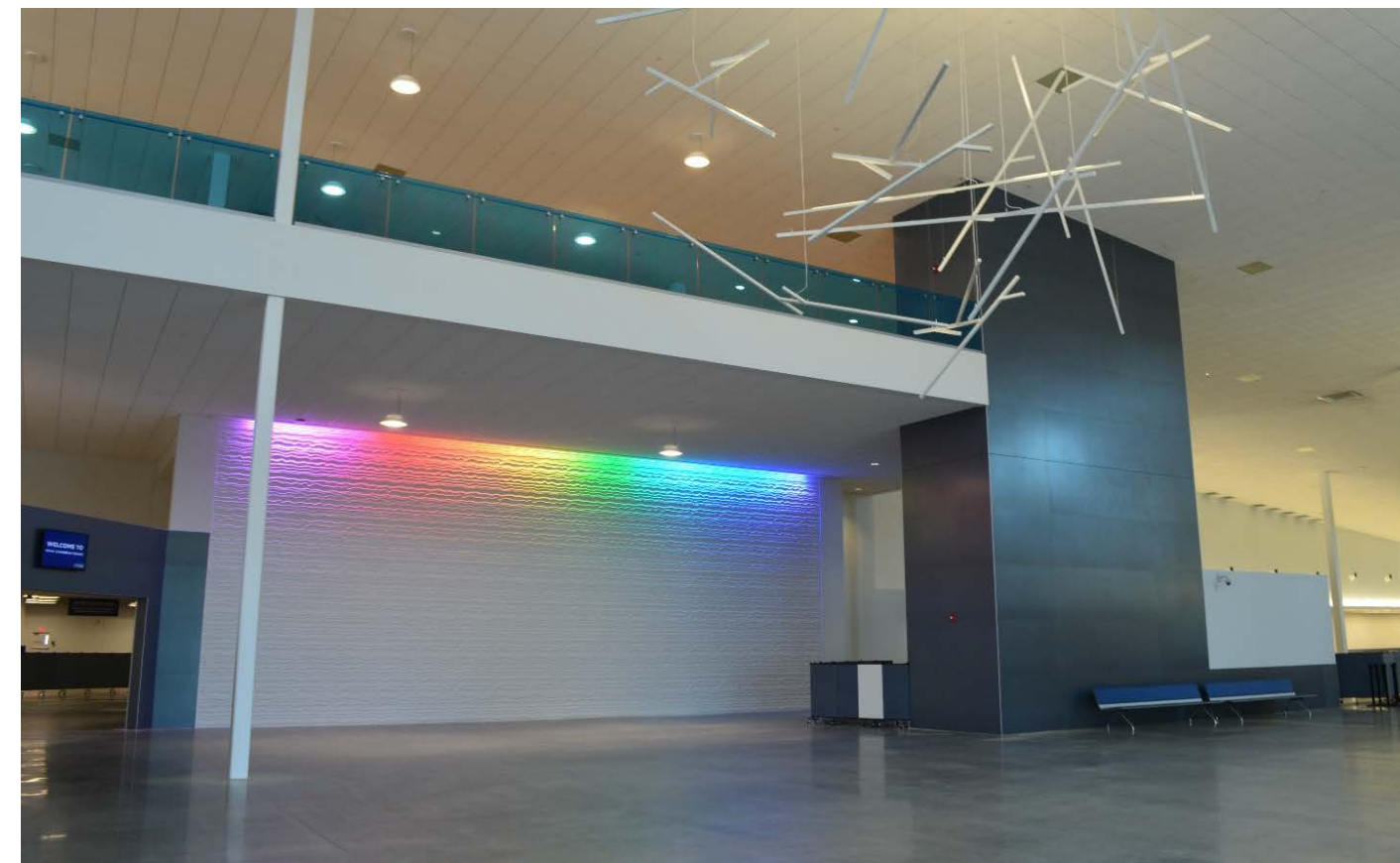




# ACTION RENTALS MAINTENANCE FACILITIES



- Air Compressors
- Fuel Tanks
- Centralized Bulk Distribution
  - Motor Oil
  - Anti-Freeze
  - DEF Fluid
  - Vacuum/ Suction
  - Air
- Welding Facilities
- Equipment Lifts
- Centralized BIN Number Parts Inventory Control
- Loading & Unloading Heavy Equipment/ Parts





Our Projects

# PORT MIAMI CRUISE TERMINALS D & E ORIGINAL DESIGN & REMODEL/ EXPANSION



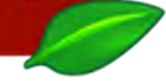


Our Projects

# CRUISE TERMINAL NO. 5 & PARKING FACILITY RENOVATIONS



**Gartek**



MEP Engineering, Fire Protection Engineering

## CATERPILLAR TRAINING CENTER RENOVATION/ NEW CONSTRUCTION (Miami Lakes, FL)



**Project Scope:** A 152k SF warehouse addition, 12k SF addition to the regional offices, remodeling of 11k SF office space and new 23k SF training center building. MEPFP. Scope of work includes Design of sanitary and waste plumbing, diesel storage and distribution, natural gas distribution, compressed air and distribution, HVAC including new chilled water system and specialized ventilation of test cells, normal and emergency power distribution, design associated with installation of a dedicated emergency generator to power the entire facility, interior lighting, fire alarm, site lighting, empty raceway systems for IT, security, card access and A/V. Approx. construction cost \$10.2 M.

**Professional Services Completed to Satisfaction- 2014**

**Gartek**

Fire Protection, Plumbing, HVAC & Electrical Engineering  
**EOC IT SERVICES BUILDING** (Weston, FL)



**Project Scope:** Fire Protection, Plumbing, HVAC and Electrical Engineering design and construction administration services for a new building located between the City Hall and the City's Police Services Center. The building footprint will be approximately 7,200 square feet and rise three stories, or a total of approximately 21,600 square feet. Located on the first floor will be offices for building code, zoning code, fire code, code enforcement, and records storage. Located on the second floor will be the City's emergency operations center, kitchen facilities, offices for information technology services, and multi-purpose space. The third floor will be vacant for future use. There shall be a stand-by power system to service the entire building. Parking for the building will utilize the existing City hall parking lot. Occupancy shall be no later than March 2015. Approximate construction cost \$5.4M.

**Professional Services Completed to Satisfaction- 2014**  
**Construction Completed- 2016**





**Project Scope:** Provided container yard for storage/ process of shipping containers; Provided Survey, Drainage, and Civil Infrastructure.

**Services Performed:** KEITH conducted a full topographic survey of the projected areas, including man-made features, utilities, elevations, grade changes, storm and sanitary structure details; establishing project controls in support of utility engineering. KEITH provided drainage design, permitting and site visits.

**Project Completion - 2018**



Civil Engineering, Landscape Architecture, Land Surveying  
**HALLANDALE BEACH FIRE RESCUE  
STATION** (Hallandale Beach, FL)



**Project Description:** The building program and design for the City's new main fire rescue headquarters and emergency management facility were developed to achieve LEED Silver Certification and include a 25,000 square foot, two-story complex with four apparatus bays and living quarters for up to 16 firefighters. The City's fire rescue administrative headquarters will be located within the new facility. Construction documents for the project are complete and it is currently in the permitting phase.

**Services Performed:** KEITH is providing Civil Engineering, Landscape Architecture and SUE services. Responsibilities include the following services: preparation of Landscape and Irrigation plans incorporating drought tolerant plants and 'Florida Friendly Landscaping' practices, as well as water saving irrigation components with a 'smart' controller and incorporation of a rain sensor; preparation of documents and attendance at City DRC, AAC and Planning and Zoning meetings for the site plan approval; pre-application meeting with agencies having jurisdiction; prepare all required bidding and construction documents for the projects, design plans, supplementary contract requirements, technical specifications and cost estimates; provide assistance for LEED BD+C rating documentation and processing; attend pre-bid meeting, respond to bidder questions and prepare possible bid addenda for project revisions; provide construction engineering/management services for the projects; provide project close-out services.

**Project Commencement - 2014; Project Completion – On-going**



**Project Description:** The existing Fire Station 78 was demolished and replaced with a new 9,300 square foot facility. KEITH provided Civil Engineering, Traffic and Landscape Architecture services during the construction of the Tamarac Fire Station, on behalf of West Architecture & Design, LLC. Civil Engineering services included the development of preliminary design plans, preparation of LEED templates, attendance of coordination meetings, acquisition of the necessary permits and construction management services. KEITH prepared a Signal Modification Plan for actuating the existing traffic signal at the intersection of NW 47th Terrace and Commercial Blvd. for tactical use by the Tamarac Fire Department. Additionally, Landscape Architecture services included a site analysis and tree inventory, development of tree disposition, landscape and irrigation plans and construction observation. As a Design/Build project, KEITH was an active participant in determining costs and cost alternatives to keep overall costs within the anticipated budget.

**Project Commencement:** 2015; **Project Completion:** 2018



LEED Consulting and Building Commissioning  
**SEABOARD MARINE** (Miami, FL)



**Project Scope:** This 16,100 square foot Port of Miami Maintenance Facility for Seaboard Marine is currently pursuing LEED Silver certification in 2018. All work performed by The Spinnaker Group is currently on time and within budget.

**Services Rendered:** LEED Consulting and Building Commissioning

**Key Staff Involved:** Rob Hink (Principal, LEED Charette); Jonathan Burgess (VP Sustainability, LEED Project Management); Margaret Fitzsimons (LEED Project Management); Joe Fleming (Building Commissioning and Energy Modeling)



LEED Building Commissioning

## Miami Beach Property Management Facility (Miami, FL)



**Project Scope:** This 17,500 square foot property management and maintenance facility for the City of Miami Beach, achieved LEED Gold certification in 2016. All work performed by The Spinnaker Group was completed on time and within budget.

**Services Rendered:** LEED Building Commissioning

**Key Staff Involved:** Joe Fleming (Building Commissioning); Nabil Maroun (Building Commissioning)



LEED Consulting and Building Commissioning  
**Royal Caribbean Innovation Lab** (Miami, FL)



**Project Description:** This 20,000 square foot innovation lab in the Port of Miami for Royal Caribbean Cruise Lines serves as a design and mock up facility, achieved LEED Silver certification in 2017. All work performed by The Spinnaker Group was completed on time and within budget.

**Services Rendered:** LEED Consulting and Building Commissioning

**Key Staff Involved:** Rob Hink (Principal, LEED Project Administrator); Jonathan Burgess (VP Sustainability, LEED Project Management); Margaret Fitzsimons (LEED Project Management); Joe Fleming (Building Commissioning)



MEP Engineering, Structural Engineering

## W.H. STEPHENSON UTILITIES AND WAREHOUSE - CONSOLIDATION OF UTILITIES, PURCHASING AND MAINTENANCE (Cocoa, FL)

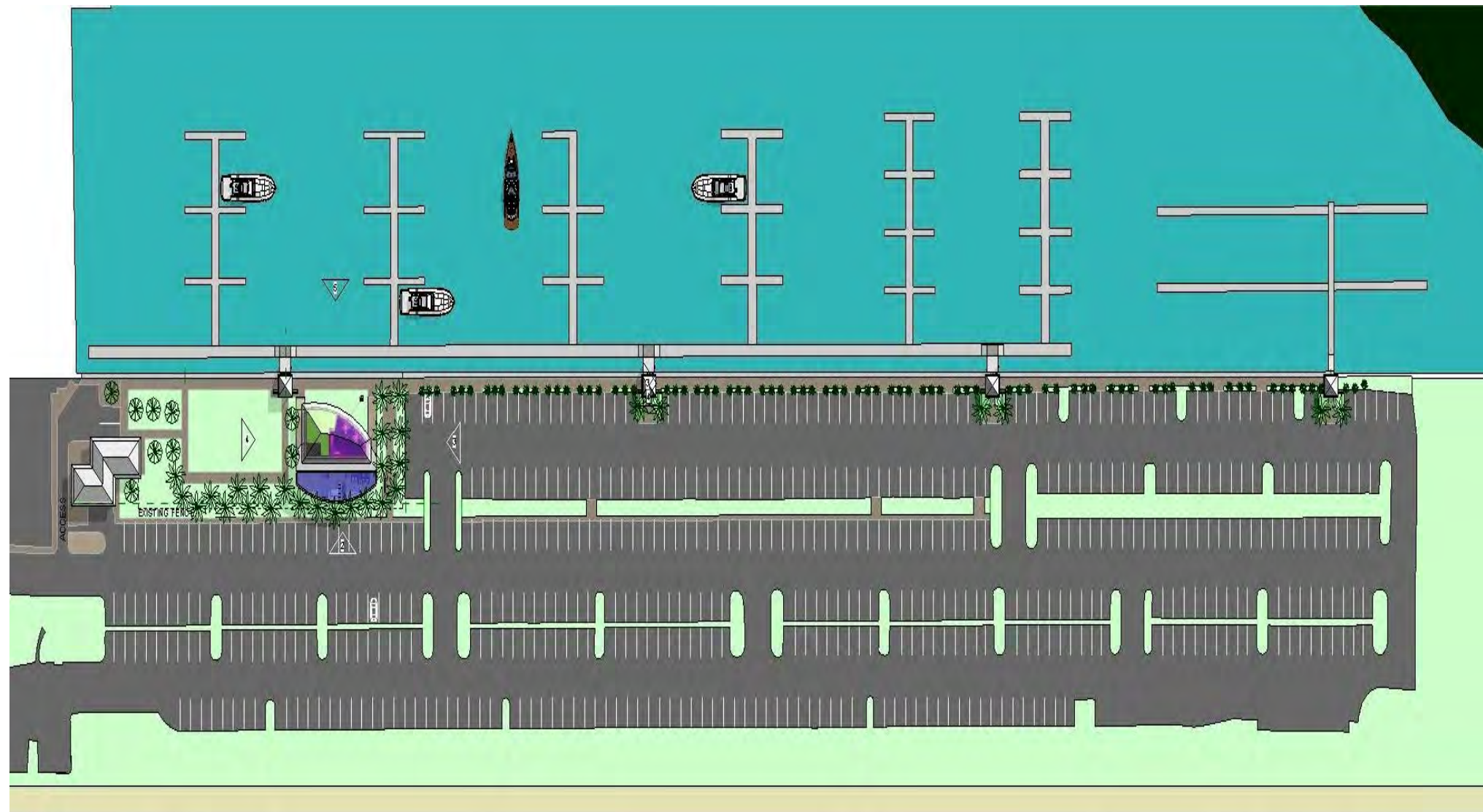


**Scope:** Phase 1 of the City of Cocoa's new Transmission and Distribution facility combined the City of Cocoa Water and Purchasing Department functions as well as vehicle maintenance and shop repair facilities. The 53,700-sf facility contains the following:

- 14,500 square feet of office space, including multi-media training spaces and back-up city IT services
- 15,700 square feet of meter testing and repair shops, vehicle maintenance area, and general shop equipment
- 23,500 sf of warehouse storage

Phase 2 added an 8,000-sf Water Quality Lab for portable water testing, a vehicle wash rack, and site improvements.

**Duration:** Multi phased project: 2/2008 – 7/2013



**Project Scope:** The proposed project consists of the redesign of the existing municipal marina facility. Included in the redesign is the repair & replacement of the existing seawall and seawall cap, the dredging of submerged bottom to (-) 7.0' NAVD, and the replacement of the existing fixed and floating docks with concrete floating docks. In addition, the marina will also have a new Dock Master's Office and new entry kiosks at each entrance point.

**Construction Cost:** \$5,000,000

**Services Rendered:** The Chappell Group, Inc. (TCG) provided all environmental services for the marina development, including the necessary approvals with U.S. Army Corps of Engineers (ACOE), Florida Department of Environmental Protection (FDEP), Broward County Environmental Protection & Growth Management Department (EPGMD), Florida Fish and Wildlife Conservation Commission (FFWCC), and US Fish and Wildlife Service (FWS). TCG provided all applicable environmental services for the marina, including preliminary environmental assessments, required water and sediment analysis, and complete regulatory permitting services.





Environmental Permitting; Benthic Survey; Construction Observation; Turbidity  
**PORT EVERGLADES WETLAND ENHANCEMENT** (Broward County, FL)



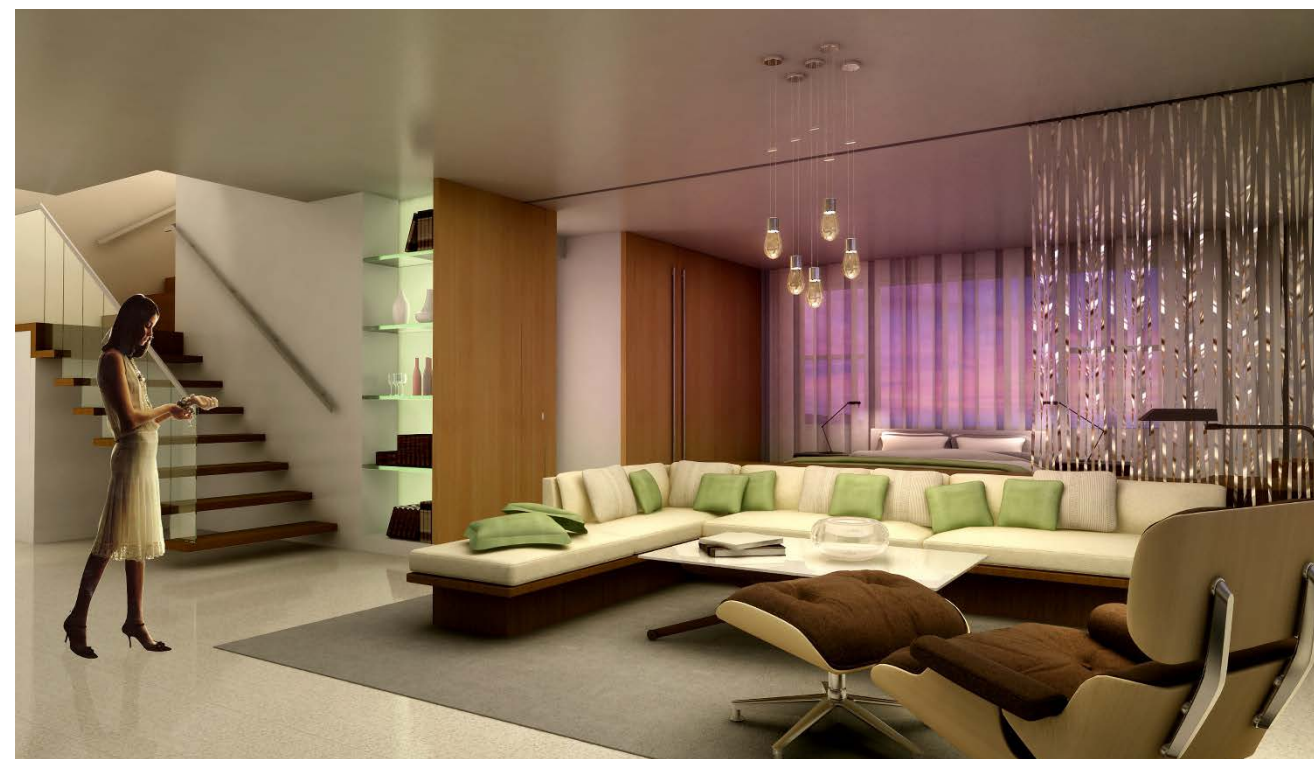
**Project Scope :** The project was the creation of a 16.5 acre wetland enhancement area related to the release of a portion of the existing 8-acre conservation easement, allowing the Port to expand the Southport Turning Notch. This project included planting of over 53,000 mangroves and over 17,000 Florida native transitional buffer plants. TCG prepared and processed the environmental applications for the mitigation and design of the wetland enhancement area to offset impacts associated with the proposed turning notch expansion. TCG also conducted construction inspection services including turbidity monitoring during in-water work, plant inspections of the mangroves and transitional buffer plants delivered, permit compliance, plan review, and erosion control inspections. **Construction Cost:** \$15,000,000

**Services Rendered:** Environmental Permitting; Benthic Survey; Construction Observation; Turbidity Monitoring; Water Quality Analysis; Permit Compliance; Plant Inspections; Erosion Control Inspection; Sediment Quality Analysis; Mitigation Permitting and Design; Mitigation Monitoring

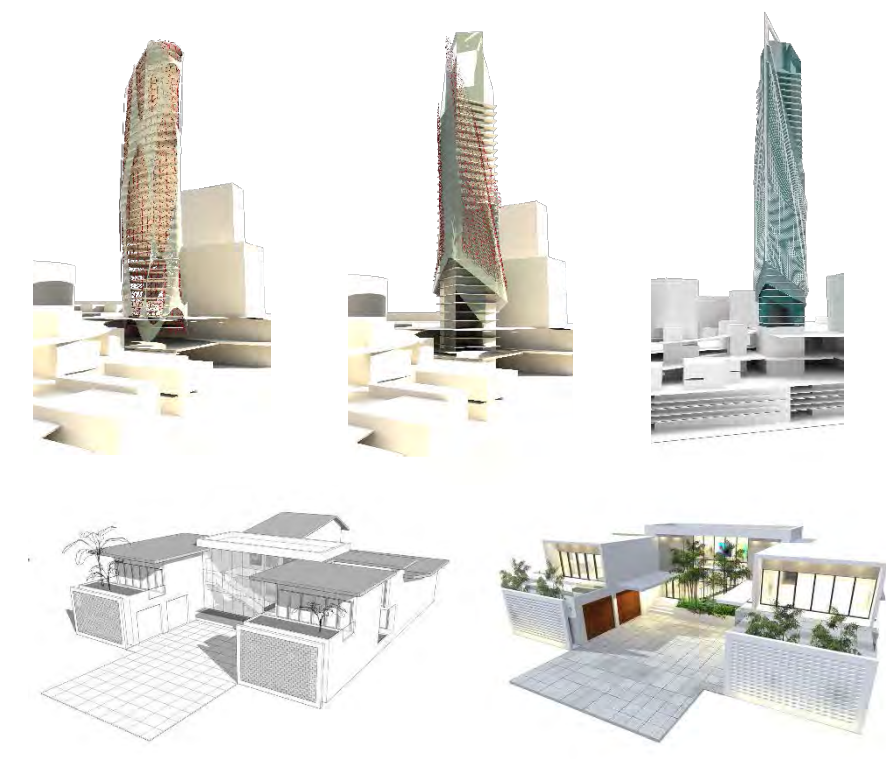


**Project Scope:** Three (3) year \$3.8 Million improvements to municipal water treatment plant hypochlorite system including, pads for tanks, additions, sidewalks, trenches, etc. FE&T was involved with geotechnical engineering and sampling & testing services for this project.

**Professional Services Completed to Satisfaction- 2012**



- CAD / BIM
- 3D Renderings
- 3D Simulations
- Drone Videography







- Simple, Practical, Cost-Effective Design Solutions
- Principal's Direct Involvement
- Integral Design and Quality Assurance Processes
- Excellent communications with Owners, Team Members, Contractors and Stakeholders
- Collaborative problem-solving approach
- Long term commitment of Staff to the Project
- Experienced Consultant Team working together



- Identification of users and stakeholders
- Articulation of Mission/ Vision Statement
- Identification of Operational Synergies
- Identification of Potential Efficiencies in Operations & Delivery of Services
- Vehicular Requirements/ Traffic Studies
- Reconnoiter & Inventory Existing Facilities
- Emergency Management Plans & Contingencies
- Storm Protocols & Strategies
- Impact of PEV Growth
- Workplace Safety & Security
- Regulatory Requirements
- Accessible & Inclusive Workspace & Worker Amenities/ Support
- Identify Spatial Requirements
- Maintenance of Operations during Construction and Relocation



■ Site Work & Site Selection:

- Coordination With & Provision of Utilities
- Vehicular Circulation
- Passenger Access & Circulation
- Signage & Wayfinding
- Freight Traffic & Circulation
- Environmental Compliance
- Testing & Mitigation of Contaminated Soils & Water
- Strategies for Site Drainage, Water Retention & Filtration
- Exterior Site Lighting Compliance
- Dredge Material Treatment & Disposal
- Safety & Security Requirements
- Flood & Storm Surge Elevations
- Coordination with Master/ Vision Plan
- Compliance with Regulatory Requirements
- General Port Operations & Administration

- Consideration of Area Requirements
- Site Diagrams & Supporting Data Created for Potential Sites
- Specialty Testing, if Required



## LEED Credit Categories



- LEED Accredited Professionals
- Develop Sustainability through Comparative Analysis
- LEED Implementation Compliance Specialist

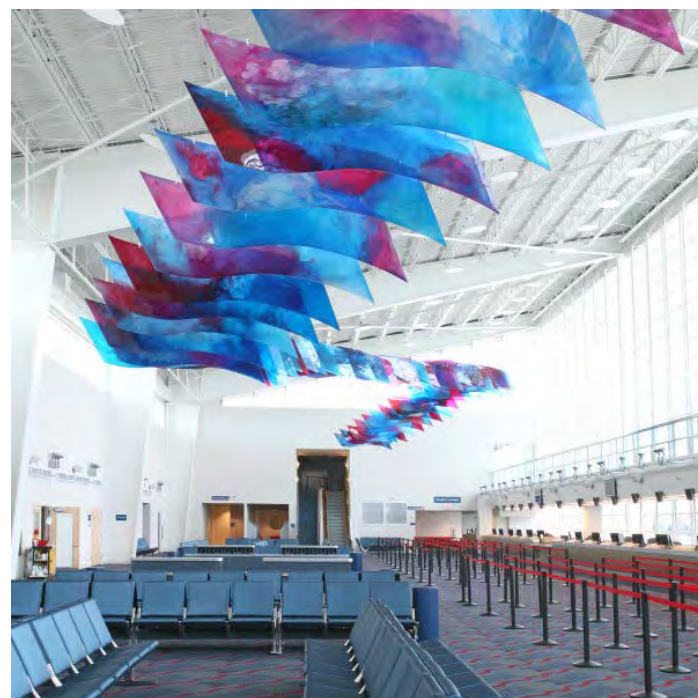
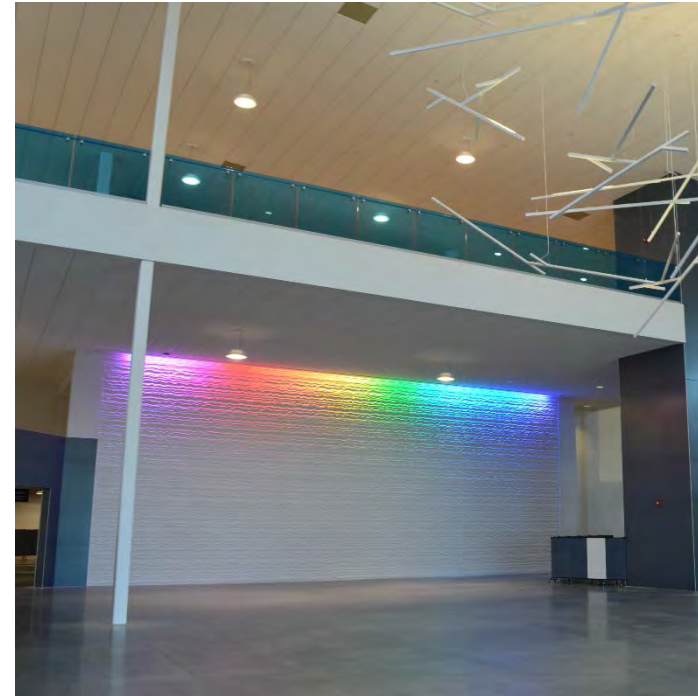
- *The Spinnakker Group*





## Consolidation - Enhanced Synergies and Efficiencies :

- Shared, common Use Functions & Support Spaces
- Consolidated Communications & Administrative Functions
- GSI-Based Wireless Service Delivery Model
- Common-Use Support Spaces & Worker Amenities
- Consolidated Parts Storage & Inventory Control
- Consolidated Vehicular Parking, Maintenance & Fueling
- Opportunities for Green Service Vehicle Fleet
- Enhanced Department Security
- Facilitate Redundancy Reduction/ Elimination
- Additional Financial Benefits (ie: decreased staffing requirements)



Thank you!