



City of Pompano Beach
Continuing Contract for Architectural Services
RLI 26-002

December 18th, 2025

Person of Contact: Juan Justiniano, Principal
2400 E. Commercial Blvd., Suite 201, Fort Lauderdale, FL 33308 | O: (954) 771-2724



FORT LAUDERDALE AQUATIC CENTER
—27 METER DIVE TOWER

Table of CONTENTS

1	Letter of Transmittal	04
2	Technical Approach	07
3	References	
	<i>Relevant Project Experience</i>	13
	<i>Pompano Beach Projects</i>	21
	<i>Current & Projected Workload</i>	26
4	Project Team	
	<i>Project Team Form</i>	29
	<i>Organizational Chart</i>	31
	<i>Statement of Skills & Experience</i>	32
	<i>Resumes of Key Personnel</i>	38
	<i>Office Locations</i>	64
5	City Forms	
	<i>Financial Statement</i>	66



1 Letter of Transmittal

CHARLES F. DODGE CITY CENTER, PEMBROKE PINES



December 18th, 2025

Eric Seifer
Purchasing Supervisor
City of Pompano Beach
1190 NE Avenue, Pompano Beach, FL 33060

RE: Response to RLI 26-002 Continuing Contract for Architectural Services

Dear Eric,

Justin Architects, P.A. (JA) is pleased to submit our Letter of Interest to the City of Pompano Beach for the Continuing Contract for Architectural Services. Established in 1979, our firm has served as a trusted partner to municipalities across South Florida for over four decades. JA, formerly known as Cartaya and Associates, previously held the Continuing Services Contract with the City and the CRA. Notable contracts under the contract included: Airpark Maintenance Building, Dog Park Restrooms, Community Park Restrooms, Annie Adderly Gillis Park, Pump Room & Observation Building Aquatic Center, BSO; Fire Station #21 Renovation, Sands Spurs Park Restroom, and Atlantic Ave Lighting Upgrade.

With a portfolio spanning government centers, public safety facilities, and civic infrastructure, we bring a legacy of innovation grounded in functionality, collaboration, and long-term value. Our extensive experience and dedication to excellence have earned us numerous awards at the local, state, and national levels, exemplifying our commitment to delivering design solutions that are both functional and environmentally harmonious.

The City's Capital Improvement Plan emphasizes that well-planned capital projects reduce long-term operating costs, enhance public safety, and support community growth. Investing in new facilities and improving existing infrastructure, from buildings and parks to bridges and seawalls, aligns directly with the scope of this RLI. Our architectural services will support the City's goals by delivering efficient, sustainable designs that help ensure facilities remain safe and functional over time, reduce maintenance needs, and advance fiscally responsible capital investment.

All projects will be led by our Principal Juan Justiniano, a respected industry professional with 40 years of experience, alongside is our Senior Architect-Teen Woon (38 years experience), Architect & Project Manager-Carlos Justiniano (12 years experience), and Architectural Project Captain-Edwin Giraldo (20 years experience). Our Justin Team represents over a century of collective experience and is deeply committed to delivering coordinated, responsive, and high-quality design services tailored to the City of Pompano Beach's goals and vision.

Justin Architects will provide full-spectrum architectural services, including but not limited to: Municipal Buildings, Renovations, Bridge repair, reconstruction, or replacement projects, Miscellaneous building repair or improvement projects, Roofing repair or replacement projects, Seawall repair, reconstruction, or replacement projects, Parks and Recreational Facilities projects, Emergency power projects, and Sign Foundations. Our in-house expertise is complemented by a highly qualified team of sub-consultants, strategically assembled to meet the City's diverse technical needs:

- KEITH—Civil Engineering, Surveying, and CEI
- Duland Design—Landscape Architecture
- TRC Worldwide Engineering—Structural Engineering
- Bildworx Design—Mechanical, Electrical, & Plumbing Engineering, and Fire Protection
- CMS—Cost Estimating
- TLC Engineering Solutions—IT/Communications & Technology Engineering
- Code Green—Sustainability Consulting

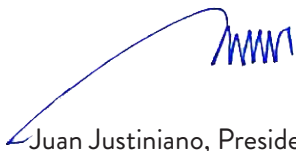
Together, our team offers a holistic and collaborative approach to design, ensuring the integration of all necessary services to successfully execute projects from design through completion. Our project management emphasizes clear communication, accountability, and timely delivery, which have contributed to successful partnerships through continuing services contracts with

numerous government agencies, including:

- Broward County Continuing Services for Reports and Studies
- Broward County Architectural Consulting Services for Parks and Recreation
- City of Hollywood Architectural/Engineering Design Continuing Services for Miscellaneous Projects
- City of Hallandale Beach Professional Architectural and Engineering Services
- City of Delray Beach Architectural Services
- City of Weston - Continuing Professional Services: General Civil Engineering/General Architectural
- City of Coconut Creek Architecture, Landscape Architectural and Urban Design Services
- City of Deerfield Beach - Architectural & Engineering Services (CCNA)
- City of Miramar Architectural and Engineering Consulting Services
- Broward County Aviation Department Professional Consultant Services for FLL and HWO Airports, Building Projects
- Town of Davie Miscellaneous Architectural Services
- Broward College Civil & Testing Continuing Services (Subconsultant to KEITH)
- City of Coconut Creek General Engineering (Subconsultant to KEITH)
- Construction Engineering Inspection Services Continuing Services Contract (Subconsultant to CMA)
- FDEP Parks & Rec Statewide Architecture/Engineering Continuing Services (Subconsultant to EAC)
- Town of Highland Beach Continuing Professional Engineering, Architectural, Landscape, Survey & Mapping Consulting Services (Subconsultant to Craig A. Smith)
- City of Pompano Beach - Continuing Contract for Architectural Services (Past)
- Palm Beach State College - Architectural Services for single projects under \$1,000,000 (Past)
- Broward County Architectural and Engineering Services for Works of a Specified Nature (Past)
- City of North Lauderdale General Professional Architectural Services (Past)
- City Dania Beach and Dania Beach Consultant for Continuing Services (Past)
- City of Oakland Park Continuing Professional Architectural and Engineering Services For Various Projects (Past)
- Broward College Continuing Contract for Architectural and Engineering Services, College-Wide (Past)
- Broward County Housing Authority Continuing Services (Past)
- Broward County Parks Continuing Services (Past)

With deep local knowledge, longstanding municipal relationships, and a collaborative, multidisciplinary approach, Justin Architects is uniquely positioned to support the City of Pompano Beach in shaping thoughtful, resilient, and inclusive public spaces for years to come.

Best regards,



Juan Justiniano, President
AIA, NCARB, AICP, LEED AP BD+C
Justin Architects, P.A.
2400 E. Commercial Blvd, Suite 201
Fort Lauderdale, FL 33308



2 Technical Approach

Our Design Team is committed to dialogue and proper communication with the City of Pompano Beach Continuing Contract for Architectural Services. The Justin Team has extensive experience delivering the full range of services outlined in RLI 26-002. We have supported the City of Pompano Beach with preliminary design reports and design alternative evaluations, including modeling, surveying, data analysis, and cost estimating. Our team is well versed in the City's permitting processes and is familiar with the procedures of the DRC, AAC, and P&Z committees. We routinely provide municipalities and Broward County with bidding assistance and permitting services across all agencies. In addition, we currently deliver construction engineering, management, and administration services, including full-time Resident Project Representative (RPR) services for the Broward County Aviation Department. For select, mission-critical projects, these services are provided on a 24/7 basis. We also support project closeout efforts, coordinating with design and construction teams to manage document control and deliver complete closeout packages.

We are highly experienced in Continuing Services Agreements and currently manage sixteen active agreements with the County and municipal clients. These assignments run concurrently and span multiple phases of completion. Our team understands that project scale and complexity may impact one or multiple disciplines, and we are supported by a strong consultant network and an experienced internal staff to effectively manage all projects.

Our Team employs the latest software and equipment allowing us to perform our services efficiently. The Justin Team members are committed to completing coordination throughout the term of the project. Our Design Team will work closely with City Staff to obtain the City's input and comments at every step. Simultaneously, we will remain vigilant in ensuring that the schedule and budget are met. Coordination between all members is critical to ensure that scope creep is not impacting the project and prompt remedies are considered to adjust and/or resolve any obstacle during the design development, construction documents, permitting, bidding, and construction administration.

Our project approach and methodology are outlined below.

1. PROGRAMMING/SCHEMATIC DESIGN DOCUMENT PHASE

In this phase, our design team will complete a Program Document for the Pompano Beach and CRA Staff and stakeholder's review.

1.1 Partnering Workshop

Our Design Team will discuss the City's goals, expectations, requirements, schedule, and budget with the City Staff. We will prepare a consensus document as a blueprint for progress, development, and cooperation. We will also establish lines of command, cost control guidelines (including scope creep), quality control/quality management, and schedule recovery procedures. This activity will provide a Project Goal Statement, Project Schedule, and Project Budget Document. The design team will concentrate on meeting all the scope requirements within the established schedule and budget.

1.2 Review of Available Data

Our Design Team will document all available data pertaining to the projects, including performing an Existing Conditions Analysis. Records Drawings, As-built, and any documentation of the existing facilities will be studied and understood by the architect and consultants.

1.3 Programming

Based on the items discussed during the Pre-Design Analysis/Partnering Workshop, the Existing Conditions Analysis, and Building Code Study, our team will meet with the City as required to produce an Owner's Program. The Owner's Program will identify the program requirements for the facility, including size and components based on needs, adjacencies and functionality. Each space/area/function will be documented according to use, square footage, acoustic need and performance. The Owner's Program will then be reconciled with the Owner's Budget (including potential scope contingencies, current construction market conditions and evaluate inflation as a factor that could impact the project's budget). All future work is dependent on the programmatic decisions. The project schedule will be optimized to provide a time-efficient cost estimate. The reconciled Owner's Program and Budget is then merged with the Project Schedule.

1.4 Schematic Design

Identifying the programming requirements will allow the Justin Team to work with all the information gathered up to this point and work on site plans, floor plans, exterior elevations and very schematic building sections to propose a design solution. Renderings can clearly convey the design intent and shall be part of this submittal if requested by the City. Should the City request multiple design options, our team will develop and present them accordingly. This schematic package will identify the preferred concept for the project and will provide guidelines for each discipline to work on specific plans: civil, landscaping and architecture in this initial stage.

2. DESIGN DEVELOPMENT

Once the Programmatic Document/Schematic Design Phase is completed, we will move on to the Design Development Phase. In this phase, our design team will, in conjunction with the City Staff, begin to develop the project's design according to the Programmatic Document and Schematic Design. Once the project's design is developed to a ten to twenty percent delivery, we will present our design for your review and approval. During this Phase, we facilitate a Value Engineering Workshop to discuss all equipment, mechanical, electrical, plumbing, fire suppression, security and IT/communication systems.

Our typical Design Development Documents will include the following:

- Site Plan
- Initial Code Analysis and Life Safety Plans.
- Floor Plans
- Reflected Ceiling Plans
- Door Schedule and Finish Schedules.
- HVAC Plans and Load Calculations.
- Initial Electrical Load Calculations.
- Plumbing water distribution and disposal plans.
- Initial score sheet for Sustainability (FGBC, LEED certification).
- An outline specification is also prepared for review and approval.

At the end of this phase, our Design Team will evaluate the cost of the project including potential scope contingencies, current construction market conditions and evaluate inflation as a factor that could impact the project's budget. This cost review may indicate that we are in budget or that some methods of cost recovery may be required. The Owner and Architect agree on the remedial course of action and proceed with the Construction Documents incorporating revisions as required by the cost review.

Deliverables:

- Value Engineering Workshop for Systems Selections.
- Material and color selections.
- Design Development documents including an outline specification.
- Cost Estimate in coordination with City preferred method of construction (Design/Bid/Build, Design/Build, CMAR).

3. CONSTRUCTION DOCUMENTS

After Design Development, we will begin work on Construction Documents. It is critical that at this stage all programming requirements have been reviewed and approved to minimize any potential need to modify plans while Construction Documents are developed. Deliverables for Construction Documents are typically delivered at 30%, 60%, 90% and 100% submittals, but this can be adjusted as coordinated with the City and Owner. We will meet regularly with Staff and the Cost Estimator to ensure that their needs are being met while remaining aware of scope creep.

Early in this Phase, our Team will conduct a Workshop including the Owner and Staff to verbally construct this project. This Workshop investigates Owner and Engineering recommendations, as well as more detailed product, systems, and component selections. This workshop will be an invaluable tool in gauging the construction bidding climate, and material availability and tests the budget. With the verification of the budget completed, we will continue the development of Completed Construction Documents, including detailed Architectural, Mechanical/Electrical/Plumbing Engineering, Structural Engineering, Fire

Protection, and Security/IT/Data Systems plans and book format specifications. We will submit completed documents for your review and comments and submit plans for permit review by the Building Department and all Civil permitting agencies for water, sewer and drainage permitting.

Deliverables:

- Value Engineering Workshop for detailed product selections.
- Construction phasing and temporary office relocation plans, if needed
- 30%, 60%, 90% and 100% Construction Documents.
- Technical Specifications.
- Updated Cost Estimate.

4. CONSTRUCTION BID EVALUATION PHASE

Our Design Team will assist the City in the bidding portion of the work. Due to the current construction conditions the City may choose a construction method such as Construction Management at Risk (CMAR) or Design/Build. We are knowledgeable of these methods and available to assist the city with these procurement methods. We believe in accepting as-equal product submittals during the Bidding Phase allowing us to lower costs without sacrificing quality. We also believe in developing and adhering to a schedule of timely responses from RFIs and submittals to maintain the project schedule. Our Team will establish a rapid response program communication system with the City to ensure that all issues are dealt with quickly, as they occur, and not postponed until the end of the Project. We are familiar and use daily the construction management tools such as Procore, eBuilder and other platforms to efficiently follow bidding, permitting and construction administration efforts. We will, furthermore, help establish Quality Assurance, Cost Management and Cost Tracking programs for use by all stakeholders. If requested by the City, we can assist in the process to review, evaluate and select a General Contractor for the construction of this facility.

5. PERMITTING

Once the Construction Documents are completed, we will assist Pompano Beach Staff with obtaining a Permit. The Master Building Permit will need to be pulled by the General Contractor, once selected. We will handle all Requests for Information promptly and ensure an expedient progression to construction. If we need to expedite the permitting process, we will recommend that 90% Construction Documents be presented to the Building Department for review and comments. The City can review the plans concurrently while the design team is progressing to 100% construction documents. At the building department re-submittal, the design team shall incorporate both the owner's comments and building department comments into the re-submittal set.

We will review and respond to all Permitting comments and provide the required plan revisions to successfully complete this Phase. We will then stand prepared to meet with all permitting Officials at any time to expedite the Process. Justin Architects are experienced in all submittal processes and will lead the permitting, including all civil permitting.

6. CONSTRUCTION ADMINISTRATION PHASE

During Construction, our design team will provide Construction Administration Services. We will answer Requests for Information (RFIs) and review Shop Drawings as necessary. We will work to ensure that the project is constructed as per the Construction Documents and will evaluate any request for substitutions. Substitutions will only be reviewed and approved after the City Staff have also reviewed and accepted our recommendations. Should additional needs arise, our design team can provide a full-time architect to oversee the daily construction as a Resident Project Representative (RPR) Services.

6.1 Our Design Team encourages a team approach in identifying the following items during a Pre-Construction meeting:

- Project database and baseline for schedule and cost control.
- Critical Path schedule and milestones with manpower designation and identifiable float time for schedule recovery if necessary.
- Major building systems shop drawings for early review.
- As equal product substitutions caused by market conditions, discontinued products or value engineering, for early review.

- Bidder’s exceptions, conditions, or other issues that differ from the Owner’s or A/E Team’s expectations for review.
- Material samples and finishes for early review.
- Review of changes and costs as they occur, not at the end of the Project.
- Cost tracking and change order control procedures to protect the Project’s cost and schedule.
- Schedule update submissions with all requests for Payments for verification of schedule compliance and/or a Schedule Recovery plan.

6.2 Our Design Team identifies Schedule Recovery Guidelines to facilitate the Project’s Schedule Recovery in the event it becomes necessary.

We will assist with the General Contractor and Owner’s Project Management Team to identify a schedule that delineates the critical path items and milestones while identifying “float” time. Schedule recovery within the critical path requires the commitment of the entire Team to be accomplished.

Therefore, we encourage the following steps:

- Identify potential schedule performance problems before they occur.
- The Owner may require the General Contractor to increase manpower allocation or work overtime to correct the problem. We will be available to attend job meetings and provide site observation services as required to facilitate the Schedule Recovery.
- In some cases, the Critical Path may have to be altered to provide a scheduled recovery. Altering the critical path process may require additional work by the A/E Team to re-engineer or otherwise re-design and re-permit a portion of the Construction Documents. The earlier we can identify the potential delay, the less disruption to the schedule.

6.3 Our Design Team will work with the Owner’s Project Management Team and the General Contractor to establish a Cost Tracking Methodology.

- Establish a Project Cost Tracking baseline including an itemized schedule of values and critical path schedule (identifying float time).
- Reviewing all changes based on a cost-tracking baseline.
- Establishing a stakeholder team to Change Order approval management process for all changes to the work.
- Resolving all changes as they occur (not postponing them until the end of the project).

6.4 Our Design Team will also provide all traditional Construction Phase Services including:

- RFIs review and responses
- Shop Drawing reviews
- Site observation
- Meeting attendance and Minutes.
- As-equal reviews
- Material sample and color reviews.
- Change Order reviews and recommendations.
- Pay Requisition reviews and recommendations.

6.5 Our Design Team will assist the City during Project Close-Out by reviewing:

- As Built documents
- Final Pay Requisition reviews
- Review Closeout Manuals

7. QUALITY ASSURANCE/QUALITY CONTROL (QA/QC) METHODS

The Justin Team implements an integrated approach of total quality management and quality assurance/quality control. This process develops a closer and more productive relationship between the City Staff, General Contractor, Architect and Engineers.

Quality Control Program Goals

- 7.1 Reducing the number of design changes¹**
- 7.2 Identifying the City, Contractor, Engineers, and major Sub-contractors as stakeholders of the project.**
- 7.3 Establishing a definite and detailed Project Program and Budget-Cost, which is reviewed, approved and frozen by the stakeholders.**
- 7.4 Arranging and participating in periodic meetings and workshops with the stakeholders to ensure their participation including:**
 - Kick-off meeting & Programming Workshop.
 - Pre-design major building system value engineering workshop.
 - Construction document phase verbal construction/value engineering Workshop.
 - Stand-up review at completion of each phase for stakeholder participation and feedback.
- 7.5 Implementing a Quality Management program that identifies the line of command, contact information, and expectations for the project.**
- 7.6 Establishing a Quality Assurance database schedule that identifies all deadlines and milestones of the project.**

3 References

RELEVANT PROJECT EXPERIENCE

Justin Architects has successfully led the design and management of large-scale civic and public facility projects across South Florida, demonstrating our capacity to deliver complex architectural programs on time and within budget. Over the recent years, our team has completed and is currently engaged in projects that mirror the City of Pompano Beach’s anticipated scope, including municipal, public safety, and community facilities requiring multidisciplinary coordination, phased construction, and public agency collaboration.



Port Everglades-Heron Garage

Justin Architects designed the Port Everglades Heron Parking Garage and Ground Transportation Facility to accommodate 1,900 vehicles, serving cruise passengers, service and emergency vehicles, buses, taxis, and rideshare companies. More than just a parking structure, the project redefined the entrance experiences of Terminals 2 and 4, transforming them into dynamic, welcoming spaces. Public access to the Convention Center and parking garages along Eisenhower Boulevard was also enhanced with new vehicular ramps, identity markers, lighting, and lush landscaping, creating a functional and visually engaging gateway to the Port.

Sustainability was a key focus, with the goal of achieving Parksmart Certification. The garage incorporates roof-mounted 360° photovoltaic collectors, harnessing solar energy to meet or exceed the facility’s power needs. This integration highlights a commitment to environmentally responsible design while enhancing operational efficiency.

Throughout construction, a dedicated team provided comprehensive Construction Administration (CA) services, ensuring seamless collaboration with contractors and stakeholders. Despite challenges posed by the pandemic, the project remained on track and was completed efficiently without disrupting port operations, earning praise from Port Officials for its successful execution.



Location:

2050 Eisenhower Blvd., Fort Lauderdale, FL 33316

Construction Cost:

\$117,979, 172 (Garage & Passenger Bridge)

Owner Information:

Broward County

Person of Contact:

John Foglesong
 Director of Seaport Engineering & Construction Division
 Port Everglades Department
 (954) 468-0142 | jfoglesong@broward.org



Port Everglades Terminal 2 Passenger Bridge to Heron Garage

At the forefront of Justin Architects’ innovative prowess stands the conception and execution of an architectural marvel that transcends mere functionality - a glazed, air-conditioned pedestrian bridge that stretches across an impressive span of over five hundred feet. This visionary endeavor stands as a testament to our dedication to seamless integration of design and purpose, poised to redefine the passage between realms.

Connecting Terminal 2 with a moving walkway, this architectural feat represents a nexus where form and function meld harmoniously. An overarching design concept governs the entirety of the passenger bridge, manifesting in windows at eye level that frame captivating vistas of the ocean. This artful touch not only beckons passengers to the embrace of panoramic views but also serves as a visual conduit that unfurls the majesty of the seascape before them.

As one traverses this elevated corridor, the interior ceiling emerges as a canvas in motion, artfully designed to mirror the sinuous flow of ocean currents. This visual symphony, in tandem with the rhythmic motion of the moving walkway, orchestrates an immersive experience akin to wading through the gentle eddies of a serene water body. The echoes of the everglades’ landscape are subtly woven into this ethereal narrative, enveloping passengers in an ambiance that seamlessly interweaves architecture and nature.

However, this bridge is not solely an architectural marvel; it’s an embodiment of enhanced passenger experience. Beyond its convenient link to Terminal 2, this spatial marvel presents itself as an oasis of comfort, complete with moving walkways for effortless travel, designated rest areas for respite, and restroom facilities that uphold convenience. Every facet of its design aims at a single objective - elevating the journey of each traveler, encapsulating convenience, comfort, and efficiency in an awe-inspiring passage.

In the annals of architecture, the glazed pedestrian bridge conceived by Justin Architects emerges as an exemplar of ingenuity, crafting an immersive pathway that transcends the mundane and introduces passengers to a harmonious union of design, nature, and comfort. This architectural feat stands not just as a bridge, but as a transcendental experience that ushers passengers into an extraordinary realm where innovation intertwines with the serenity of the seascape and the pulse of the everglades.



Location:

2050 Eisenhower Blvd., Fort Lauderdale, FL 33316

Construction Cost:

\$117,979, 172 (Garage & Passenger Bridge)

Owner Information:

Broward County

Person of Contact:

John Foglesong
 Director of Seaport Engineering & Construction Division
 Port Everglades Department
 (954) 468-0142 | jfoglesong@broward.org



Town of Davie - New Town Hall, Design Criteria Package

Justin Architects has been entrusted by the Town of Davie to undertake a comprehensive architectural and engineering role, encompassing both design and construction services for the Design Criteria Package (DCP) of the new town hall and its associated site enhancements.

Functioning as a hub for administrative and civic activities, the New Town Hall is poised to accommodate 16 Departments. Among these, the Building, Engineering, Planning and Zoning Departments will find their home here, alongside the Community Redevelopment Agency (CRA) Department. The design approach artfully blends rustic western vernacular architecture with modern elements, respecting the town’s historical heritage while propelling it forward into a promising future.

Throughout the meticulous site design process, Justin Architects remained steadfast in their commitment to preserve and seamlessly integrate the existing mature trees. The team also carefully considered the relocation and preservation of 9 memorial plaques, in addition to the Town’s Time Capsule. To enhance accessibility, the site design incorporates 100 parking spaces on the eastern side of the project’s location.

Adherence to the Building Construction Type aligns with the current Florida Building codes as mandated by the DCP. While the Town of Davie didn’t mandate third-party certification for sustainable design, Justin’s dedicated team aimed to weave sustainable design principles equivalent to LEED Silver into the project. This comprehensive approach seeks to minimize non-renewable energy consumption, conserve water, elevate indoor environmental quality, maximize the utilization of natural daylight, and optimize operational and maintenance protocols. The result is a thoughtful integration of functionality, aesthetics, and sustainability that will serve the Town of Davie with distinction.



Location:

6591 Orange Drive, Davie, FL 33314

Construction Cost:

Estimated \$52 Million

Owner Information:

Town of Davie

Person of Contact:

Gerry Diaz
 Project Manager
 (954) 797-1085 | gdiaz@davie-fl.gov



Fort Lauderdale Aquatic Center - 27 Meter Dive TOWER & FACILITY

The innovative design of the Fort Lauderdale Aquatic Center showcases a visionary approach that respects the existing iconic architecture while incorporating dynamic and visually striking elements. The design team ingeniously utilized concrete precast geometric forms inspired by the movements of athletes who will train and compete in this state-of-the-art facility.

At the heart of the design is the iconic dive tower, a symbol of the Aquatic Center’s grandeur and excellence. The artistic vision for this tower came to life through the creative fusion of precast concrete and Glass Fiber Reinforced Concrete (GFRC) products. To achieve the highly complex structural geometry, a total precast concrete system was employed. This innovative solution allowed for the creation of fluid curves and shapes that emulate the grace and agility of divers, as well as reflect the center’s proximity to the ocean.

Standing at an impressive height of 90 feet, the 27-meter dive tower is designed to withstand hurricane-force winds, making it a remarkable feat of engineering. As one of the tallest permanent dive towers in the world, it proudly reaches towards the sky, symbolizing the ambition and aspirations of the aquatic center. The design team collaborated closely with engineers and aquatic venue specialists to ensure that the facility meets the rigorous standards set by FINA for Olympic competition, ensuring optimal performance for athletes.

In addition to the dive tower, the facility includes various amenities to enhance the overall experience. These amenities encompass a new locker-room/shower building, VIP facilities, bleachers, and concession areas. Each element is thoughtfully

integrated into the design, ensuring functionality, comfort, and a seamless connection between the different spaces. The Fort Lauderdale Aquatic Center is a testament to the power of innovative design in creating an architectural masterpiece that harmonizes with its surroundings while pushing boundaries. It not only serves as a world-class venue for aquatic sports but also stands as a landmark and source of inspiration for athletes and visitors alike.

Location:

501 Seabreeze Blvd, Fort Lauderdale, FL 33316

Construction Cost:

\$47,250,000

Owner Information:

City of Fort Lauderdale Parks & Recreation

Person of Contact:

Laura Voet
 Aquatic Complex Manager
 (954) 828-4582 | lvoet@fortlauderdale.gov



Fontainebleau Aviation

This private Fixed-Base Operator (FBO) development at Fort Lauderdale/Hollywood International Airport encompasses a 25-acre parcel, featuring a comprehensive set of facilities. These include a two-story terminal/office building, two (2) 40,000 square foot hangars, 240 parking spaces, native landscaping, retention ponds, and a fuel farm. The aircraft ramp area on the north side of the site offers direct access to Taxiway “C” and the north runway.

The modern terminal building is a standout feature, boasting a luxury passenger lounge and a cafe waiting area. The design prioritizes natural daylight, with glass facades illuminating the interiors. To enhance comfort and reduce interior heat, strategically placed shade louvres wrap around the front of the building. The terminal layout is thoughtfully organized, with all FBO staff functions located on the west side and public functions on the east side. The second floor of the terminal building will house rental spaces for tenants.

The hangars are equipped with 28 feet high, bi-parting hanging doors for convenient aircraft access. On the land side of the hangar, a controlled core area includes restrooms and a breakroom. This area is flanked by numerous tenant spaces. Service areas, storage spaces, and similar functions are accommodated in the spaces between the hangars, and covered walkways will connect these facilities to the terminal building.

Location:

1451 Lee Wagener Blvd, Fort Lauderdale, FL 33315

Construction Cost:

\$48 Million



Owner Information:

Fontainebleau Aviation A Skyservice Company

Person of Contact:

German Regueiro
 VP of Operations, Fontainebleau Construction LLC
 (305) 778-3509 | gregueiro@fbdev.com



Butler Rock House at Charles F. Vollman Park

The City of Hollywood recently passed an ordinance to amend zoning and land development regulations, designating the Butler Rock House within Charles F. Vollman Park as a Historic Property Overlay Site. This remarkable house, constructed in 1925, showcases an Arts and Craft broad Bungalow style with a modified rectangular plan, gable-inhip roof, enclosed porch, and an exterior prominent gable fireplace chimney, covering an area of approximately 2,000 square feet.

Justin Architects was commissioned by The City of Hollywood to undertake a partial preservation project for the old farm rock house, which the Hollywood Historical Society was determined to save. Unfortunately, due to the passage of time and weather conditions, the structure had become unstable and dilapidated. Considering its rich history, it was decided that re-purposing part of the old House would be the best way to preserve its legacy.

Working closely with the City of Hollywood, Justin Architects recognized that converting the existing building into a public facility while adhering to the Design Guidelines of the Historic Properties and Districts was the most appropriate preservation effort.

The scope of work for Justin Architects included demolishing the majority of the Butler Rock House while preserving the West Façade, which features the Prominent Exterior Oolitic Limestone Gable Fireplace. This preserved portion will be transformed into a public pavilion within Charles F. Vollman Park, allowing visitors to appreciate the historical significance of the site.



Location:

2933 Taft St, Hollywood, FL 33020

Construction Cost:

\$549,615.00

Owner Information:

City of Hollywood

Person of Contact:

Ramses Terrero
 Project Manager, Design & Construction Management
 (954) 921-3524 | rterrero@HollywoodFL.org



Sea Glass Beach Place

When the property owner sought a partner in 2021 to breathe life into their concept of the New Sea Glass Beach Place, Justin Architects stood as the chosen creative force. This collaboration embarked on a journey that culminated in the realization of an approved design, poised to shape the very contours of the coastal landscape. The result is the impending construction of a three-story architectural marvel, the New Sea Glass Beach Place, set to house a total of 31 hotel units. This bold endeavor stands as a remarkable departure from the past – a striking counterpoint to the modest single-story Dolphin Inn that had graced the scene for the past seventy years.

Within this innovative venture, Justin Architects embraces an array of diverse responsibilities that collectively shape the project’s comprehensive vision. Encompassing the full spectrum of architectural design services, urban planning considerations, and meticulous construction administration, our team shoulders the responsibility of orchestrating every facet of this transformative undertaking.

At the heart of our approach lies a deep-rooted commitment to ecological harmony. As an integral part of the development process, we confront the thoughtful challenge of removing existing trees to make way for progress. However, this action is not one of heedless erasure; instead, it’s accompanied by a steadfast pledge to reintroduce a minimum of 20 native species, honoring the town’s stringent environmental criteria. This endeavor, far from being merely ornamental, resonates with a profound ethos of sustainability, as we actively cultivate a landscape that harmoniously merges human innovation with the natural world.

This undertaking embodies a harmonious intersection of aspiration and action, where design and construction forge a bridge to a promising future. Through our holistic engagement, the New Sea Glass Beach Place transcends being a mere architectural feat; it becomes a testament to our dedication to thoughtful design, environmental stewardship, and the transformation of a coastline into a tapestry of innovation and beauty.



Location:

4245 N Ocean Dr, Lauderdale-By-The-Sea, FL 33308

Construction Cost:

N/A

Owner Information:

Ray Masucci

Person of Contact:

Ray Masucci
(954) 491-6033 | rmasucci@rpmwarehouse.com



RONALD MCDONALD HOUSE CHARITIES

The anticipated Ronald McDonald House Charities project is set to span across an impressive 7 stories, encompassing a range of facilities tailored to cater to the needs of families. Among its key features are fifty-four (54) hotel suites, well-equipped commercial and family kitchens, versatile multi-purpose rooms, family-centric amenities, spaces of solace and inspiration, a fully accessible computer access business center, and a thoughtfully designed non-denominational chapel and contemplation room. The primary intention is to offer a haven for families, allowing them to remain in close proximity to their children undergoing critical medical procedures at the adjacent Holtz Children Hospital, located within the Jackson Memorial Medical Center.

Justin Architects is intently committed to extending families a haven marked by dignity, compassion, and humanity, acting as a source of solace amidst trying and emotional circumstances. The architectural layout, shape, panoramic views, and a carefully curated color palette work in tandem to break free from the stark and angular tones that can define the medical environment. Instead, the design aspires to provide families with a respite from the harsh realities of their medical journey, embracing them in an atmosphere of comfort and refuge.

The creation of this facility wasn't just an architectural endeavor; it was a deeply heartfelt endeavor for our firm. Through our design, we stand united with those families who are grappling with unthinkable circumstances, offering them a space that serves as a physical embodiment of empathy, understanding, and support.



Location:

1041 NW 16th Street, Miami, FL 33136

Construction Cost:

Estimated \$30 Million

Owner Information:

Ronald McDonald House Charities

Person of Contact:

Soraya Rivera-Moya
Executive Director
(786) 476-2176 | E: soraya@rmhcsouthflorida.org

CITY OF POMPANO BEACH PROJECTS

Pompano Beach, Florida



PROJECT DESCRIPTION

Under the Continuing Services Contract with the City of Pompano Beach, Justin Architects has provided comprehensive architectural services in support of both the City and its Community Redevelopment Agency (CRA). Our team worked closely with City and CRA staff to understand project priorities, development goals, and community impact objectives.

This collaboration enabled us to develop site-specific design solutions that reflect the City’s vision while addressing infrastructure improvements and public space enhancements. Our scope of work ranged from feasibility studies and conceptual design to full architectural documentation and construction administration.

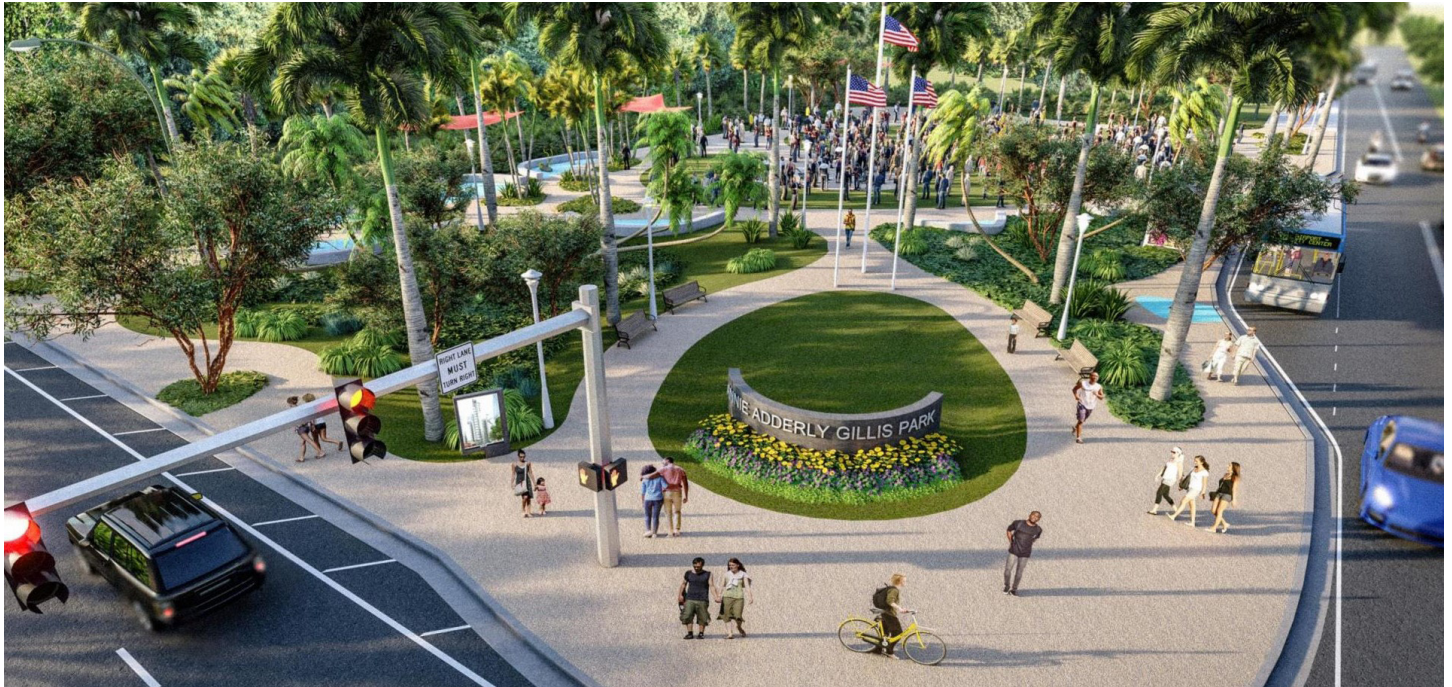
Notable projects executed under this contract encompassed:

- Airpark Maintenance Building
- Dog Park Restrooms
- Community Park Restrooms
- Annie Adderly Gillis Park
- Pump Room & Observation Building Aquatic Center
- BSO; Fire Station #21 Renovation
- Sands Spurs Park Restroom
- Atlantic Ave Lighting Upgrade



ANNIE ADDERLY GILLIS PARK

Pompano Beach, Florida



PROJECT DESCRIPTION

The City of Pompano Beach Annie Gillis Park is a well-established community park, sprawling across approximately 0.83 acres, situated at the northwest corner of Martin Luther King Boulevard and NW 6th Avenue. The primary objective of the park improvement project is to enhance the park's amenities and services for the benefit of the local community. Justin Architects worked closely with Pompano Beach CRA during all phases of the project maintaining open communication and keeping the project on time and within budget.

The city of Pompano Beach, Annie Adderly Gillis Park stands as a testament to the city's commitment to providing a dynamic and secure recreational space for its residents. Come and experience the park's transformation, a place where community bonds strengthen, and joyous memories are created.

Justin Architects was dedicated to enhancing the urban park experience with a range of thoughtful and exciting features:

Safety and Security: We prioritized your safety by providing adequate lighting throughout the park. With well-lit pathways and gathering areas, visitors can enjoy the park even during evening hours. Additionally, live surveillance monitoring ensures constant vigilance, giving the visitor a safe way to explore and partake in park activities.

Special Event Area: We understood the value of community gatherings and entertainment. To facilitate memorable experiences, we designated a special event area with a large, covered canopy. This versatile space will host performances, movie screenings, and various other events, fostering a vibrant and inclusive community spirit.

Landscaping Excellence: The park design incorporates landscaping that seamlessly blends with event setups and food truck access. The carefully curated green spaces create a charming ambiance for all park visitors, enhancing your overall enjoyment.

Interactive Exercise Equipment: Staying active and healthy is important, and the design of the park caters to every visitor's fitness needs, while engaging in our interactive exercise equipment, strategically placed throughout the park, providing opportunities for enjoyable workouts amidst the natural beauty.

Shade Structures and Solar Lighting: To ensure visitors comfort while enjoying the outdoors, we installed shade structures, providing breaks from the sun's rays. Additionally, we took pride in embracing sustainable practices by utilizing solar lighting, minimizing the park's environmental impact.



The park boasts a delightful and functional design, carefully planned to accommodate future changes as the community's needs and preferences evolve. Interconnected concrete walkways serve as both pathways and an active trail. The addition of thoughtful landscaping adds to the park's aesthetic charm, providing a serene escape from the urban setting.

In prioritizing park users' safety and peace of mind, the park's design emphasizes adequate lighting and follows Crime Prevention Through Environmental Design (CPTED) principles. Combined with the City's installed security cameras, this ensures a secure environment for everyone to enjoy.

POMPANO BEACH COMMUNITY PARK - CONTINUING SERVICES

Pompano Beach, Florida



PROJECT DESCRIPTION

Under a Continuing Services Contract for projects valued at less than \$2 Million, Justin Architects, previously known as Cartaya, delivered architectural services for multiple parks within the City of Pompano Beach.

One of our key projects involved Community Park, where we provided architectural services for various standalone amenities such as toilet facilities, drinking fountains, storage spaces, and custodial facilities. Additionally, we were entrusted with the design of a facility situated adjacent to the community pool. This facility was meticulously planned to encompass a Training and First Aid room complete with showers and locker facilities. It also features accessible parking right next to its entrance. Within the building, provisions for a pump room and chemical room were made to ensure seamless pool maintenance.

The facility was designed with the purpose of serving both the pool-going community and the general public, offering essential training and first aid services accessible from both the main entrance and a secondary entrance from the pool area. Furthermore, the facility incorporates retail space for added functionality.

Our contract also encompassed the installation of drinking fountains and solar-powered standalone toilet facilities at Pompano Beach Dog Park and Sandspur Park. These additions ensure ADA accessibility, provide necessary custodial space, and include a dedicated solar room for sustainability purposes.



POMPANO BEACH COMMUNITY PARK - AQUATIC FACILITY

Pompano Beach, Florida



PROJECT DESCRIPTION

Justin Architects, also known as PKA Cartaya and Associates Architects, P.A., was selected to provide architectural services for the development of a community park facility adjacent to the community pool. Our design goals are centered around creating a functional and inviting space that caters to the needs of both pool users and the broader community.

The facility includes a Training and First Aid room complete with showers and locker facilities, designed to prioritize the safety and well-being of pool visitors. Additionally, we ensure ample accessibility by providing conveniently located parking spaces near the entry points for individuals with disabilities.

In addition to these essential amenities, the building incorporates a pump room and chemical room to facilitate the proper maintenance and operation of the pool. These dedicated spaces will ensure that the facility operates efficiently and maintains the highest standards of safety and cleanliness.

The layout of the facility has been planned to serve both the pool area and the general community. Visitors will enjoy easy access to the Training and First Aid room from both the main entry and a second entry connected to the pool. This design feature promotes convenience and encourages the use of the facility for training and first aid purposes. Our architectural approach emphasizes the seamless integration of the facility into the surrounding environment. We utilized materials, colors, and design elements that are cohesive with the park's aesthetic. The exterior design will reflect the community's identity while maintaining a welcoming atmosphere.

Throughout the project, we are committed to integrating sustainable design principles. This includes the incorporation of energy-efficient systems and the use of environmentally friendly materials. Our dedication to sustainability aligns with our vision of creating a facility that not only meets the needs of the present but also serves future generations with minimal environmental impact.

POMPANO BEACH PUBLIC SAFETY COMPLEX - BSO & FIRE ADMINISTRATION

Pompano Beach, Florida



PROJECT DESCRIPTION

Justin Architects was commissioned in 2019 for a significant renovation project involving the Pompano Beach Public Safety Complex and Fire Administration Building. This endeavor encompassed the renovation of interior spaces within two crucial facilities, namely the Public Safety Complex situated at 100 SW 3rd Street and 120 SW 3rd Street.

The scope of this renovation project was extensive and multifaceted. It involved the complete enhancement of the interior spaces within both the Public Safety Complex and the Fire Administration Building. These two facilities played pivotal roles in the overall public safety and emergency response infrastructure of the Pompano Beach community.



This project was the necessity for close and continuous collaboration with two essential stakeholder groups: the Broward Sheriff's Office (BSO) deputies and the Fire Department personnel. Given the nature of the facilities being renovated, it was imperative that the design and renovation process aligned seamlessly with the operational needs and requirements of both the BSO and the Fire Department. This collaborative effort entailed ongoing communication and coordination with BSO deputies who were responsible for maintaining law and order within the Pompano Beach area. Their input and insights were invaluable in ensuring that the renovated spaces were conducive to their operational needs and conducive to their mission of public safety.

Similarly, working closely with Fire Department personnel was essential, as their daily operations and emergency response capabilities were of utmost importance to the safety and well-being of the community. The renovation project had to consider the unique requirements of firefighters, including the need for specialized facilities and equipment storage, to optimize their response times and effectiveness.

The renovation project at the Pompano Beach Public Safety Complex and Fire Administration Building was a complex and critical undertaking. It involved not only the physical transformation of interior spaces but also a deep engagement with the Broward Sheriff's Office and Fire Department personnel. This collaborative approach ensured that the renovated facilities were well-suited to meet the demands of public safety and emergency response for the Pompano Beach community.

REFERENCES

Justin Architects, P.A. maintains a balanced workload, ensuring expertise, staffing, and oversight for each project. Our active municipal, aviation, and commercial engagements are strategically managed to maintain quality while prioritizing the City of Pompano Beach's projects.

To ensure the City's tasks are prioritized effectively within our organization, a dedicated team will be assigned to the City, led by a Senior Architect and supported by a Project Manager, BIM/REVIT/CAD Job Captain, Production Personnel, and an Administrative Assistant. At Justin Architects, we emphasize teamwork and the strategic assignment of resources to every project. This structure allows us to remain responsive to the City's needs and adjust staffing levels as required. Project timelines will be determined based on scope, complexity, and the City's stated priorities, ensuring that each task receives the appropriate level of attention and urgency.

With extensive experience supporting municipalities like Davie, Hollywood, Delray Beach, Miramar, and Broward County, we are well-versed in local permitting, regulatory approvals, and stakeholder coordination. At submission, our team is fully capable of dedicating personnel and resources to the City's projects. We have assigned a team of licensed architects, project managers, and technical specialists to ensure seamless execution. Our structured scheduling approach allows us to balance commitments while maintaining full availability.

The Justin team uses only the latest in equipment and digital technology, creating 2-D & 3-D drawings and plans in AutoCAD Revit, or BIM. They are the latest and highest-rated software of its kind. Autocad and Revit are the preferred drafting platform amongst Professional Architects and Engineers globally. This standardization will ensure maximum collaboration and efficiency between all the members of our team. Our office works on a highly organized internally developed set of drafting standards, modeled after the National CAD and Revit Standards. This will ensure our drawings and plans will be highly accurate and easy to review. We pride ourselves in our architectural accuracy and efficiency. We are proud of the quality and training of our associates as well.

We use the latest technology for managing projects and train our staff to use this technology to improve our projects and enhance the coordination required to solve design problems and field issues. Our work with the County and municipalities has required us to be up to speed with PROCORE, eBuilder, REVIT, COBie, MasterSpec, and other current applications that streamline project management.

Committed to responsiveness and resource availability, Justin Architects, P.A. is ready to provide high-quality consulting Architectural Services. Listed below are our recent, current, and projected workloads:

PROJECT NAME	STATUS	CATEGORY	TIMELINE
Paul Rein Roof Replacement	100% DCP	GOV	Ongoing
Davie Town Hall DCP	Construction Documents	GOV	2025 Construction
Pompey Park	Pre-Construction	GOV	2025-2027
FLL PBB CA and RPR	Ongoing	Aviation	Current
FLL Perimeter Security Infrastructure	Ongoing	Aviation	Current
Garage Repairs - CA/RPR	Ongoing	Aviation	Current
Terminal Connectors CA	Construction	Aviation	Construction Admin. 2027
Hugh Taylor Birch Park	Pre-Construction	GOV	Construction Admin.
St. Mary Magdalene Renovation	Construction	Private	Construction Admin.
Broward County Reports and Studies	Current	GOV	Ongoing
T5 Commissioning	Pre-Construction	Aviation	Current

PROJECT NAME	STATUS	CATEGORY	TIMELINE
Broward County Design Guidelines	Current	GOV	99% Completed
Oak Trail Park Coconut Creek	Pre-Construction	GOV	Current
Askar Pembroke Pines	Permitting	Private	Current
Askar Westview	Permitting	Private	Current
Askar Miramar	Construction Documents	Private	Current
Iberic Malls - Royal Palm	Design	Private	Current
Ronald McDonald House Charities	Construction	Private	Construction Admin.
Weston Maintenance Building and Pickleball Courts	Construction Documents	GOV	–
Port Bond Project	Ongoing	GOV	Current
PD& E LRT Study	Upcoming	GOV	–



4 Project Team

PROJECT TEAM FORM CONTINUED

SUB CONSULTANT ROLE	PERSONNEL ASSIGNED
KEITH <i>Civil Engineering, Surveying, and CEI</i>	<ul style="list-style-type: none"> Jonah Weaver, PE Civil Engineer Omar Rodriguez, PE, CFM, ENV SP Civil Engineer Jon Weymouth, PE Director of Construction Services Chuck Schramm, PSM Director of Survey and Mapping Bryan Merritt, PSM Vice President of Geospatial
Duland Design, LLC <i>Landscape Architecture</i>	<ul style="list-style-type: none"> Chang Du, RLA, ASLA & LEED AP Partner & Design Director
TRC Worldwide Engineering <i>Structural Engineering</i>	<ul style="list-style-type: none"> Donata Williams, PE, SI, MBA, LEED AP, CM-BIM Structural Managing Principal Nitin Ranadive, PE Structural Principal David Charland, PE, SI QA/QC Alexis Velasquez, EI Project Engineer
Bildworx Design <i>Mechanical, Electrical, & Plumbing Engineering, and Fire Protection</i>	<ul style="list-style-type: none"> Sima Azar, MSEE President Raji Sayegh, PE Principal Electrical & Systems Engineer Michael Bassford, PE Principal Mechanical Engineer
CMS (Construction Management Services) <i>Cost Estimating Consulting</i>	<ul style="list-style-type: none"> Philip Siegel, CGE Senior Cost Estimator
TLC Engineering Solutions, INC <i>Technology Engineering</i>	<ul style="list-style-type: none"> JC Perez Principal, Senior Project Manager
Code Green <i>Sustainability Consulting</i>	<ul style="list-style-type: none"> Carolina Whitfield, LEED AP O+M, WELL AP Director of Sustainability Design & Construction Issac Wechsler, PA, LEED AP, WELL AP, FGBC, LFA Senior Project Manager Jesse Peters, CxA Commissioning Manager

ORGANIZATIONAL CHART

Management Plan

We have an established management structure to support Continuing Services Agreements. Drawing on our extensive experience with this contract type, we begin each engagement by assigning a Senior Architect or Senior Project Manager as the primary point of contact with the City. This individual is responsible for all communications and oversees documentation, administration, proposals, and consultant coordination.

Typically, this lead manages multiple projects or works with designated team members to administer and produce the required work. For larger assignments, a full project team is assembled, including a Project Architect, Project Manager, production staff, and administrative support. Consultant coordination is led by the Project Manager, who oversees production and ensures all required quality control/quality assurance (QA/QC) reviews are completed by the consultants and then independently verified by our firm prior to issuing documents to the Owner and/or Contractors. Quality is paramount and non-negotiable; our consultants are held to these standards as we remain committed to delivering the highest level of continuing services to the City.

Administration

Continuing Services Teams, once assigned to specific agreements, are supported by administrative staff who manage all administrative responsibilities, including proposals, invoicing, and financial reporting. This structure supports the production teams and allows them to remain focused on the scope of work. Our efficient management systems enable architects and engineers to concentrate on delivering the highest quality project outcomes.

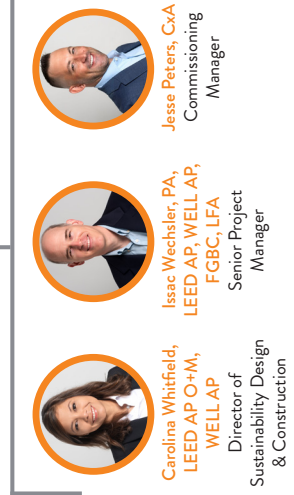
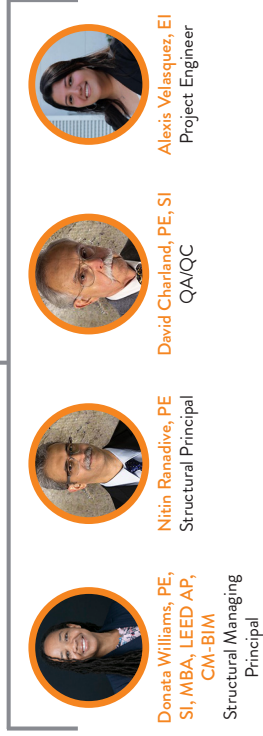
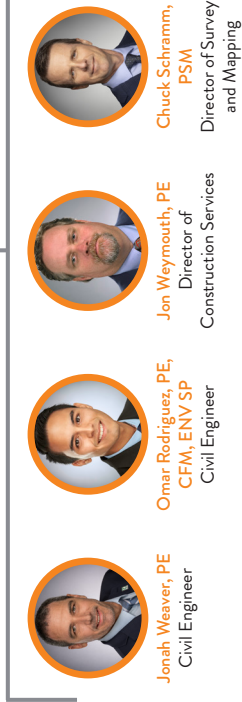
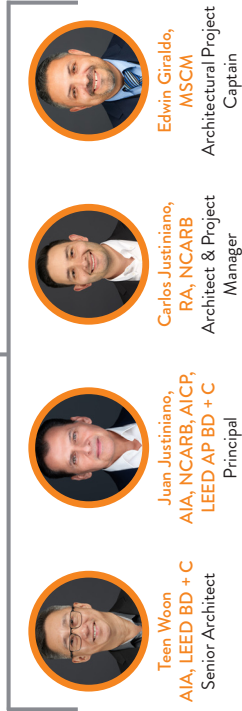
Production - Design/Construction Documents/Reports

As noted previously, production is assigned to a dedicated team of professionals focused on the defined scope of work. We employ a holistic approach to production management, which is critical to maintaining continuous coordination between architects and engineers and ensuring the highest level of quality.

Permitting/Bidding/Construction Administration

Once a project transitions into the construction phase, assigned personnel support the City with construction management and construction administration services. This phase can be particularly challenging, as it often introduces new team members; however, our experienced team is fully committed to assisting the City and expediting the timely delivery of each project.

ORGANIZATIONAL CHART



STATEMENT OF SKILLS & EXPERIENCE

Justin Architects, P.A. is especially eager to reestablish our partnership with the City of Pompano Beach under its Architectural Consulting Services Contract. We bring over 45 years of experience working with both the City and Broward County. Our team has successfully delivered many projects for the City of Pompano Beach, including Airpark Maintenance Building, Dog Park Restrooms, Community Park Restrooms, Annie Adderly Gillis Park, Pump Room & Observation Building Aquatic Center, BSO; Fire Station #21 Renovation, Sands Spurs Park Restroom, and Atlantic Ave Lighting Upgrade.

We have also served the County through long-standing relationships, completing over 20 projects under the Broward County Work of Specified Nature Continuing Services Contract and over 50 projects for the Broward County Aviation Department since 2015—including Terminal Connectors and Passenger Boarding Bridges. This history reflects our commitment to excellence and our capacity to deliver on the City’s evolving architectural needs.

Our team has extensive experience in integrating modern design solutions that address both the present and future needs of the City’s operations. We are committed to delivering projects that reflect Pompano Beach’s vision for growth and efficiency while adhering to the highest standards of cost-effectiveness and sustainability.

Justin Architects, P.A. has the qualifications and expertise to successfully undertake projects and is eager to collaborate with the City. The proposed JA team presents a diverse track record spanning across Government, Commercial, Education, and Aviation projects. Moreover, Justin Architects proposes a specialized team, ensuring comprehensive coverage of all project facets and requirements. Our assigned professional staff possess all necessary licenses and certifications required to perform the scope of work outlined in this contract.

Justin Architects is supported by a qualified and experienced team with the depth and versatility to successfully execute continuing services contracts. Our local office comprises 18 staff members. For this contract, there will be three (3) Licensed Architects, one (1) Architectural Project Captain, and a production support team, and one (1) Administrative Staff dedicated to the contract. Our carefully selected team brings a rich blend of experience and expertise, ensuring that each facet of the City’s projects is meticulously planned, designed, and executed. From concept to completion, the collective efforts of Juan Justiniano (Principal), Teen Woon (Senior Architect), Carlos Justiniano (Architect), and Edwin Giraldo (Project Captain) will be focused on delivering projects that are fully coordinated with the owner, end users, consultants, and builders.

JA Key Personnel

Juan Justiniano, Principal

With more than 40 years of architectural leadership, Juan oversees production and guides project delivery with precision across diverse building types, including city halls, public safety facilities, parking structures, parks, aquatic centers, and sports facilities. His experience spans Design-Bid-Build, Design/Build, and CMAR delivery, with a client portfolio that includes Broward County, Broward College, and multiple South Florida municipalities.

Teen Woon, Senior Architect

With over 38 years of experience, Teen leads architectural design and project management efforts, consistently delivering award-winning design solutions recognized by the AIA for nearly three decades. His balanced focus on creative innovation, quality, and schedule-driven execution ensures design excellence and stakeholder alignment throughout all phases.

Carlos Justiniano, Architect

A licensed architect with an undergraduate degree from Florida Atlantic University and a Master’s degree in Architectural Design Research from Hochschule Anhalt University of Applied Sciences in Germany, Carlos offers strong project management experience in the aviation and civic sectors. His portfolio includes key contributions to projects at John F. Kennedy’s Terminal 6 and Newark Liberty International Airport (EWR), Fort Lauderdale-Hollywood International Airport, City of Miramar Police Headquarters & Town Hall, and the City of Delray Beach Pompey Recreational Park.

Edwin Giraldo, Architectural Project Captain

Edwin brings a wealth of experience in architecture and construction management to his role as an Architectural Project Captain. In his current role at Justin Architects, Edwin has led the development of construction documents and provided BIM coordination

for projects at Fontainebleau Aviation and Hugh Taylor Birch State Park. He provides technical leadership on aviation and civic. His proficiency in Revit, AutoCAD, and multidisciplinary coordination supports accurate and timely project delivery. The JA team has developed efficient working procedures with a variety of trade disciplines. Our Office is responsible for reviewing and understanding the drawings and specifications of all consultants involved in each project. This helps us to ensure end-to-end quality control and reduce possible construction conflicts. Our staff understands the requirements of continuing services agreements and is flexible to work on potential projects of various types and scales.

Our extended list of public municipal projects demonstrates our ability to coordinate with various project stakeholders under a variety of conditions, including limited time and cost schedules. Our in-house expertise is based on our firm’s and Project Architects and Project Managers’ past experience:

- Master Planning
- Due Diligence Studies
- Programming
- Schematic Design
- Design Development
- Construction Administration
- Resident Project Representative Duties
- City Planning
- Urban Design
- Interior Design

List of Proposed Sub-Consultants

The Justin Team has a well-established history of designing and constructing various projects and successful collaborations with esteemed firms. For the City of Pompano Beach, we have carefully selected a team of renowned sub-consultants to ensure the delivery of high-quality and innovative projects. Our partners include the following firms:

- KEITH—Civil Engineering and CEI
- Duland Design—Landscape Architecture
- TRC Worldwide Engineering—Structural Engineering
- Bildworx Design—Mechanical, Electrical, & Plumbing Engineering, and Fire Protection
- CMS—Cost Estimating
- TLC Engineering Solutions—IT/Communications & Technology Engineering
- Code Green—Sustainability Consulting



KEITH is a 60 + year old, majority woman owned, transdisciplinary firm, based in Florida delivering a broad range of projects internationally. Based in Florida KEITH has office locations in Broward, Miami-Dade, Palm Beach, St Lucie, and Orange Counties. Our team of over 200 professionals is working every day to deliver on our mission to create,

expand upon, preserve, and enhance our communities. The KEITH Team has maintained multiple contracts directly with the City of Pompano Beach, serving both as a prime consultant and subconsultant for many years. These projects include the existing contracts for Pompano Beach Water and Re-Use Treatment Projects, Professional Engineering Continuing Services, Professional Survey Continuing Services, Professional Landscape Architecture Continuing Services, and Pompano Beach Sustainability Projects Continuing Services. This extensive experience has enabled KEITH to develop a deep understanding of the City’s unique needs and establish enduring, strong relationships with City Staff.





Duland Design LLC is excited to bring our expertise in landscape architecture to the City of Pompano’s RLI for Continuing Contract for Architectural Services, building on our extensive experience with civic and public projects. Our firm specializes in creating dynamic, sustainable landscapes that enhance public spaces while fostering community interaction and environmental resilience. We approach each project with a deep understanding of site conditions, community needs, and long-term sustainability, ensuring that every design enriches the public realm. From detailed site analysis to construction documentation and administration, our team is committed to delivering high-quality, functional, and visually compelling outdoor environments.



DEERFIELD BEACH PIER PROMENADE

With nearly three decades of experience, Duland Design has successfully designed and managed landscape projects for civic spaces and public projects. Our approach integrates native and drought-tolerant plantings, green infrastructure for effective stormwater management, and shade elements to enhance comfort and usability. We prioritize creating multifunctional spaces that serve as vibrant community hubs, accommodating both daily visitors and large public events. Relevant detailed design experiences including but not limited to parking, playgrounds, pool, children’s wading pool and splash pads, docks and boardwalks, wetlands, gardens and greenways and more. By seamlessly navigating project constraints, regulatory requirements, and stakeholder expectations, we ensure that each landscape we design is resilient, adaptable, and a lasting asset to the community.



Since its establishment in 1980, CMS-Construction Management Services, Inc. (CMS) has established itself as a leading provider of independent third-party cost estimating services for governmental projects across Florida, with strong roots in Broward, Palm Beach, and Miami-Dade Counties. As a woman-owned (WBE-certified), CBE, and SBE business, CMS is affiliated with the American Society of Professional Estimators (ASPE) and Consultants Estimating Round Table (CERT), with estimators holding the prestigious ASPE CPE accreditation. The firm’s expertise extends beyond cost estimating to include value engineering, change order management, owner’s representative services, and scheduling, all utilizing the CSI Masterformat for precision in new construction and renovations.



POMPANO BEACH SAFETY COMPLEX

CMS boasts a rich history of excellence, having completed thousands of projects including public safety complexes, parks, transit facilities, and infrastructure upgrades. Notably, CMS has partnered extensively with the City of Pompano Beach since 1989, delivering standout projects such as the \$8.5 million Public Safety Complex, the \$5.9 million Pompano Beach Boulevard Streetscape with beach plaza enhancements, the \$6.7 million renovation of the Pompano Beach Safety Complex, and the \$66.9 million Broward County Transit Copans Maintenance Facility—consistently meeting governmental standards while delivering on time and within budget to support community growth.



The local office of TRC Worldwide Engineering has been doing work in Broward County since 1969. Over that time we've completed many projects (as both prime and subconsultant) under continuing services agreements. In the past 5 years we've completed several projects similar to those outlined in this RLI 26-002. These included:

- Assessment and repair of 5 pedestrian bridges in the City of Hollywood.
- Assessment, repair recommendations, and cost estimates for over 31,000 linear feet of seawall for the City of Fort Lauderdale
- Signage foundations for the City of Miramar
- Designs for park additions at Broward County's Tradewinds Park
- Seawall replacement at Tuckahoe Mansion in Jensen Beach



THE MANSION AT TUCKAHOE BULKHEAD

Jensen Beach, Florida

PROJECT SUMMARY

TRC Worldwide Engineering performed design and construction administration on this replacement seawall / bulkhead adjacent to a historic building which sits atop a 4,000-year-old Native American mound. This project involved the replacement of the bulkhead used to protect the historic Tuckahoe Mansion. The bulkhead sits between the house/mound at the Intracoastal Waterway. The scope of work consisted of the installation of a new 400 LF seawall in front of the failing existing seawall. The new seawall was a combination of steel sheet pile and cast in place concrete. Approximately 1,000 tons of Rip Rap Stone was placed in front of the new wall. A new wood boardwalk was built to match the previous wood boardwalk which removed during the project.



Key Structural Components

- 1,000 tons of Rip Rap Stone
- Steel sheet pile and cast in-place concrete
- Wood Boardwalk

Design Team

- Owner: Martin County
- Client: Captec Engineering
- Contractor: Underwater Engineering Services Inc.

Construction Details

- Size : 400 linear feet
- Cost : \$964,457
- Completed: 2021



MARGATE CRA NEW SPORTS PARK



Bildworx Design is an engineering consulting firm that provides Mechanical,

Electrical, Plumbing, (MEP) Engineering, Technology Systems Design, and Specialty Lighting Design. We are a team of engineering professionals, each with over 20 years of architectural engineering and multi-industry experience, and we strive for excellence in technical expertise and customer service. Our team combines MEP engineering knowledge with specialty professional accreditations including Registered Communications Distribution Designer (RCDD), Lighting

Certified (LC) Designer, and LEED Accredited Professional. With over six years of successful project delivery, our firm has completed hundreds of public and private sector projects, including community and recreation centers, water utility buildings, office buildings, outdoor parks, street lighting, and public safety buildings.

Bildworx Design has had the opportunity to work on a diverse range of projects, including both new construction and renovation of existing facilities. Below is a sample of projects where our professional engineers have provided engineering design, consisting of MEP/FP engineering, lightning protection systems, technology systems, and/or lighting design.

- City of Pompano Beach Ultimate Sports Park
- City of Pompano Beach Charlotte Burrie New Plaza and Passive Park
- City of Sunrise Civic Center HVAC and Fire Alarm Evaluation and Complete Redesign
- City of Margate CRA New Sports Park Construction
- Broward Sheriff's Office Public Safety Building Multiple Renovations
- City of Pembroke Pines William B. Armstrong Dream Park
- New Community Center
- City of North Lauderdale Water Plant Chlorination Bay Renovations
- Village of Palmetto Bay Coral Reef Park New Multipurpose Recreational Facility
- City of Miramar New Community Center
- City of Boca Raton Water Utilities Plant Multiple Building Renovations

EMERGENCY POWER SUPPLY SYSTEMS

Bildworx Design engineers are experienced in the design of EPSS for critical operation facilities such as data centers, medical and surgical facilities, Emergency Operations Centers, Airport Operations Centers, and other facilities requiring continuous operation.

Emergency Power Systems & Equipment

- Generators (Permanent and Temporary)
- Automatic Transfer Switch (ATS)
- Manual Transfer Switch (MTS)
- Fuel Tanks
- Generator Quick Connects for Temporary Generator
- Medium Voltage Generators
- Battery Backup Systems
- Uninterruptible Power Supply (UPS)
-

Design Considerations

- Sizing and Specification of Equipment
- Controls
- Switching
- Load Shedding
- Code Requirements
- Owner Requirements



NORTH LAUDERDALE CITY HALL, PD, AND EOC



TLC Engineering Solutions, Inc. is a nationally recognized technology and engineering firm with more than 70 years of experience delivering resilient, scalable, and future-ready design solutions. Our Technology Practice includes 71 professionals, the majority of whom hold advanced industry credentials (RCDD, PSP, CPTED, CTS, CTS-D). Together, they bring deep expertise in critical systems for government, transportation, and public safety facilities, with a proven ability to design solutions that perform reliably 24/7 and adapt to evolving technologies.

TLC has built a strong track record working with the City of Pompano Beach, including projects such as the City of Pompano Beach Emergency Power Project and Continuing Services Contract, Pompano Beach Tech Recreation Center, Pompano Beach Public Library, Pompano Beach Briny Condominiums Revisions, and Pompano Beach Lighting Retrofit Review. Our highly qualified technology team also has substantial experience with continuing architectural services contracts with cities and public entities throughout South Florida, including the City of Pompano Beach, Hillsborough County Schools, City of Melbourne, and the City of Miami. This history demonstrates both our close working relationships with the City and our in-depth knowledge of local permitting, compliance, and construction practices. The extensive local expertise and strong collaborative partnerships of our South Florida-based engineers will ensure our team’s delivery of responsive, informed, and accountable support to the City of Pompano Beach throughout the duration of this contract.



CodeGreen provides sustainability, performance, resilience and wellness consulting services for owners, architects, and developers worldwide. We establish guidelines and strategies for built environments, including master planning, site planning, project management, commissioning and energy modeling services since 2002 on over 200 projects in and around the South Florida area. CodeGreen project experience in South Florida features a variety of municipal, multi-building campus, university, laboratory, high-rise residential and low density residential, commercial, warehouses, transportation hubs, hotels, recreational facilities, community centers, and many more. Our project team has collaborated on millions of square feet and billions of dollars of construction. Its professionals carry peer-level architecture, engineering and design, and environmental science credentials to participate at an optimal level throughout the project duration.

JUAN JUSTINIANO | PRINCIPAL

Juan Justiniano has committed all his professional work to providing clients with the best quality service. He has been practicing architecture and planning for over 40 years, and is fully committed to high quality service. His extensive experience in the management of production for all office projects provides him with the managerial tools to guide our office project delivery.

Juan has extensive experience managing projects for Broward County, Broward College, and numerous municipalities such as the City of Fort Lauderdale, City of Miramar, City of Pompano Beach, City of Plantation, Dania Beach and private developments. He has managed the design, construction documents development and construction administration phases for a diversity of building types such as city halls, civic/town centers, performing arts centers, courthouses, public safety facilities, parking garages, fire stations, and art buildings.

PROJECT EXPERIENCE

FORT LAUDERDALE AQUATIC CENTER 27 METER DIVE TOWER & BUILDING COMPLEX –FORT LAUDERDALE, FLORIDA

The Renovation of the Aquatic Center Building, Pools, and 2nd Highest Diver Tower is an extensive project that involves upgrading and improving the existing infrastructure and amenities of the facility. The project requires a multi-disciplinary approach, encompassing structural engineering, architectural design, and construction management.

ANNIE ADDERLY GILLIS PARK –POMPANO BEACH, FLORIDA

The City of Pompano Beach Annie Adderly approximately 0.813 acres, situated at the northwest corner of Martin Luther King Boulevard and NW 6th Avenue. The primary objective of the park improvement project is to enhance the park's amenities and services for the benefit of the local community.

POMPEY PARK RECREATIONAL CENTER –DELRAY BEACH, FLORIDA

The development consists of several key components, starting with a two-story Recreation Center Building spanning 54,191 square feet. The project encompasses the creation of a Civic Lawn, designed for community gatherings and events, along with Shelters and Restrooms for visitor convenience. Furthermore, the recreation area will feature three Basketball Courts accompanied by Shade Structures.

PORT EVERGLADES TERMINAL 2 & 4, HERON PARKING GARAGE & PEDESTRIAN WALK-WAY FORT LAUDERDALE, FLORIDA

Justin Architects, AKA Cartaya and Associates Architects, embarked on an innovative design journey when selected to create the new 1,900 car Port Everglades Heron Parking Garage and Ground Transportation Facility. This state-of-the-art facility was envisioned to cater to cruise patrons, service/emergency vehicles, buses, vans, taxis, and ride-share companies.

FORT LAUDERDALE/HOLLYWOOD INT'L AIRPORT –CONSOLIDATED CAR RENTAL FACILITY FORT LAUDERDALE, FLORIDA

Situated as the gateway to Ft. Lauderdale / Hollywood International Airport, the new state of the art, high tech, nine story, 9,000 car consolidated rental car facility accommodates up to twelve rental car companies under one roof. The garage includes five stories for rental car concession use and four additional stories for airport public parking use.

BROWARD JUDICIAL COMPLEX & PARKING GARAGE –FORT LAUDERDALE, FLORIDA

The project involves the construction of a new parking structure that will accommodate 497 parking spaces across six levels, spanning an area of 237,110 square feet. The parking garage will primarily serve judges, courthouse staff, and employees.

TOWN OF DAVIE, DESIGN CRITERIA PACKAGE (DCP) –DAVIE, FLORIDA

Justin Architects provided Continuing Services for Town of Davie to develop a Design Build Criteria Package (DCP) for their highly anticipated new Town Hall. The services provided to the Town include the following tasks: Spatial Programming, Master Planning, Schematic Design, Conceptual Visualization.



YEARS EXPERIENCE

40

EDUCATION

Texas Tech University
Bachelor's of Architecture - Structures

Georgia Institute of Technology
Master's in City Planning

PROFESSIONAL REGISTRATIONS

Florida Architectural Registration
AR94371

American Institute of Architects - AIA | 30063757

NCARB Registration | 112046

LEED AP Building Design + Construction | 10476514

American Institute of Certified Planners (AICP) | 141945

CIVIC ACTIVITIES

City of Pompano Beach, Board Member Unsafe Structures and Housing Appeals Board

Executive Association of Fort Lauderdale
Past President
Member

Port Everglades Association
Member

Greater Fort Lauderdale Alliance
Member

Florida Police Chiefs Association
Member

JUAN JUSTINIANO | PRINCIPAL –cont.

POMPANO BEACH PUBLIC SAFETY COMPLEX, FIRE STATION #103 AND BSO –POMPANO BEACH, FLORIDA

The interior renovation of the Public Safety Complex, Fire Station #103 and BSO, located at 100 SW 3rd Street and 120 SW 3rd Street is an exciting project that requires a great deal of attention to detail and coordination. The project aims to improve the functionality and aesthetics of the complex while maintaining the safety and security of the occupants.

CHARLES F. DODGE CITY CENTER –PEMBROKE PINES, FLORIDA

With a total area of 166,895 square feet, the new Civic Center Facility was designed to accommodate a range of activities and events, including public meetings, exhibitions, and cultural events. The project included the construction of a spacious plaza area, which serves as an extension of the indoor space and provides an attractive and inviting public space.

CITY OF MIRAMAR POLICE HEADQUARTERS –MIRAMAR, FLORIDA

The first level of this 80,000 SF building consists of a pedestrian friendly retail area with an arch covered exterior sidewalk facing City Hall Promenade and the pedestrian/automobile entrance to the building. The building's exterior design compliments the Miramar City Hall and Cultural Arts Center buildings, also designed by our firm. The second and third floor houses the City's Police Department including a sally port entry, holding areas, offices, conference rooms and investigative facilities.

ROCK HOUSE WALL AND PAVILION –HOLLYWOOD, FLORIDA

The scope of work for Justin Architects included demolishing the majority of the Butler Rock House while preserving the West Façade, which features the Prominent Exterior Oolitic Limestone Gable Fireplace.

SEA GLASS BEACH PLACE –FORT LAUDERDALE, FLORIDA

Justin Architects oversees the full spectrum of architectural phases: Schematic Design, Design Development, Urban Planning, Construction Documents, Bidding/Permitting, and Construction Administration, for the 3-Story/31 Hotel Units. In addition, we collaborate on landscape architecture to uphold the town's environmental criteria, preserving native vegetation.

BROWARD COLLEGE, FINE ARTS BUILDING #6 –DAVIE, FLORIDA [2010-2013]

Justin Architects role in the design and construction of a contemporary Fine Arts Center, spanning two stories and covering 37,000 square feet. This facility achieved LEED Silver Certification and was intelligently crafted to feature an expansive Sculpture Plaza and Art Garden. The interior of the center hosts an array of amenities, encompassing the College's gallery, ceramic studios, sculpture studios, digital studios, graphic art studios, and history classrooms.

RONALD MCDONALD HOUSE CHARITIES – SOUTH FLORIDA –MIAMI, FLORIDA

As the principal and architect-of-record, Mr. Justiniano assumed a pivotal role in the Ronald McDonald House Charities - South Florida project. His responsibilities encompassed meticulous coordination of team members, consultants, and municipal authorities across all stages. This unwavering commitment to seamless collaboration persisted from project inception to completion, ensuring a cohesive and successful process throughout.

A. HUGH DAVIS PARKING GARAGE & EXTENSION –DAVIE, FLORIDA [2008/2010 - 2009/2011]

Architectural services were provided for this one-thousand car, five level, 307,054 SF, precast concrete Parking Garage located on the Broward College and FAU. Davie Campus. This project includes a new Entry Archway spanning a redesigned thirtieth avenue ceremonial boulevard as the Western Gateway to the campus. The Expansion of the +/- 113,000 square foot parking garage extension was designed to blend seamlessly into the South facade of the existing Broward College parking garage. The addition was constructed to replace +/- 300 surface parking stalls in order to provide the Broward College campus with a required retention pond to be located on the South West boundary of the site. The parking extension provided a net gain of 378 spaces, including additional handicap spaces and additional exterior parking.

BROWARD COLLEGE BAILEY HALL RENOVATIONS –DAVIE, FLORIDA [2010-2012]

Interior renovation design and exterior conceptual design services were provided for this performing arts and educational facility. Given a tight window to design and assist the contractor throughout construction, we completely modernized Bailey Hall's interior, including the auditorium, seating and acoustics, concessions, lobbies, and ticketing to make it the gem it's supposed to be in time for the final 2014 Florida Gubernatorial Debate Broward College was selected to host that year.

MIRAMAR LIBRARY, BROWARD COLLEGE & NSU EDUCATIONAL CENTER –MIRAMAR, FLORIDA [2014-2014]

The new 72,000 SF Miramar Branch Library, Broward College & Nova Southeastern University Educational Center includes a 32,000 SF Broward County Branch Library, a 20,000 SF Broward College Miramar Classroom Center and 20,000 SF of classrooms for Nova Southeastern University. The County Library includes over one hundred thousand books, cd's and dvd's, as well as a Community Hall and Electronic Laboratory.

JUAN JUSTINIANO | PRINCIPAL –cont.

BROWARD COLLEGE MAROONE AUTOMOTIVE TRAINING FACILITY –MIRAMAR, FLORIDA [2007-2007]

Architectural services for an interior build-out for a 31,362 SF automotive training center including classrooms, faculty offices, conference rooms, kitchenette, laboratories, showroom, meeting and working areas. This project was a fast-track design-build process. Our Office designed this building and provided the construction documents in 3 months. The accelerated schedule allowed the contractor to have the facility ready for occupancy at the start of the college semester. This project was built ahead of schedule and under budget.

ADDITIONAL EXPERIENCE

- City of Pembroke Pines Civic Center & EOC
- City of Miramar Police Headquarters
- Broward College Bailey Concert Hall
- City of Miramar Continuing Services Contract
- City of Pompano Beach Continuing Services Contract
- Broward County Courthouse Parking Garages
- FLL/Hollywood International Airport - Automatic People Mover (APM)
- FLL/Hollywood International Airport - Inter-Modal Connector (IMC)
- FLL/Hollywood International Airport Life Safety Building
- FLL/Hollywood International Airport RAC Facility
- FLL/Hollywood International Vision 2020
- FLL/Hollywood International Airport Taxi Apron
- FLL/Hollywood International Airport Duty Free Shops
- Broward College & FAU Parking Garage & Extension
- Broward College Fine Arts Building No. 6
- Broward College Marine Technology Center
- City of Miramar Cultural Arts Center
- City of Miramar City Hall
- City of Miramar Branch Library
- City of Miramar 3C Potable Water Treatment Plant
- City of Miramar East Water Treatment Plant
- City of Plantation Energy Efficiency Team Center
- City of Coconut Creek Water Treatment Plant
- City of Pompano Airpark Maintenance Building
- City of Islamorada Public Safety HQ
- City of Marathon Fire Station No. 14 & EOC
- City of Fort Lauderdale – Building Department
- City of Tamarac Branch Library
- City of Weston Branch Library

TEEN WOON | SENIOR ARCHITECT

Mr. Woon has an extensive background in the architectural field, with over 37 years of experience that encompasses project management, architectural design, and firm leadership. Over the course of his career, he has consistently demonstrated a strong commitment to excellence in architecture, which is evident in the high quality of the design work that he has produced.

In addition to his design skills, Mr. Woon also possesses strong management skills that have enabled him to successfully bring to realization hundreds of diverse architectural projects. His experience spans a variety of projects ranging from residential building, municipalities, to commercial complexes.

PROJECT EXPERIENCE

CITY HALL SPACE PLANNING—CITY OF HOLLYWOOD, FLORIDA

Teen Woon led the efforts in space programming of six departments, working closely with the City of Hollywood's Design and Construction Management Department. Upon the completion of programming, Justin Architects provided two space planning options, including utilizing the old Library to house all the departments of the City.

ANNIE ADDERLY GILLIS PARK—POMPANO BEACH, FLORIDA

Justin Architects assumed full responsibility for the project, providing an all-encompassing suite of architectural services. From the initial Schematic Design and meticulous Design Development to the comprehensive Construction Documents, the team ensured every detail was meticulously crafted. Their expertise extended to managing Bidding/Permitting, including securing DRC Approval, and overseeing the entire Construction Administration process. The estimated cost for this extensive project amounted to \$1.3 million, reflecting the commitment to excellence and quality demonstrated by Justin Architects throughout the project's lifecycle.

BUTLER ROCK HOUSE WALL AND PAVILION—CITY OF HOLLYWOOD, FLORIDA

The scope of work for Justin Architects included demolishing the majority of the Historical Butler Rock House while preserving the West Façade, which features the Prominent Exterior Oolitic Limestone Gable Fireplace.

POMPEY PARK RECREATIONAL CENTER—DELRAY BEACH, FLORIDA

Justin Architects is responsible for the Design Development, Construction Documents, Bidding/Permitting, and Construction Administration, for a new Recreational Facility that will include a full-sized competition pool, Interactive Educational Playground. The project will be approximately 60,150 SF and it is projected to be completed Early 2026.

FORT LAUDERDALE AQUATIC CENTER—FORT LAUDERDALE, FLORIDA

Justin Architects was part of the Design-Build team for the iconic 27 Meter Dive Tower and surrounding buildings within the aquatic complex. The team worked with FINA for the world first combined Dive and High Dive tower. The 27-meter-high diving tower was constructed using precast concrete sections and includes decorative glass fiber reinforced concrete (GFRC) cladding and decorative lighting.

TOWN OF DAVIE NEW TOWN HALL AND COUNCIL CHAMBER, DESIGN CRITERIA PACKAGE (DCP)—DAVIE, FLORIDA

Justin Architects provided Continuing Services for Town of Davie to develop a Design Build Criteria Package (DCP) for their highly anticipated new Town Hall. The services provided to the Town include the following tasks: Spatial Programming, Master Planning, Schematic Design, Conceptual Visualization.

BROWARD COUNTY SOUTH REGIONAL COURTHOUSE STUDIES—FORT LAUDERDALE, FLORIDA

The South Regional Courthouse consisted of Spatial Programming for South Regional Courthouse Spatial Programming for Human Services; Survey and Subsurface Utility Engineering ("SUE");



YEARS EXPERIENCE

38

EDUCATION

Montana State University
Master of Architecture—2008

Montana State University
Bachelor of Architecture—1989

PROFESSIONAL REGISTRATIONS

Florida Architectural Registration
AR91592

American Institute of Architects
—AIA
30210766

LEED AP

Building Design + Construction
77704

PROFESSIONAL AFFILIATIONS

Florida Atlantic University
School of Architecture
Adjunct Instructor

Broward Cultural Council
Public Art and Design
Panel & Member

Gold Coast Opera
Member of the Board

Guest Critic for Florida Atlantic
University's
Architecture Program

TEEN WOON | SENIOR ARCHITECT—cont

Feasibility Analysis and Presentation; Code Analysis; Coordination with Consultants, Assessment of Emergency Shelter Option; Site Massing Analysis; Spatial Program Analysis on the Alternate Site and Sketches/Graphics Report.

NORTH BAY VILLAGE CIVIC PARK—NORTH BAY VILLAGE, FLORIDA

Teen Woon has provided leadership to the team at Justin Architects in the meticulous crafting of the North Bay Village Civic Park project, aligning the design with precise planning and custom-tailoring it to meet the specific programming requirements mandated by the grant.

RONALD MCDONALD HOUSE CHARITIES—SOUTH FLORIDA

Justin Architects undertook the architectural and schematic aspects of the seven-story Miami Ronald McDonald House project. This comprehensive endeavor encompasses the design of sixty-five (65) hotel suites, incorporating commercial and family kitchens, versatile multi-purpose rooms, family-oriented amenities, sanctuaries designed to inspire, and a computer-accessible business center. Furthermore, our role extended to construction administration, including bidding and permitting processes.

SEA GLASS BEACH PLACE—FORT LAUDERDALE, FLORIDA

Justin Architects oversaw the full spectrum of architectural phases: Schematic Design, Design Development, Urban Planning, Construction Documents, Bidding/Permitting, and Construction Administration, for the 3-Story/31 Hotel Units. In addition, we collaborate on landscape architecture to uphold the town's environmental criteria, preserving native vegetation.

ADDITIONAL EXPERIENCE

- Wayman Flight School
- Private FBO Fort Lauderdale-Hollywood International Airport
- Suns of Restaurant
- Dania Beach Marine Study
- Sands Harbor Restaurant
- Serenity ALF
- Expansion and Modernization of St. Mary Magdalene Church

PROJECT EXPERIENCE - PRIOR TO JUSTIN ARCHITECTS

- LGT Green Eco Skyscrapers, Kuala Lumpur, Malaysia
- Y-Cantonments 20 Green Homes, Penang Island, Malaysia
- Rehab & Extended Care Highrise, Penang, Malaysia
- Langkawi Vertical Villa Eco Resort, Langkawi Island, Kedah, Malaysia
- Three Prototype Elementary Schools; Broward County, FL (AIA Award)
- Twenty uniquely-designed branch banks for World Savings; east and west coasts of Florida (AIA Award)
- The Bienes Center for the Literary Arts, a Rare Book and Special Collections facility on the sixth floor of the Broward County Main Library; Fort Lauderdale, FL (AIA Award)
- Alamo Renovation; Fort Lauderdale, FL
- Post Exchange Army Base Shopping Center for the United States Army Air Force
- Exchange Services (AAFES); Fort Stewart, GA
- Base Exchange Air Force Shopping Center Renovation for the Army Air Force
- Exchange Services (AAFES); MacDill Air Force Base, FL
- Fort Lauderdale-Hollywood International Airport(FLL) Information Center, FL (AIA Award)
- Conceptual Design of Boynton Beach Museum of Lifestyle and Fashion History, FL
- Conceptual Design of Delray Beach Museum of Lifestyle and Fashion History, FL
- Broward Performing Art Center, Programming & Building Expansion Studies, FL
- Broward County Edgar Mills Multipurpose Center, LEED "Silver" Design-Build
- Broward County Criteria Guidelines & Specifications
- Pompano Beach Northeast Transit Center
- Woon Residence, Oakland Park, FL (AIA Award)
- Creating a Place for Sunrise Commerce Park Conceptual Studies, Sunrise, FL
- JAFCO, Respite and Residential Center for Children with Developmental Disabilities, Sunrise, FL (AIA Award)
- Seattle's Best & Cuban Corner at Fort Lauderdale-Hollywood International Airport (AIA Award)
- City of Sunrise Water Treatment Control and Administration Building, Sunrise, FL
- Broward County Judicial Center(BCJC) Midrise Complete Fit Out and Renovation Project, Fort Lauderdale, FL

CARLOS JUSTINIANO | VICE PRESIDENT & ARCHITECT

Carlos Justiniano is a seasoned Project Manager with a diverse and robust background in the architectural field. He holds an undergraduate degree from Florida Atlantic University and has further enriched his academic credentials with a Master's degree in Architectural Design Research from Hochschule Anhalt University of Applied Sciences in Germany.

Carlos brings a wealth of experience to the table, particularly in managing projects within the aviation and civic sectors. Notable projects under his purview include those at Fort Lauderdale-Hollywood International Airport, the City of Delray Beach, the City of Miramar, and North Bay Village, to name a few. His contributions extend beyond regional boundaries, as he played a pivotal role in the development of Terminal 6 at John F. Kennedy International Airport and the Redevelopment Masterplan for Newark Liberty International Airport.



PROJECT EXPERIENCE

POMPEY RECREATIONAL CENTER – DELRAY BEACH, FLORIDA

Justin Architects is responsible for Schematic Design, Design Development, Construction Documents, Bidding/Permitting, and Construction Administration, for a new Recreational Facility that will include a full-sized competition pool, 3 Baseball Fields, Multiple Playgrounds, Tennis and Basketball Courts. The project is projected to be completed Early 2025. Role: Project Manager & Project Architect

SEA GLASS BEACH PLACE – FORT LAUDERDALE, FLORIDA

Justin Architects oversaw the full spectrum of architectural phases: Schematic Design, Design Development, Urban Planning, Construction Documents, Bidding/Permitting, and Construction Administration, for the 3-Story/31 Hotel Units. In addition, we collaborate on landscape architecture to uphold the town's environmental criteria, preserving native vegetation. Role: Project Manager & Project Architect

BROWARD JUDICIAL COMPLEX & PARKING GARAGE – FORT LAUDERDALE, FLORIDA

The project involves the construction of a new parking structure that will accommodate 497 parking spaces across six levels, spanning an area of 237,110 square feet. The parking garage will primarily serve judges, courthouse staff, and employees. Role: Project Manager & Project Architect

FORT LAUDERDALE/HOLLYWOOD INT'L AIRPORT – CONTINUING SERVICES CONTRACT

Carlos' work with Justin Architects, includes various on-going projects at Fort Lauderdale-Hollywood International Airport (FLL). Some on-going projects includes perimeter security project & garage repairs with 10,000 parking spaces. Also, perimeter security upgrades to fencing, gates, and camera surveillance systems at the South end of FLL airport. Role: Project Manager

HUGH TAYLOR BIRCH STATE PARK – FORT LAUDERDALE, FL

Justin Architects is leading the comprehensive redevelopment of four key structures at Hugh Taylor Birch State Park in Fort Lauderdale, Florida, including two restroom facilities, a picnic pavilion, and a public pavilion. The project involves the full demolition and replacement of existing structures, with designs that harmonize modern materials and forms with the park's natural setting. Highlights include a custom BBQ pit featuring the engraved State Park logo, enhancing both function and identity. Role: Project Manager & Project Architect

OAK TRAILS STATE PARK – COCONUT CREEK, FL

Justin Architects is leading the redevelopment of Oak Trails Park in Coconut Creek, featuring a 1,598-square-foot flexible-use building designed to host community events and environmental education. The project includes a 1,000-square-foot classroom, public restrooms, and a LEED-certified renovation that enhances the park's sustainability and usability. Surrounded by nature trails, recreation fields, and gathering spaces, the design seamlessly integrates with the park's landscape to foster learning, wellness, and community connection. Role: Project Manager & Project Architect

PAUL REIN DETENTION FACILITY DESIGN CRITERIA PACKAGE LIFE SAFETY ENHANCEMENTS & RE-ROOFING – POMPANO BEACH, FL

Justin Architects is preparing the Design Criteria Package for life safety upgrades and re-roofing at the Paul Rein Detention Facility for Broward County. The scope includes full roof replacement, canopy upgrades, and a

YEARS EXPERIENCE

12

OFFICE LOCATION

FORT LAUDERDALE, FLORIDA

EDUCATION

Hochschule Anhalt University of Applied Sciences, Germany
Master of Architecture Design Research
2018

Florida Atlantic University
Bachelor of Architecture
2016

PROFESSIONAL REGISTRATION

AR103896

AFFILIATIONS

Greater Fort Lauderdale Alliance
Member

United Way Next Generation
Member

American Institute of Architects (AIA)
Member

Leadership Broward Foundation

CARLOS JUSTINIANO | VICE PRESIDENT & ARCHITECT - cont.

new smoke evacuation system requiring coordination with fire alarm, mechanical, and life safety systems. These improvements aim to enhance safety, extend the facility's service life, and ensure code compliance. Role: Project Manager & Project Architect

APOTEX—WESTON, FL

Justin Architects led the transformation of Apotex's 19,000-square-foot office into a flexible, future-ready workspace designed to support collaboration and growth. The project introduced dynamic co-working areas, optimized layouts, and contemporary materials, all tailored to the company's evolving operational needs. With a focus on cost efficiency and phased implementation, the design supports 125 workstations while aligning with Apotex's vision for a modern and adaptable work culture. Role: Project Manager & Project Architect

CHARLES F. DODGE CITY CENTER –PREVIOUSLY, PEMBROKE PINES CIVIC CENTER

The Charles F. Dodge City Center includes a 173,630 SF Civic Center/City Hall with a 3,500 seat acoustically designed Performing Arts/Banquet/Grand/Exhibition/Grand Hall, a full Service Kitchen, Performing Dressing and Green Rooms, an exquisitely designed Grand Lobby, and the Administrative offices for the City. It is designed to withstand and Category 5 hurricane event and contains a 3,000 SF, state-of-the-art Emergency Operations Center Headquarters (EOC). Role: Production

CITY OF MIRAMAR POLICE HEADQUARTERS —MIRAMAR, FLORIDA

This facility is a three-story wrap around structure surrounding the Town Center Parking Garage. The building's exterior design compliments the Miramar City Hall and Cultural Arts Center buildings, also designed by our firm. The first level of this 80,000 SF building consists of a pedestrian friendly retail area with an arch covered exterior sidewalk facing City Hall Promenade and the pedestrian/automobile entrance to the building. Role: Production

JFK TERMINAL 6 DEVELOPMENT—NEW YORK, NY

Prior to joining Justin Architects, Carlos was a Project Designer who played a role in designing a state-of-the-art facility at the John F. Kennedy International Airport, encompassing a 1.2 million square foot new terminal. The terminal will accommodate 10 wide body aircraft and will cater to international passengers, offering an array of amenities such as concessions, retail, food and beverage options, and airline lounges. The project's objective is to transform JFK's facilities into a world-class destination.

NEWARK LIBERTY INTERNATIONAL AIRPORT—NEWARK, NJ

Prior to joining Justin Architects, Carlos designed a Master Plan for Newark Liberty Airport (EWR) that showcases the potential expansion options for passenger areas, encompassing two new head house terminals with multiple concourses, hotels, parking garages, and green spaces. The redevelopment of approximately 140 wide body aircraft gates will be executed in phases, with careful consideration of the effects on the newly developed Terminal A.

ADDITIONAL EXPERIENCE

- Iberic Malls, Fort Lauderdale, FL (20 projects included)
- Dunkin Doughnuts
- Emerald Estates Park Club House
- Saint Mary Magdalen Church Expansion, Coral Springs, FL
- Performance Power Boats, Indiantown, FL
- Royal Plaza Shopping Center, Royal Palm Beach, FL

EDWIN GIRALDO | PROJECT CAPTAIN

Edwin Giraldo is an accomplished Architectural Project Captain with a robust background in architecture and construction management. He holds a Master's of Science in Construction Management and a Bachelor of Arts in Architecture from Florida International University. Edwin's expertise with industry-standard software like Revit and Auto Cad ensures the successful delivery of complex projects.

Edwin has managed diverse projects across aviation, civic, educational, and healthcare sectors. Notable projects include the development of construction documents for Fontainebleau Aviation's new private terminal at Fort Lauderdale-Hollywood International Airport and Hugh Taylor Birch State Park. He has also contributed significantly to the City of Lake Worth Fleet Facility, Nova Southeastern University's Horvitz Administration Building, and the Coral Springs Police Department's CSI addition. Edwin's experience and dedication make him a valuable asset in delivering innovative architectural solutions.



PROJECT EXPERIENCE

MIAMI EXECUTIVE AIRPORT—MIAMI, FL

Edwin served as the Architectural Project Captain for the Miami Executive Airport hangar project, leading the development of Construction Documents (CDs) for a 240-foot by 130-foot private aviation hangar. His responsibilities included detailing the adjacent lean-to structure housing six tenant bays and shared restrooms. Edwin also contributed to the planning of a future 3,500-square-foot expansion and renovation of Reliance Aviation's existing Fixed Base Operator (FBO) facility.

FLL AIRPORT TERMINAL CONNECTORS, FORT LAUDERDALE, FL

Edwin serves as the Project Captain for the 43,355-square-foot Connector Project at Fort Lauderdale-Hollywood International Airport (FLL), providing Construction Administration and BIM management for this major infrastructure initiative connecting Terminals 1 to 2 and 2 to 3. The project enhances passenger circulation and establishes full terminal connectivity across the airport.

POMPEY PARK RECREATIONAL CENTER—DELRAY BEACH, FL

As Project Captain, Edwin led the development of Construction Documents (CDs) and resolved permit comments for a 54,191-square-foot, two-story Recreation Center. The project also features a Civic Lawn for community events, Shelters and Restrooms, three Basketball Courts with Shade Structures, and both Football and Baseball Fields—delivering a comprehensive recreational environment for public use.

HUGH TAYLOR BIRCH STATE PARK—FORT LAUDERDALE, FLORIDA

As a project captain at Justin Architects, Edwin led the development of construction documents for new restrooms and pavilions for the park. He coordinated the construction documents and the BIM model with S&F Engineers, the structural engineer, and Hammond & Associates, the MEP engineer, ensuring cohesive and accurate project plans.

FONTAINEBLEAU AVIATION—FORT LAUDERDALE, FLORIDA

Edwin led the development of construction documents for a new private airport terminal facility and airside canopy at FLL Airport. He coordinated with Delta G, the MEP engineer, and Thornton Tomasetti, the structural engineer, ensuring seamless integration of all design elements. Additionally, Edwin assisted Fontainebleau Development, the contractor, with construction administration, providing valuable support throughout the project.

RONALD MCDONALD HOUSE, MIAMI, FL

Edwin is currently leading the development of construction documents for an alternative plan for the 7th floor of Ronald McDonald House in Miami, FL. He is incorporating value engineering modifications throughout the project, ensuring cost-effective solutions while maintaining the project's overall quality and functionality.

CITY OF LAKE WORTH FLEET FACILITY—CITY OF LAKE WORTH, FLORIDA

Prior to joining Justin Architect, Edwin was a project captain for the development of a new fleet maintenance facility in Lake Worth, FL. He assisted the project manager in producing the construction documents and coordinated with CES, the MEP engineer, and BNI the structural engineer, utilizing Revit for the document development.

YEARS EXPERIENCE

21

EDUCATION

Florida International University
Master of Science in Construction Management

Florida International University
Bachelor of Arts in Architecture

Miami Dade College
Associate of Arts



YEARS EXPERIENCE

30

EDUCATION

Master of Landscape
Architecture—University of
Minnesota

Bachelor of Architecture—Zhejiang
University, Hangzhou, China

PROFESSIONAL REGISTRATIONS

Registered Landscape
Architect, Florida

LEED Accredited Professional
BD+C

AFFILIATIONS

American Society of Landscape
Architects

Vice President of China Council
Florida

AWARDS

American Society of Landscape
Architects Florida Chapter
(FASLA)

2015 Award of Merit

2013 Award of Merit

2012 Award of Merit

10th China International
Garden Exposition (Wuhan)
2015 Award of Excellence

CHANG DU, RLA, ASLA & LEED AP | PARTNER & DESIGN DIRECTOR

Ms. Du started professional career as an architect at Zhejiang South Architecture Inc. in China. She then came to the US to receive Master's Degree in Land Planning & Landscape Architecture from University of Minnesota. After many years of global practice at EDSA Inc., she co-founded Dumon Design in 2010, which later became Duland Design. She has been involved in designing high end hotels, resorts and communities around the world for more than a decade, focusing on sustainable planning and design.

Ms. Du has been involved in all aspects of landscape architecture, ranging from large scale planning to detail design and has participated in numerous projects, many of which are located in United States, the Caribbean and China. She has been invited to speak at the Green-build Conference in China in 2010, Asia Pacific Landscape Architecture Summit in 2015, and several universities in China. She was also invited to speak at 2015 Governor's trade mission lecture series. Ms. Du believes in community building and culture diversity. With her global experience and cultural background, she has worked extensively in China leading design teams from US and with Chinese clients on projects in the US. In 2015, she co-founded China Council Florida to actively promote Florida to Chinese investors, bridging investment opportunities and bringing cultural awareness into local communities.

PROJECT EXPERIENCE

RIVERSIDE HOTEL WATERFRONT ACTIVITY CENTER, FORT LAUDERDALE, FL

This is a redevelopment project in the heart of downtown Fort Lauderdale on a 4-acre site right on the New River. The new two-story building totals 5,500 SF with a restaurant (The Boathouse), fitness center, spa and offices. The project includes an extensive outdoor amenity area with wedding/event plaza, open lawn, outdoor seating, and stage in a new lush tropical landscape setting.

DEERFIELD BEACH OCEAN WAY, DEERFIELD BEACH, FL

The improvements at this \$3 million redesign project of the Deerfield's Ocean Way beachfront included drainage, paving, sidewalk pavers, landscape, decorative pedestrian and vehicular lights, special paving at the street intersections, beach gateways with columns and sitting walls, new outdoor showers, a bike lane and parking.

PIONEER PARK, DEERFIELD BEACH, FL

The master plan for the renovation of a 16 acre active park at the City of Deerfield Beach, located at Dixie Hwy and Hillsboro Canal includes a community center, two major league baseball fields, basketball courts, playground, tennis center, concession building, outdoor plazas, boat ramps and trails along Hillsboro Canal to be connected to a regional trail system.

PORT EVERGLADES HERON PARKING GARAGE, FORT LAUDERDALE, FL

The Port Everglades Heron Parking Garage and Ground Transportation Facility, capable of accommodating 1,900 vehicles. This modern facility was envisioned as a comprehensive solution to cater to a diverse array of needs, from cruise patrons to service and emergency vehicles, buses, vans, taxis, and rideshare companies. This facility and its surroundings were transformed into dynamic and inviting spaces, with captivating yet functional landscape to compliment the innovative building design.

HILLSBORO BOULEVARD STREETScape, DEERFIELD BEACH, FL

The Streetscape Improvement Plan along Deerfield Beach's gateway to its beachfront included spacious sidewalks with special paving, landscape, decorative pedestrian and vehicular lights, bus stops, site furniture, a bike lane and on-street parking.

COCONUT CREEK PMDD, COCONUT CREEK, FL

The 19-acre project located within the City's new Planned Main Street Development District promotes the development of a pedestrian oriented, mixed-use community organized around substantial, centralized and contiguous recreational open space. The efficient development of land resources, compact development of a variety of housing choices, flexibility in use and design, and green building and planning techniques are fundamental criteria of the district development.



YEARS EXPERIENCE

18

EDUCATION

Bachelor of Science in Civil Engineering—Florida Atlantic University

PROFESSIONAL REGISTRATIONS

Professional Engineer, FL, PE 81297

PROFESSIONAL AFFILIATIONS

Florida Engineering Society (FES), Member

JONAH WEAVER, PE | CIVIL ENGINEER

Jonah Weaver, PE, brings 18 years of experience in site civil design, covering site planning, master planning, and infrastructure design for both private and public projects. His expertise includes water, sewer, irrigation, and roadway design, paving, grading, drainage, earthwork, signage, and striping. Jonah has vast experience in permitting with public agencies from Broward County to Indian River County. Jonah's software experience includes design utilizing XPswmm, POND5, and Cascade, as well as drafting using AutoCAD Civil 3D.

PROJECT EXPERIENCE

ARCHITECTURAL AND STRUCTURAL ENGINEERING SERVICES, POMPANO BEACH, FL

KEITH provided civil design, landscape architecture, construction management, and CEI services for the City. Properties included a portion of the Aquatic Center, Community Park, and Sandspur Park. The utility connections included water services and sanitary laterals connecting to mainline utilities adjacent to the proposed building structures. KEITH also provided construction observation, civil site, utility design, site plan preparation, landscape architecture, and permitting.

BROWARD COUNTY WATER AND WASTEWATER (BCWWS) BOOSTER PUMPING STATION 3A, POMPANO BEACH, FL

KEITH, under its continuing services contract with BCWWS, and as subconsultant, assisted the Client in developing this KEITH Water project. KEITH provided services to the Client including survey, utility location services, and landscape architecture.

WATER SERVICE MATERIAL VALIDATION, POMPANO BEACH, FL

KEITH, under this continuing service contract, provided civil engineering, survey, SUE, landscape architecture, and construction program management services. This project supported compliance with the EPA's Lead and Copper Rule Improvements (LCRI) by identifying and validating the materials of water service lines within the County's drinking water system. The scope included predictive modeling, field investigations, and integration of findings into BCWWS's GIS system. KEITH performed visual inspections and vacuum excavations, documented findings, and supported data-driven decision-making. The project also involved the use of Trinnex's LeadCAST software to enhance predictive modeling capabilities.

CHARLOTTE BURRIE CIVIC CENTER, POMPANO BEACH, FL

KEITH, under its continuing services contract with the city, and as subconsultant, assisted the Client in developing a KEITH Campus project that included 8,712-SF of multi-purpose spaces for civic, social, and recreational activities, lobby/pre-function area, reception, administrative offices, conference rooms, 250-seat assembly hall, and pedestrian ADA-compliant access, a porte-cochère entrance, 48 vehicular and 20 bicycle parking spaces. KEITH provided full services to the Client including civil engineering, permitting, landscape architecture, and construction administration and coordination for the LEED v4 certified building.

JOHN KNOX VILLAGE STORMWATER MASTER PLAN, POMPANO BEACH, FL

KEITH assisted the Client in the development of a KEITH Life project consisting of a senior residential facility, formal and semi-formal gardens, and surface parking. KEITH provided full services to the Client including civil engineering, survey/SUE, planning, landscape architecture, and CEI.

ANNIE GILLIS PARK, POMPANO BEACH, FL

KEITH, under its continuing services contract with the city, assisted the Client in developing a KEITH Play project including a park integrating historic elements KEITH provided full services to the Client including civil engineering, survey, planning, and landscape architecture.



YEARS EXPERIENCE

7

EDUCATION

MS, Hydroinformatics and Water Management, Université Côte d'Azur

MS, Hydroinformatics and Water Management, Brandenburg University of Technology Cottbus-Senftenberg

MS, Hydroinformatics and Water Management, Warsaw University of Technology

MS, Hydroinformatics and Water Management, Technical University of Catalonia

MS, Hydroinformatics and Water Management, Newcastle University

BS, Civil Engineering, Escuela Superior Politecnica Del Litoral

PROFESSIONAL REGISTRATIONS

Professional Engineer, FL, PE 94885

ENV SP, 61736, 2024

CFM, US-19-11500

Temporary Traffic Control Certification, Advanced, 54294

OMAR RODRIGUEZ, PE, CFM, ENV SP | CIVIL ENGINEER

Omar Rodriguez is an emerging engineering professional specializing in Hydrology and Hydraulic Modeling and Water Resources engineering. He is heavily involved in Floodplain Management, Urban Drainage, and Climate Adaptation. Gaining experience in water resources and civil engineering design projects including water, sewer, drainage systems, stormwater master plans, and flood mapping as well as County and State-Wide permitting, Omar has demonstrated his various abilities and qualifications as an engineer including Flood Risk Management implementation using CAD, GIS, and Modeling software.

PROJECT EXPERIENCE**DRAINAGE IMPROVEMENTS AT US-1 AND NE 14TH ST, POMPANO BEACH, FL**

Project Manager. KEITH, under its continuing contract with the City, is providing civil engineering, surveying, and subsurface utility engineering for this US1 and NE 14th Street Drainage Improvement project. This comprehensive drainage improvement project aims to significantly enhance the stormwater management system in the City of Pompano Beach. The project involves the installation of new storm drainage infrastructure and the cutting of swales to optimize drainage functionality and mitigate flooding risks. This project area primarily consists of residential properties. Key components of the project include: Installation and Reconstruction: A total of 54 storm drain structures will be installed or reconstructed to ensure efficient water flow and prevent blockages. Storm Drain Piping: Approximately 4,765 linear feet of storm drain piping will be laid to facilitate the effective conveyance of stormwater. Enhanced Drainage Functionality: The project will incorporate advanced engineering techniques to improve the overall drainage capacity and resilience of the area. TBG Consulting provided cost estimating services to ensure that the project remains within budget while achieving its goals of improved drainage and reduced flood risk.

CYPRESS ROAD IMPROVEMENTS, PLANTATION, FL

Task Manager. KEITH, under a continuing services contract with the City, assisted with development of this project involving signal upgrades, milling and resurfacing, roundabout design, drainage improvements, additional sidewalk, and the addition of corridor-wide sharrow pavement markings and respective signage. Services KEITH provided include survey, SUE, civil engineering, landscape architecture, and transportation engineering. KEITH also managed a team of professional contractors providing lighting analysis and design and geotechnical services.

ZONE 2 DRAINAGE STUDY, PLANTATION, FL

Task Manager. The KEITH Team, under its continuing services contract with the city, was retained to provide a full range of engineering services to provide an evaluation of the existing stormwater system and develop a Capital Improvement Program (CIP). The final product will be compiled in a Stormwater Master Plan. KEITH will leverage its expertise in hydrology and hydraulics modeling to evaluate the overall existing stormwater system, identify potential areas at risk of flooding and evaluate future required stormwater system upgrades. The culmination of the study's effort will be presented in the new and comprehensive stormwater master plan.

FIRE STATION #52, POMPANO BEACH, FL

Task Manager. KEITH, under our continuing services agreement with the City, assisted the Client, as subconsultant, in developing a KEITH Facility project including the design/build of Fire Station No. 52 a two-story multi-bay facility. KEITH provided full services to the Client including civil engineering, planning, survey/SUE, landscape architecture, and construction program management. The project brought the community a much-needed resource for safety and emergency management.



JON WEYMOUTH, PE | DIRECTOR OF CONSTRUCTION SERVICES



YEARS EXPERIENCE

18

EDUCATION

Bachelor of Science in Architectural Engineering, University of Miami

PROFESSIONAL REGISTRATIONS

Professional Engineer, FL, PE 52802

SFRTA Contractor Safety Training

Qualified Florida Construction Stormwater Management Inspector

Temporary Traffic Control Certification, Intermediate, 75781

Temporary Traffic Control Certification, Advanced, 81960

OSHA 10-Hour Safety Training

CTQP Quality Control Manager

Jon Weymouth has nearly four decades of experience in the design, permitting and construction of heavy transportation projects. Past projects include the completion of five segmental bridges at FLL to accommodate the rapid growth of the airport. He performed lead field representative services for the new FLL 9L-27R South Runway Expansion project constructed with FAA and FDOT funding (and per the FAA specifications). Jon also served as the owner's representative subconsultant for the new water main within the PBIA airfield operations area. Additional projects include working at MIA as the lead field representative for the apron replacement for the American Airlines (AA), which entailed the removal and reconstruction of the high mast electrical system, oil-water/drainage system, and entire concrete/asphalt pavement sections within the active AA maintenance facility. At FLL, Jon coordinated with field representatives for the airside build-out of Terminal 2 for Delta Airlines and Terminal 3 for JetBlue. These terminal modernization projects included constructing sterile corridors between the terminals.

PROJECT EXPERIENCE

ARCHITECTURAL AND STRUCTURAL ENGINEERING SERVICES, POMPANO BEACH, FL

Project Manager. KEITH provided civil design and construction engineering inspection services. Properties included a portion of the Aquatic Center, Community Park, and Sandspur Park. Services included design development and construction documents. KEITH also provided construction observation, civil site, utility design, site plan preparation, landscape architecture, and permitting assistance.

PIER PARKING GARAGE, POMPANO BEACH, FL

Project Manager. The parking garage includes five stories, 662 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space. As part of the design-build team, as subconsultant, KEITH was responsible for planning, survey, utility coordination, civil engineering, landscape design, permitting, and construction inspection. Our professional services included extensive community and municipal outreach.

CHARLOTTE BURRIE CIVIC CENTER, POMPANO BEACH, FL

Project Manager. KEITH, under its continuing services contract with the city, and as subconsultant, assisted the Client in developing a KEITH Campus project that includes 8,712-SF of multi-purpose spaces for civic, social, and recreational activities, lobby area, reception, administrative offices, conference rooms, 250-seat assembly hall, a fixed platform stage, kitchen, and storage, as well as easy pedestrian ADA-compliant access, a porte-cochère entrance, 48 vehicular and 20 bicycle parking spaces. KEITH provided full services to the Client including civil engineering, permitting, landscape architecture, and construction administration and coordination for the new LEED v4 certified building.

CHARLOTTE BURRIE CIVIC CENTER, POMPANO BEACH, FL

KEITH, under its continuing services contract with the city, and as subconsultant, assisted the Client in developing a KEITH Campus project that included 8,712-SF of multi-purpose spaces for civic, social, and recreational activities, lobby/pre-function area, reception, administrative offices, conference rooms, 250-seat assembly hall, and pedestrian ADA-compliant access, a porte-cochère entrance, 48 vehicular and 20 bicycle parking spaces. KEITH provided full services to the Client including civil engineering, permitting, landscape architecture, and construction administration and coordination for the LEED v4 certified building.

NORTH CAMPUS BRIDGE REPAIR, COCONUT CREEK, FL

Project Manager. KEITH assisted the Client with a KEITH Access project including engineering services and construction documentation that reported on the condition of the existing NW 39th Avenue Bridge. This included The Critical Safety Repairs and Intermediate Repairs to the existing bridge. KEITH provided civil engineering, survey, and construction program management services to the Client.

ANNEX BUILDING ADDITION, PLANTATION, FL

Project Manager. KEITH, under its continuing services agreement with the City, assisted the Client in developing a KEITH Campus project including a stand-alone one-story annex building consisting of approximately 4,200-GSF. KEITH provided services to the Client including owner's representation and construction management. The KEITH Team assisted the Client in architect coordination, permitting, construction value, scheduling, shop drawings, as-builts, field visits, final certifications, and project close-out.



YEARS EXPERIENCE

36

EDUCATION

Bachelor of Science in Survey and Mapping—University of Florida

Courses Completed,
Florida Institute of Technology

PROFESSIONAL REGISTRATIONS

Professional Surveyor and Mapper,
Florida: LS5366

CHARLES SCHRAMM, PSM | DIRECTOR OF SURVEY AND MAPPING

With more than three decades of geospatial experience, Chuck's leadership brings valuable insights, streamlines data collection, and improves the overall accuracy and efficiency of our projects. With his guidance, our survey team is poised to achieve new heights in quality and impact. His responsibilities include daily operations of the surveying department, estimating, project progress reporting, coordination with other departments and clients, and business development. He also has extensive experience with a variety of engineering and surveying-related computer software, including Bentley Open Roads Designer (ORD), MicroStation, and GEOPAK, and has experience in NPDES documentation.

PROJECT EXPERIENCE

DRAINAGE IMPROVEMENTS AT US-1 AND NE 14TH ST, POMPANO BEACH, FL

Project Manager. KEITH, under its continuing contract with the City, is providing civil engineering, surveying, and SUE services for drainage improvement project. This comprehensive drainage improvement project aims to significantly enhance the stormwater management system in the City. The project involves the installation of new storm drainage infrastructure and the cutting of swales to optimize drainage functionality and mitigate flooding risks. This project area primarily consists of residential properties. Key components of the project include: Installation and Reconstruction: A total of 54 storm drain structures will be installed or reconstructed to ensure efficient water flow and prevent blockages. Storm Drain Piping: Approximately 4,765-LF of storm drain piping will be laid to facilitate the effective conveyance of stormwater. Enhanced Drainage Functionality: The project will incorporate advanced engineering techniques to improve the overall drainage capacity and resilience of the area. TBG Consulting provided cost estimating services to ensure that the project remains within budget while achieving its goals of improved drainage and reduced flood risk.

WATER SERVICE MATERIAL VALIDATION, POMPANO BEACH, FL

Project Manager. KEITH, under this continuing service contract, provided civil engineering, survey, SUE, landscape architecture, and construction program management services. This project supported compliance with the EPA's Lead and Copper Rule Improvements (LCRI) by identifying and validating the materials of water service lines within the County's drinking water system. The scope included predictive modeling, field investigations, and integration of findings into BCWWS's GIS system. KEITH performed visual inspections and vacuum excavations, documented findings, and supported data-driven decision-making. The project also involved the use of Trinnex's LeadCAST software to enhance predictive modeling capabilities.

CYPRESS ROAD IMPROVEMENTS, PLANTATION, FL

Project Manager. KEITH, under a continuing services contract with the City, assisted with development of this project involving signal upgrades, milling and resurfacing, roundabout design, drainage improvements, additional sidewalk, and the addition of corridor-wide sharrow pavement markings and respective signage. Services KEITH provided include survey, SUE, civil engineering, landscape architecture, and transportation engineering. KEITH also managed a team of professional contractors providing lighting analysis and design and geotechnical services.

FDOT DISTRICT 4, DESIGN SERVICES FOR LOXAHATCHEE ROAD, POMPANO BEACH, FL

Project Manager. KEITH, as a subconsultant, provided landscape architecture, survey, SUE, and utility coordination services. This project is to reconstruct Loxahatchee Road to accommodate 11-foot paved lanes, a raised median, five-foot bicycle lanes, and sidewalk on the south side of the 6.15-mile roadway. The project also included a design analysis for a roundabout.



YEARS EXPERIENCE

43

EDUCATION

AS, Civil Engineering, Monroe Community College

PROFESSIONAL REGISTRATIONS

Professional Land Surveyor, LS6558, FL,

Professional Land Surveyor, 050050, NY

FAA Remote Pilot Small Unmanned Aircraft System, 4225999, 2019

PROFESSIONAL AFFILIATIONS

Chair Advisory Committee - Geomatics Engineering Florida Atlantic University

Village of Royal Palm Beach Program for Public Information Committee, Board appointed

Palm Beach County GIS Board Member

Trail Boss Florida Off Road Cycling Enthusiasts (FORCE) Pinehurst Trail

South Florida GIS Expo committee Exhibits Chair

BRYAN MERRITT, PSM | VICE PRESIDENT OF GEOSPATIAL

Bryan Merritt is Vice President of Geospatial at KEITH. He is responsible for overseeing all geospatial operations, including survey and subsurface utility engineering (SUE) for the company. This role involves strategic planning; project management; ensuring accuracy and quality of data; leading KEITH'S team of surveying, mapping, and utility specialists; managing budgets; and collaboration with other departments/disciplines to support the KEITH company goals. Bryan also manages the evaluation and assessment of equipment and technology resources, assists in training and mentorship to team members, and provides leadership in the preparation of business development strategies for existing and new markets/geographies.

PROJECT EXPERIENCE

WATER AND RE-USE TREATMENT PLANT PROJECTS, POMPANO BEACH, FL

Principal. KEITH, as a subconsultant, assists in the development of water and re-use water treatment plant projects on an as-needed basis. KEITH assists the Client with survey, SUE, and landscape architecture services. The KEITH Team assists the Client with specific purpose survey, site plan processing, paving, grading, and drainage, erosion plan, water distribution and sanitary sewer, engineering permitting, landscape architecture plans, construction observation, and construction certification.

SE 5TH AVENUE BRIDGE REPLACEMENT, POMPANO BEACH, FL

Principal. KEITH, as subconsultant, assisted the Client in developing a KEITH Access project related to improvements to the SE 5th Avenue Bridge. KEITH provided extensive survey services to the Client.

CHILLER PLANT, POMPANO BEACH, FL

Principal. The project included a 750-SF chiller plant building and cooling tower yard. The new chiller plant will provide energy efficient air-conditioning to City Hall and the Commission Chambers while reducing energy costs to the City. KEITH provided planning, civil, survey, and SUE services including layout and processing of the site plan, utilities design and permitting through all agencies having jurisdiction.

FIRE STATION NO. 114, POMPANO BEACH, FL

Principal. The client has requested that KEITH provide SUE services for the Fire Station 114 project. Horizontal utility designation services will be performed to mark detectable utilities along a proposed fence line. A hand-drawn field sketch of discoveries will be included.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) CONTINUING SURVEY SERVICES, FL

Principal. The SFWMD trusted KEITH to provide professional services to continue with survey mapping services in Broward, Palm Beach, and Miami-Dade counties. KEITH worked with SFWMD to improve wells for the Hillsboro Canal Phase I in Broward and Palm Beach counties, the L-8 Reservoir Project in western Palm Beach County, and canals for the C-14 basin's hydrographic survey in Miami-Dade County. KEITH served as the consultant managing a trans-disciplinary team, providing surveying and subsurface utility locating services.

PARKING GARAGE DESIGN-BUILD, POMPANO BEACH, FL

Principal. KEITH assisted the Client in developing a KEITH Facility mixed-use project including a 625-space, 5-story parking garage on a 3.5-acre site. KEITH, as part of the design-build team, provided planning, survey, utility coordination and investigation, civil engineering, landscape architecture, permitting, and construction inspection. Included with KEITH's professional services were extensive community and municipal outreach, complete civil design to adequately provide water, fire, and sanitary sewer service, and stormwater management design, and permitting through all jurisdictional agencies, and construction inspection and certification.



YEARS EXPERIENCE

22

EDUCATION

Masters of Business Administration
University of Florida

M.S. in Architectural Engineering
with a Structures Concentration
N.C. Agricultural & Technical
University

B.S. in Civil Engineering University
of Florida

PROFESSIONAL REGISTRATIONS

Registered Professional Engineer
Florida: PE67337
North Carolina: PE036136
New York: PE093022-1

Special Inspector of Threshold
Buildings - FL SI 7018699

LEED Accredited Professional

CM-BIM Certification

AFFILIATIONS

Florida Structural Engineers
Association

American Institute of Steel
Construction

DONATA WILLIAMS, PE, SI, MBA, LEED AP, CM-BIM | STRUCTURAL MANAGING PRINCIPAL

Ms. Williams is a Structural Engineer with more than 22 years' experience in analysis, design, and construction management of various types of structures for the governmental, commercial, aviation, educational and residential sectors. She utilizes various computer aided analysis and design tools such as Ram Structural System, Ram Concept, Ram Elements, Tekla Structural Designer Adapt, PCA Walls, AutoCAD, and Revit Structure. Ms. Williams is a LEED Accredited Professional who worked on one of the first LEED certified buildings in Florida. She was one of the first 3 people in the state of Florida to receive her CM-BIM certification. Ms. Williams has served on the board for the South Florida Chapter of the Florida Structural Engineers Association since 2012 and the state board since 2022.

Ms. Williams has completed many projects in the Tri-County area including work for all three county school systems, local universities (FAU, FIU, and Palm Beach State), transportation centers (FLL airport, Port Everglades, and SFRTA/Tri-Rail) and other notable local entities such as Broward Health and the Urban League of Broward County. She has led the structural design of three Hallandale Beach area projects: Bluesten park (community center and 5 surrounding buildings), Golden Isles tennis facility (and 3 surrounding buildings), and the (former) Foster Park Community Center.

PROJECT EXPERIENCE

CITY SIGNAGE, CITY OF MIRAMAR, FL

Structural design and permit drawings for various pieces of signage throughout the city. Included work on foundations, walls, planters, and pedestals used in various combinations to erect monument, electronic display, and block letter signs displaying city name, "Miramar", as well as "Town Center"

FORT LAUDERDALE SEAWALLS, FORT LAUDERDALE, FL

Evaluation of 31,000LF of seawall, providing reports of findings for wall integrity and status as it relates to current county requirements, including rankings of walls for repair timeframe and cost estimates.

LIGHTNING PROTECTION SYSTEM, BROWARD COUNTY SCHOOLS

Provided structural design services for installation of lightning dissipation array system at four BCPS high schools. Included coordination with electrical subconsultant

HOLLYWOOD BRIDGES, HOLLYWOOD, FL

There are five bridges in the city of Hollywood that required repair. TRC is the prime consultant for this project, managing the subconsultants, as well as providing structural engineering /restoration for the repair of each bridge.

LIFT STATION E08; HOLLYWOOD, FL

An upgrade to city facilities, work scope consisted of design of a new concrete wet well and valve vault with magmeter/pump vault. Concrete lids were also designed by TRC. Foundations were provided for the support of a generator and associated aluminum stair.

GOLDEN ISLE PARK, FL

Project Manager and Special Inspector for 25,000SF tennis facility that includes offices, lockers, concessions, and a pro shop as well as three surrounding single-story buildings. Structural systems included steel joists, structural steel beams and columns, and reinforced masonry. Assisted the City of Hallandale with additional inspections for light pole bases and other site equipment foundations during the pandemic. (*)

(*) with another firm



YEARS EXPERIENCE

39

EDUCATION

University of Maryland, Master of Science, Civil Engineering; (Specialization in Structural Engineering)

Indian Institute of Technology, Mumbai, India, Bachelor of Technology, Civil Engineering

PROFESSIONAL REGISTRATIONS

Registered Professional Engineer
Florida: PE 81459
Maryland: PE44838
Arizona
Texas

NITIN RANADIVE, PE | STRUCTURAL PRINCIPAL

Mr. Ranadive has nearly four decades of experience in structural engineering, project management, planning and engineering design for a variety of projects. His qualifications include public and private commercial, institutional and industrial projects. He has led project teams in the design of conventional and post-tensioned concrete, composite and structural steel, cold formed steel bearing walls and wood structure projects. His expertise encompasses the design of new structures and the restoration and conversion of existing structures.

His qualifications enable him to develop and manage design teams that provide elegant and innovative solutions to challenging structural projects.

PROJECT EXPERIENCE

INDIAN RIVER COUNTY EMERGENCY OPERATIONS CENTER EXPANSION, VERO BEACH, FL

Approx 16,000 sq ft expansion of existing EOC. Project includes commercial grade kitchen, computer server room, expanded restroom/shower facilities, sleeping areas, additional warehouse space, secure storage, two conference rooms, office space for Fire Dept training Bureau, Emergency Management, and administrative staff.

HISTORIC PUBLIC SAFETY COMPLEX, MIRAMAR, FL

24,000 sq. ft., 2-story public safety complex in Miramar's Historic District. Building contains community space as well as work stations, evidence storage, crime scene lab, evidence vehicle bay, investigative services, and S.W.A.T. areas.

CITY OF PLANTATION FIRE STATIONS, PLANTATION, FL

Project manager for design/construction of additions to Fire station # 2 and Fire station #5.

BROWARD SHERIFF'S OFFICE TRAINING CENTER, FORT LAUDERDALE, FL

104,000 sq. ft. design-build project located at the Broward Sheriff's Office Public Safety Complex. 4-story training center building with attached 7-story parking garage. Admin offices, auditorium, classrooms, fire rescue simulation labs, indoor firearm ranges, etc.

CITY OF MIRAMAR, COMMUNITY AND CULTURAL AMPHITHEATER, FL

Cultural Amphitheater Complex with 1,500 non-permanent seats and a lawn seating capacity of 2,500 under canopy structure; site includes a memorial wall, pedestrian pathways, food truck and vendor areas; stage, dressing rooms, electrical, data room, restrooms of approx. 5,000 SF and a tensile canopy of approx. 18,000 SF.

MIRAMAR MEGACENTER, MIRAMAR, FL

198,000 sq. ft. multi-use, multi-building facility. Contains self-storage, retail, office space, and warehouse units, all in the same place.

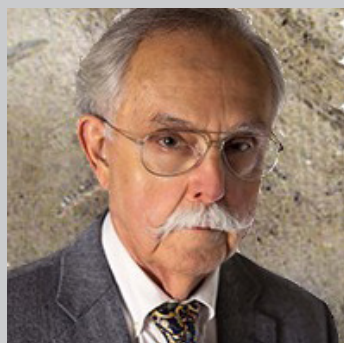
FLORIDA INTERNATIONAL UNIVERSITY, (FIU) WELLNESS CENTER, MIAMI, FL

60,000+ SF expansion of existing south campus Wellness and Recreation Center: new 3-court basketball/volleyball gymnasium, new free weight and cardio areas, indoor racquetball court and running track; lounge and office space.

SCHOOL DISTRICT OF ST. LUCIE COUNTY ADMINISTRATIVE BUILDING, PORT ST. LUCIE, FL

106,000 SF, three story new office building, hardened for Risk Category III. Houses administrative offices and serves as headquarters for the district.

(* with another firm)



YEARS EXPERIENCE

59

EDUCATION

University of Florida, Bachelor of Science, Civil Engineering; (Specialization in Structural Engineering)

PROFESSIONAL REGISTRATIONS

Registered Professional Engineer
Florida: PE 8802

Professional Land Surveyor; Florida
(retired): 1749

Special Inspector / Threshold
Buildings; Florida: 0042

AFFILIATIONS

American Society of Civil Engineers
American Concrete Institute Florida
Structural Engineers Association

DAVID O. CHARLAND, PE, SI | STRUCTURAL ENGINEER

Mr. Charland has provided structural engineering design leadership for more than fifty-nine years, on hundreds of complex residential, commercial, and institutional projects throughout the State of Florida. Structural engineering design projects under Mr. Charland's leadership include: municipal/ government facilities, healthcare entities, school systems, libraries, firehouses, emergency operations centers, recreation facilities, aviation structures, high-rise office buildings, hotels and resorts, heavy marine facilities, roads, bridges, industrial plants, parking structures and commercial building restoration.

Mr. Charland's dedication to public service spans over three decades. He served two terms on the Florida Board of Professional Engineers, initially appointed by Governor Jeb Bush and later by Governor Charlie Crist. His service also includes the Broward County Central Examining Board for Engineering Construction, the Structural Committee of the Broward County Board of Rules and Appeals, and the Florida Department of Community Affairs Hurricane Andrew Damage Assessment Team.

PROJECT EXPERIENCE

TUCKAHOE BULKHEAD, JENSEN BEACH, FL

300 linear foot bulkhead used to protect the historic building (Mansion at Tuckahoe) which sits atop a 4,000-year-old Native American mound.

ST. LUCIE COUNTY - BRIDGE SERVICES CONTINUING CONTRACT SOUTH SAVANNAS WEIR PROJECT, MARTIN COUNTY, FL

Concrete weir replacement in Savannas Preserve State Park. Water control weir to provide habitat restoration and reduce flooding in downstream watershed.

MANDALAY BAY BRIDGE, SEWALL'S POINT, FL

Design of 250 ft bridge to be built over the lagoon off the Indian River to a private island.

WEIR DESIGN AND DRAWING REVIEW, FL

Various projects in Treasure Coast area.

CITY OF HOLLYWOOD, LIFT STATION E-8, FL

An upgrade to city facilities, work consisted of design of a new concrete wet wall and valve vault with sump pit.

CITY OF HOLLYWOOD, LIFT STATION W14 RESTORATION, FL

Engineer of Record and Special Inspector for restoration of existing lift station; included concrete restoration, concrete pump pedestals, and structural connections.

CITY OF PEMBROKE PINES, CITY HALL AND CIVIC CENTER, FL

100,000 sq. ft. public facility

PORT ST. LUCIE CIVIC CENTER, FL

106,000 SF, three story new office building, hardened for Risk Category III. Houses administrative offices and serves as headquarters for the district.

MARGARITAVILLE HOLLYWOOD BEACH RESORT, FL

Hollywood Design and threshold inspections for new 870,000 sq. ft, \$100M+ resort

INDIAN RIVER STATE COLLEGE, STEM BUILDING, PORT ST. LUCIE, FL

COLLIER COUNTY EMERGENCY OPERATIONS CENTER, NAPLES, FL

110,000 sq. ft. facility



YEARS EXPERIENCE

8

EDUCATION

Masters of Science in Civil
Engineering Georgia Institute of
Technology

PROFESSIONAL REGISTRATIONS

Registered Engineer Georgia
Lic #: EIT027620

AFFILIATIONS

Structural Engineers Association of
Georgia – Young Members Group

ALEXIS VELASQUEZ, EI | PROJECT ENGINEER

Miss Velasquez started her engineering career working for a steel fabricator performing delegated connection design. Her responsibilities included development of connection sketches, calculations, and review of shop and erection drawings. After working for this fabricator for 5 years, she decided to change course to expand her skills in other trades of structural engineering, and has joined the TRC team.

Miss Velasquez has significant computer experience with AutoCAD, Risa, SAFE, Enercalc, Etabs, Adapt PT/RC, Staad, Tekla, Giza, and Microsoft Office. Since beginning employment with TRC she has been working to expand her knowledge of structural design and has assisted on numerous restoration design projects.

PROJECT EXPERIENCE

SEAWALL ASSESSMENTS, FORT LAUDERDALE, FL

The City of Fort Lauderdale required assessment of multiple seawalls that potentially needed repair. In phase I of the project, TRC's team was responsible for inspecting 30,000 linear feet of seawalls and producing/submitting reports to the city.

HOLLYWOOD BRIDGES, HOLLYWOOD, FL

TRC was contracted by the City of Hollywood to assist in the structural concrete repair of 5 bridges along the C-10 Canal.

CAPE CORAL TECHNICAL COLLEGE, CAPE CORAL, FL

Structural design of new technical college campus for Lee County School District. Facilities consist of single-story tilt-up concrete panels integrated with structural steel framing. Construction administration services provided, including shop drawing review and RFI responses

JET BLUE STADIUM, FORT MYERS, FL

Truss Analysis: Perform analysis of existing trusses in the JetBlue Stadium Canopy system to determine that no additional reinforcement was needed to prevent flexure of the canopy.

LEE COUNTY PARKS, OAK HAMMOND PRESERVE, FL

TRC was contracted to design and provide structural drawings for the construction of the suite 20 x 20 aluminum canopy.

BUILDING CERTIFICATION – 40-YEAR INSPECTIONS

Performed 40-Year Building Certifications for various building types and sizes, of various building materials, such as; wood, masonry, steel, and concrete framing, including post-tension. Preparation of technical specifications and drawings for recommended repairs, and construction management services.



YEARS EXPERIENCE

20+

EDUCATION

B.S. Electrical Engineering

M.S. Electrical Engineering

SAE General Management and Leadership Program Certificate, 2014

SIMA AZAR, MSEE | PRESIDENT

Sima Azar is an electrical engineer with a Master's degree in electrical engineering and over 20 years of multi-industry experience. Sima has worked as an engineer designing and developing electrical and control systems for industrial facilities. She has managed global engineering departments for a number of companies, including small and Fortune 100 firms. Sima has led teams and managed projects across multidisciplinary scopes of electrical, mechanical, software, and industrial engineering. Sima launched Bildworx Design with the collaboration of an experienced group of Professional Engineers and designers in the architectural engineering industry. Bildworx Design provides engineering consulting services, including Mechanical, Electrical, Plumbing (MEP) engineering, specialty lighting design, and technology systems design.

Owner and manager of Bildworx Design specializing in Mechanical, Electrical, Plumbing (MEP) engineering, Specialty Lighting Design, and Technology Systems Design. Provide leadership and control over all business operations. Generate business development opportunities with focus on building strong relationships with our clients. Perform project management, engineering quality control, and construction administration. Manage engineering resources and contract negotiations.

PROJECT EXPERIENCE

- City of Pompano Beach Ultimate Sports Park
- City of Pompano Beach Charlotte Burrie Park
- Broward Sheriff's Office Public Safety Building Multiple Renovations
- City of Margate New Sports Park Construction
- City of Plantation Fire Station 2 Interior Renovations and Reroof Building Hardening Upgrades
- City of Sunrise Civic Center HVAC and Fire Alarm Evaluation and Redesign
- City of Miramar New Community Center
- City of Sunrise Sawgrass Water Treatment Plant Building Expansion
- City of North Lauderdale City Hall / Police Department / EOC Generator Design
- Coconut Creek City Hall and 911 Center IT Room Mechanical and Electrical Analysis



YEARS EXPERIENCE

20+

EDUCATION

B.S. Electrical Engineering

PROFESSIONAL REGISTRATIONS

PE Professional Engineer FL License
78700

BICSI Registered Communications
Distribution Designer (RCDD)

BICSI Data Center Design
Consultant (DCDC)

NCQLP Lighting Certified Engineer
(LC)

USGBC LEED AP

RAJI SAYEGH, P.E. | PRINCIPAL ELECTRICAL & SYSTEMS ENGINEER

Raji Sayegh, P.E. has over 20 years of electrical engineering consulting experience across various disciplines of architectural engineering design. He has managed and led the design on multimillion-dollar projects spanning industries from commercial and industrial, to aerospace and aviation. Besides being a licensed PE, Raji Sayegh also holds a number of specialty design certifications including Lighting Certified (LC) engineer and Registered Communications Distribution Designer (RCDD). His background encompasses high and low voltage power, normal and emergency power, lighting, fire alarm, telephone, television, public address, security, lightning protection, environmental control and building management for residential, commercial, institutional and industrial buildings.

PROJECT EXPERIENCE

- Arc Broward Intermediate Care Housing Renovation
- Recovery Village Palm Beach at Baptist Health (Residential Treatment and Rehabilitation Services) Building Renovations and New Building Addition
- Jupiter Island Club New 2-Story Workforce Dormitory Building
- 1435 Duplex New Townhomes in Fort Lauderdale
- City of Pembroke Pines Armstrong Dream Park New Community Center
- City of Miramar New Community Center
- City of Margate New Sports Park Construction
- City of Sunrise Civic Center Fire Alarm System Design



YEARS EXPERIENCE

25+

EDUCATION

B.S. Aerospace Engineering

M.S. Mechanical Engineering

PROFESSIONAL REGISTRATIONS

PE Professional Engineer FL License
57390

MICHAEL BASSFORD, P.E. | PRINCIPAL MECHANICAL ENGINEER

Michael Bassford, P.E. has over 25 years of experience in mechanical engineering design and project management encompassing HVAC, plumbing, and fire protection systems. Michael possesses expert knowledge of codes and regulations and has a wide range of design experience in public sector, commercial, residential, manufacturing, and institutional facilities. Michael emphasizes the importance of having excellent communication and developing relationships with clients.

PROJECT EXPERIENCE

- Arc Broward Intermediate Care Housing Renovation
- Recovery Village Palm Beach at Baptist Health (Residential Treatment and Rehabilitation Services) Building Renovations and New Building Addition
- Village of Palmetto Bay Coral Reef Park New Multipurpose Recreational Facility
- Jupiter Island Club New 2-Story Workforce Dormitory Building
- Turtle Beach Single-Family Home Renovations
- 1435 Duplex New Townhomes in Fort Lauderdale
- City of Pembroke Pines Armstrong Dream Park New Community Center
- City of Miramar New Community Center
- City of Margate New Sports Park Construction
- City of Sunrise Civic Center HVAC System Redesign



YEARS EXPERIENCE

35+

EDUCATION

Bachelor of Science
Wilkes University
Wilkes Barre, Pennsylvania

Accounting / General Engineering
Granite Crane University
Watsonville, California
Advanced Rigging and Crane Safety

CERTIFICATIONS

State of Florida – Certified General
Contractor – 2007 - CGC 1513307

State of Florida – Stormwater,
Erosion and Sediment Control
Inspector - 2005

OSHA 30

OSHA Competent Person – Trench
& Excavation Safety

Procure – Preconstruction,
Estimating & Bidding.

PHILIP SIEGEL, CGC | SENIOR ESTIMATOR

With over 35 years in the Construction Industry, recently joining CMS, Phil Siegel is a strong addition to the Preconstruction Services & Project Team. Phil excels with complex and difficult projects. Adept at creating and monitoring construction estimates in various Contract Delivery Vehicles for Industrial / Commercial / Government projects while assessing project risk and feasibility. Phil engages with the project owner, their design team, consultants, and other stakeholders with laser focused communication & coordination activities. Proven leader in Estimating, Procurement, Contract Negotiation, Design-Build Coordination, Value Engineering, Scheduling & Feasibility, Federal Acquisition Regulation (FAR), Subcontractor Solicitation & Vetting, Change Order Administration & Negotiation, Delay and Loss of Production Claims.

PROJECT EXPERIENCE

TOWN OF MEDLEY PUBLIC SERVICES FACILITY OPERATION CENTER—MEDLEY, FL (\$4.9 MM)

Design Documents cost estimate for the construction of new public services facility including training/break room, conference area, lobby, and storage. The second floor includes new offices with a conference room & storage area.

TOWN OF SOUTHWEST RANCHES MEADOWS SANCTUARY—SOUTHWEST RANCHES, FL (\$3.3 MM)

Construction Documents cost estimate for the project consisting of a New single-story restroom building with site improvements on an existing Public Park Property. Scope included providing all Utility Services, including Electrical Power, Site Lighting, Water, and the construction of a Septic Field for Sanitary Service.

COCONUT CREEK LAKESIDE PARK DESIGN DEVELOPMENT—COCONUT CREEK, FL (\$12.5 MM)

Construction Documents cost estimate for the construction of amphitheater and restroom. Site work included asphalt paving, concrete pavement, 56 car parking, batting cage, fencing & gates, landscaping, sod, and irrigation lines.

MANITOU SPRINGS POLICE DEPARTMENT HEADQUARTERS—MANITOU SPRINGS, CO (\$1.6 MM)

Remodel of police department, scope included new holding cells, locker rooms, restrooms, communications rooms, new paint and flooring.



YEARS EXPERIENCE
27

EDUCATION

Bachelor of Science, Mechanical Engineering, University of Havana

AFFILIATIONS

Building Industry Consulting Service International (BICSI), Member

JC PEREZ | PRINCIPAL, SR. PROJECT MANAGER, LEAD TECHNOLOGY CONSULTANT

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

PROJECT EXPERIENCE

SUNRISE MUNICIPAL COMPLEX, SUNRISE, FL

Multiple building complex including 100,000 sf city hall building, water park, amphitheater and 800-car parking garage. \$45 million / 371,000 sf / 2024 / MEP / AV / Voice-Data / Security / LEED / Cx.

BRIGHTLINE MIAMICENTRAL STATION, MIAMI, FL

New terminal with ground-floor retail, train access and utility space on the second level. Complex is topped by a Class A office tower, a residential tower, and two parking garages with a total of 1,356 vehicle spaces combined. \$210 million / 1.8 million sf / 2020.

PALM BEACH GARDENS CITY HALL RENOVATION/EXPANSION, PALM BEACH GARDENS, FL

Conversion of conference rooms, storage space and closets to accommodate staff. Addition of 17,000 square feet of offices and conference rooms to existing two-story building. Minor renovation of 9,000 square feet to include new break room. Also includes research, study, calculations and selection of new 800 KW generator to replace current 750 kw unit and a new distribution panel and consolidated three ATS into one single ATS. \$7.2 million / 17,000 sf (addition), 9,000 sf (reno).

MONROE COUNTY EMERGENCY OPERATIONS CENTER, MARATHON, FL

New two-story EOC houses a 911 call center, Fire Rescue Administration, Emergency Management Facilities, conference rooms, and a 90-seat incident command center with an 18-panel video wall. Biometric readers were used for access control. With an extensive technology design, voice-data was broken out from AV and security and provided on separate drawings. Facility designed to withstand 220 mph winds and with redundant systems to self-sustain for 72-hour for up to 150 people. \$31.9 million / 28,321 sf.

CITY OF MIAMI BEACH POLICE HQ RENOVATION, MIAMI BEACH, FL

Comprehensive station-wide renovation to the five-story police headquarters. Modernized all major building systems and increased the building's resiliency to hazardous flooding conditions. The building renovation helps position the Department for their anticipated 20% growth over the next two decades. \$10 million / 88,000 sf



YEARS EXPERIENCE

24

EDUCATION

Professional Circular Economy & Sustainable Strategies, University of Cambridge Judge Business School

Masters in Environmental Science
Certificate in Economics, Florida International University, FL

Bachelor of Business Administration
Emphasis in Sustainable Development

AFFILIATIONS

LEED AP, WELL AP
USGBC

CAROLINA WHITFIELD LEED AP O+M, WELL AP | DIRECTOR SUSTAINABILITY DESIGN & CONSTRUCTION

Ms. Whitfield manages the business and sustainability strategy aspects of the Sustainable Building Certification practice for CodeGreen, in addition to providing high level sustainability advise to owners and design teams on world-class projects. Carolina is the top liaison between CodeGreen and clients seeking to implement sustainable and healthy building certifications, building commissioning, and energy performance in construction projects. Carolina leads the CodeGreen Design & Construction Sustainability team in comprehensive reviews of project-specific sustainability goals. Her leadership guides the implementation of these goals through well-refined cost-benefit analyses, using state-of-the-art management programs. In addition, she leads the coordination and logistics efforts for the projects.

For the last 14+ years, Carolina has focused her experience in coordinating the project logistics between the client and CodeGreen. Carolina has experience working at the highest level of green building certification projects, from small office spaces to large multistory complex design projects. She has been involved in the LEED, WELL, Fitwel certifications of over 500 projects, from the design phase through completion.

PROJECT EXPERIENCE

SURFSIDE 96TH STREET PARK, SURFSIDE, FL

Community Center, 2-stories, 3,000 SF Outdoor multi-use park LEED Program Management
– Gold SITES certification – Silver

MIA SOUTH TERMINAL CONCOURSE K EXPANSION, MIAMI, FL

LEED Program Management, Cx, Energy Modeling

DORAL LEGACY PARK, DORAL, FL

Recreational Center, 2-stories, 41,500 SF Outdoor multi-use park LEED Program Management
– Silver

MIRAMAR POLICE HEADQUARTERS, MIRAMAR, FL

Police Department 41,500 SF LEED Program Management – Gold

MIAMI BEACH FIRE STATION #1, MIAMI, FL

LEED Program Management, Cx, Energy Modeling, Cx

POMPANO BEACH UTILITY COMPLEX, POMPANO BEACH, FL

LEED 2009 Cx coordination

PORTMIAMI, CRUISE TERMINAL B NORWEGIAN CRUISE LINE LEED GOLD, MIAMI, FL

Cruise passenger, 3-stories, 189,300 SF LEED Program Management, Cx, Energy Modeling

PORTMIAMI, CRUISE TERMINAL AAA MSC CRUISE LINE LEED GOLD (PENDING), MIAMI, FL

Cruise passenger, 4-stories, 500,000 SF LEED Program Management, Cx, Energy Modeling, Decarbonization



YEARS EXPERIENCE

13

EDUCATION

Master Architecture, Florida International University, FL

Bachelor Architecture, Florida International University, FL

PROFESSIONAL REGISTRATIONS

Professional Architect, Florida, AR 99879

AFFILIATIONS

LEED AP

WELL AP

FGBC Designated Professional
Living Future Accredited

ISAAC WECHSLER, PA, LEED AP, WELL AP, FGBC, LFA I SENIOR PROJECT MANAGER

Mr. Wechsler is a Senior Sustainability and Performance Project Manager for Green Building and energy efficiency projects. As a registered architect with over 20 years of industry experience, he is uniquely positioned to work closely with owners, design teams, and contractors to facilitate and enhance project-specific sustainability goals.

Combining experience in the architecture industry and in third-party green building certifications, Isaac has provided consulting and project administration services on over 28 Sustainable projects. These include schools in the Public/Private/Federal sector, Banking, Hospitality, Medical, & Aviation. Services include, but not limited to, guidance on selection of appropriate sustainable certification types, specifications, team member coordination, daylighting analysis & solar studies.

PROJECT EXPERIENCE

CITY OF HOLLYWOOD, FL

FGBC Local Government Program Management

MIA AIRPORT WESTIN HOTEL LEED GOLD, MIAMI, FL

Hotel, 11-stories, 503,000 SF, LEED Program Management, Cx, Energy Modeling

UNIVERSITY OF MIAMI, AMBULATORY ONCOLOGY CENTER, PLANTATION, FL

LEED Program Management, Cx, Energy Modeling

UNIVERSITY OF MIAMI, AMBULATORY ONCOLOGY CENTER, PLANTATION, FL

LEED Program Management, Cx, Energy Modeling

UNIVERSITY OF MIAMI KIGHT CENTER FOR MUSIC INNOVATION – LEED SILVER, MIAMI, FL

LEED Program Management, Cx, Energy Modeling, Cx

CHRISTOPHER COLUMBUS HIGH SCHOOL – LEED GOLD, MIAMI, FL

LEED Program Management, Cx, Energy Modeling

MIA AIRPORT AOC CENTER, MIAMI, FL

LEED Program Management, Energy Modeling

DORAL CITY PLACE, DORAL, FL

FGBC Program Management

MDC DSWM MOSQUITO CONTROL CENTER, MIAMI, FL

LEED Program Feasibility



YEARS EXPERIENCE

17

EDUCATION

Bachelor of Science Mechanical Engineering, University of Colorado, Denver

JESSE PETERS, CxA | COMMISSIONING MANAGER

Jesse manages the commissioning process for new and existing buildings. He works effectively with ownership, design and contracting teams to help deliver more efficient, resilient buildings. His experience covers virtually all elements of the project including Lighting controls, security, DHW, emergency power, HVAC and the building automation system (BAS). He is proficient in a variety of BAS platforms, including: Metasys – JCI, Niagara, Tracer Summit (Trane), Setpoint systems, and Automated Logic.

Implement the commissioning process through the duration of the design and construction of the building and into operation during the warranty phase. Coordinates and scheduling systems testing, inspection, verification, and training. Ensures that the LEED requirements for Cx are implemented in the project through certification. Ensures that the owner's requirements are reflected in the OPR and BOD are carried through the entirety of the project, while ensuring that systems performance is achieved and exceeded.

PROJECT EXPERIENCE

PORTMIAMI, CRUISE TERMINAL A ROYAL CARIBBEAN LEED SILVER, MIAMI, FL
Cruise passenger, 3-stories, 179,000 SF LEED Program Management, Cx, Energy Modeling, Cx

PORTMIAMI, CRUISE TERMINAL B NORWEGIAN CRUISE LINE LEED GOLD, MIAMI, FL
Cruise passenger, 3-stories, 189,300 SF LEED Program Management, Cx, Energy Modeling

PORTMIAMI, CRUISE TERMINAL AAA MSC CRUISE LINE LEED GOLD (PENDING), MIAMI, FL
Cruise passenger, 4-stories, 500,000 SF, LEED Program Management, Cx, Energy Modeling, Decarbonization

PORTMIAMI, CRUISE TERMINAL G ROYAL CARIBBEAN LEED GOLD (PENDING), MIAMI, FL
Cruise Passenger, 199,154 SF, LEED Program Management, Energy Modeling

PORT OF GALVESTON, CRUISE TERMINAL 3 ROYAL CARIBBEAN LEED GOLD + LEED ZERO, TX
Cruise passenger, 2-stories, 161,334 SF, LEED Program Management, Cx, Energy Modeling, Cx, Decarbonization

SURFSIDE 96TH STREET PARK, SURFSIDE, FL
Community Center, 2-stories, 3,000 SF, Outdoor multi-use park, LEED Program Management, Cx, Energy Modeling, Cx, SITES certification

MIA SOUTH TERMINAL CONCOURSE K EXPANSION, MIAMI, FL
LEED Program Management, Cx, Energy Modeling

FROST SCIENCE MUSEUM MIAMI, LEED SILVER, MIAMI FL
LEED + Whole Building Commissioning

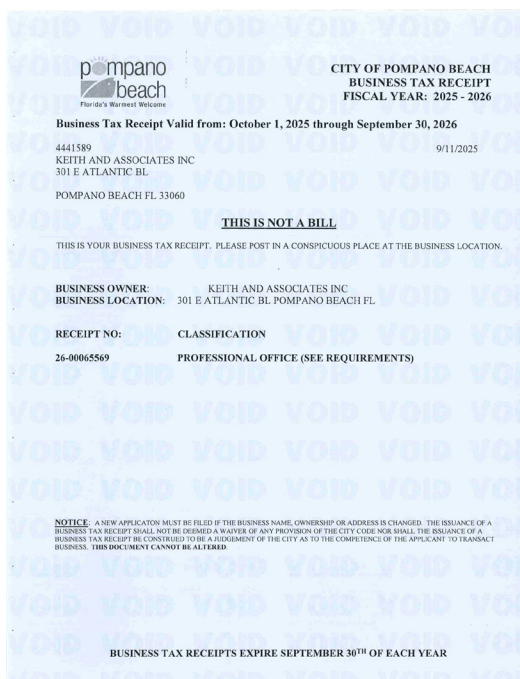
OFFICE LOCATIONS

Justin Architects, Inc. will render all Architectural Services for this Continuing Contract from our headquarter located in Fort Lauderdale, Broward County, Florida. The prime office is staffed with a dedicated team of three licensed architects, one project captain, three production design professionals, and one administrative personnel capable of supporting the full range of architectural services required under this agreement.

To supplement our team as needed, Justin Architects will work with the following prequalified subconsultants with offices listed below. These firms maintain appropriately sized professional and administrative staffs to support specialized services, coordination, and timely delivery of assignments.

All proposed firms are locally based within the tri-county area. As such, no additional local office arrangements are anticipated or required for the duration of the contract.

KEITH <i>Civil Engineering, Surveying, and CEI</i>	301 East Atlantic Boulevard, Pompano Beach, FL 33060 O: (954) 788-3400
Duland Design, LLC <i>Landscape Architecture</i>	901 S. Federal Highway, Suite 200 Fort Lauderdale, FL 33316 O: (954) 866-0066
TRC Worldwide Engineering <i>Structural Engineering</i>	1230 N. University Dr., Plantation, FL 33322 O: (954) 484-7777
Bildworx Design <i>Mechanical, Electrical, & Plumbing Engineering, and Fire Protection</i>	300 SE 2 nd Street, Suite 600, Fort Lauderdale, FL 33301 O: (954) 933-8246
CMS (Construction Management Services) <i>Cost Estimating Consulting</i>	11555 Heron Bay Blvd, Suite 204, Coral Springs FL 33076 O: (954) 481-1611
TLC Engineering Solutions, INC <i>Technology Engineering</i>	800 Fairway Dr Suite 130, Deerfield Beach, FL 33441 O: (954) 418-9096
Code Green <i>Sustainability Consulting</i>	1615 South Congress Avenue, Suite 103, Delray Beach, FL 33445 O: (561) 437-6749





5 City Forms

RONALD MCDONALD HOUSE

WELCOME

RONALD MCDONALD HOUSE CHARITIES, MIAMI



FINANCIAL STABILITY

Please see attached document for reference.

The remainder of this page has been intentionally left blank.

When you choose us you gain a partner, dedicated
to making your vision our top priority.



 954.771.2724

 justinarc.com

 marketing@justinarc.com

Headquarters: 2400 E. Commercial Blvd., Suite 201, Ft. Lauderdale, FL 33308

Branch: 12955 Biscayne Blvd, Unit 402-2, North Miami, FL 33181