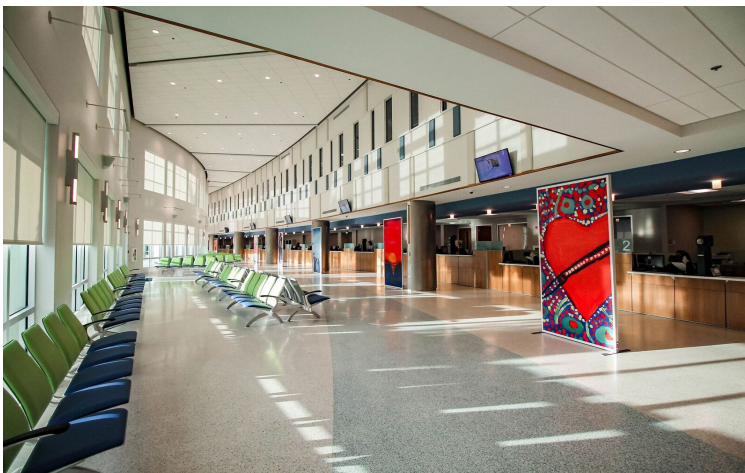


# CITY OF POMPANO BEACH CONTINUING CONTRACT FOR ARCHITECTURAL SERVICES (CCNA) RLI 26-002

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Song + Associates, Inc.  
1545 Centrepark Drive North  
West Palm Beach, FL 33401  
561-655-2423  
Jill Lanigan, Principal  
jlanigan@songandassociates.com

DECEMBER 18, 2025 | 2:00 P.M.



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December 18, 2025

City of Pompano Beach and the Pompano Beach CRA  
1010 NE 3 Avenue  
Pompano Beach, FL 33060 USA

Dear Members of the Selection Committee,

Song + Associates, Inc. is pleased to submit our response to the City of Pompano Beach and the Pompano Beach CRA's Request for Letter of Interest for Continuing Contract for Architectural Services. We are honored to have previously served the City on a similar contract. This collaboration gave us valuable insight into the operations of your municipal departments and a clear understanding of the vision and goals set by your leadership.

We recognize the City and CRA's need for architectural services that may arise on short notice and require expedited timelines. Our team is fully committed to providing prompt mobilization, dependable communication, and accurate, high-quality deliverables to support City staff.

With a client base that includes numerous municipalities, we bring deep knowledge of local codes and regulations, a track record of award-winning design, and extensive experience with public engagement and community design workshops. We value relationship-building and are skilled in presenting project concepts to the public in a way that builds trust and encourages community support. Our design philosophy is rooted in a holistic understanding of each project's objectives, allowing us to craft creative, meaningful solutions that align with the City's goals. As industry leaders, we emphasize quality control, budget discipline, and schedule adherence on every project—large or small.


With 37 years of experience in South Florida, we understand the region's distinctive culture, business climate, and development patterns. Our team has worked with numerous public entities across Florida, including the City of Pompano Beach as well as cities of Coral Springs, and Sunrise, the Town of Davie, and the School Board of Broward County. We are well-versed in the dynamics of continuing services contracts and the broad range of project types they encompass.

Song + Associates, Inc. is committed to delivering the expertise, staffing, financial stability, and dedication to excellence required for this contract. Our proposed team is composed of:

- **Song + Associates** as Project Manager, Prime Architects, and Interior Designers, State-certified MBE Firm
- **KEITH**, local Pompano Beach business, for Civil Engineering, Landscape Architecture, and Construction Engineering and Inspection
- **CMTA** for MEP Engineering
- **Jezerinac Group** for Structural Engineering

We have carefully reviewed your RLI and are confident that our qualifications, experience, and dedication will clearly demonstrate our ability to serve the City of Pompano Beach and the Pompano Beach CRA. We look forward to the opportunity to continue our valued relationship and contribute to the City's ongoing growth and success.

Sincerely,



Jill Lanigan, Principal

Authorized to make representations for the firm:

Robert Castrovinci, Principal  
rcastrovinci@songandassociates.com

Jill Lanigan, Principal  
jlanigan@songandassociates.com

Youn Lee, Principal  
ylee@songandassociates.com

Jorge Fuentes, Principal  
jfuentes@songandassociates.com

Song + Associates, Inc.  
1545 Centrepark Drive North  
West Palm Beach, FL 33401  
561-655-2423

**SAMPLE TECHNICAL APPROACH  
MASTER PLANNING + NEEDS ANALYSIS**

Song + Associates is a recognized leader for the design and planning of Municipal facilities. We have been the architect for such notable projects as:

- City of St. Cloud City Hall Expansion
- City of West Palm Beach City Hall
- City of Coral Springs City Hall
- Palm Beach County Supervisor of Elections
- City of Sunrise City Hall
- City of Boca Raton Government Campus Master Plan
- Town of Jupiter Town Hall Campus Master Plan
- City of Pompano Beach City Hall Needs Analysis and Master Plan

Master planning, programming and needs assessment are ideal assignments under a continuing contract relationship. Our goal in these efforts is to arm the City with the necessary data for informed decision-making and building consensus and support for larger projects.

**WORKING WITH USER GROUPS**

Over time, our team has formalized a methodology that has proven to be keenly successful in assisting agencies in developing projects that meet or exceed stated goals and objectives. Our process may include the following interactive sessions to build consensus.

- Interviews: One-on-one interviews with key stakeholders
- Questionnaires: Help to gain an understanding of key components
- Workshops: Through a highly interactive workshops, all stakeholders feel ownership of the final product.
- Site Visits: Team visits to existing, similar projects allow review of actual spaces and promote consensus regarding program, budget, and size.

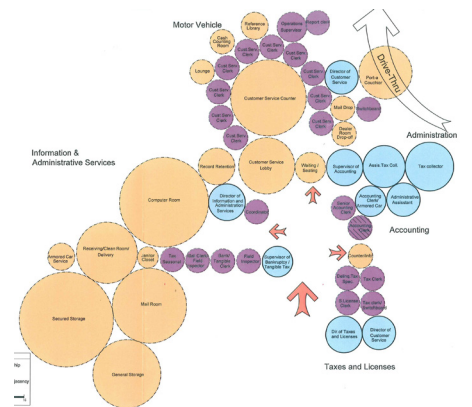
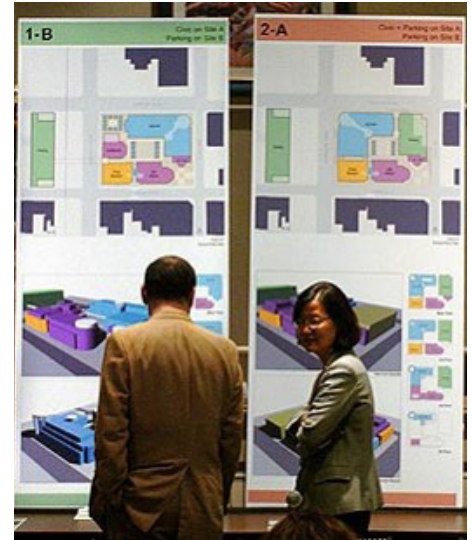
**EXPEDITED PROJECT PROCESS**

Regardless of project size, our proven process for the phases of project management are still followed ensuring the best project outcome. Each important phase of the project’s development can be easily expedited to meet schedule goals while not skipping key points of analysis and study. The phases are described below.

**SCHEMATIC DESIGN**

Schematic design is the phase in which the data collection and graphic illustration of the concept design is translated into three-dimensional space. Schematic design includes development of a 30% set of construction documents laying out the architecture and identifying the proposed structural and mechanical systems.

During this phase the budget is examined for cost savings opportunities. Our knowledge of the construction marketplace and sensitivity to our client’s needs are taken into account when developing value engineering ideas.





Tax Collector of Palm Beach County

**DESIGN DEVELOPMENT**

In this next phase, the broad approach of the schematic design is replaced with a finer one, with emphasis on resolving potential design conflicts, completing exterior views of the building and exploring technical issues inherent in the design. Design Development typically represents a 60% construction document set development.

**CONSTRUCTION DOCUMENTS**

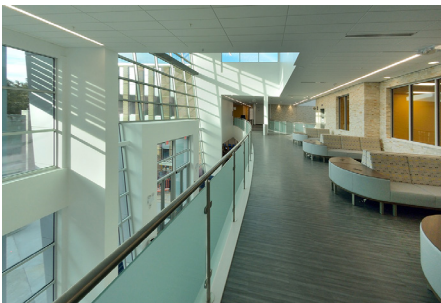
Our primary concern in this phase will be for the delineation of all architectural and engineering systems to ensure that your project goals are met, code compliance is achieved, and sound construction techniques are communicated effectively in the 100% Construction Documents. Our team will assist in obtaining approval from all applicable government review authorities and making presentations to community organizations.



Indian River County Commission Chamber

**BUDGET ANALYSIS AND BIDDING**

Our team will assist you in identifying prospective bidders and pre-qualify them for suitability to the project. Our knowledge of the construction industry market, trends, and traditions provides the basis for accurate analysis and bid comparison to achieve the most advantageous combination of quality and cost.



Seminole State College Student Services

**CONSTRUCTION ADMINISTRATION**

Our Construction Administration team is expertly led by Leila Rouady who holds the unique distinction of being a Registered Architect and a Certified General Contractor. With an MBA degree as well, Leila is adept at ensuring quality, budget, and schedule goals are met. She and her team are dedicated to QA/QC and reviews documents each step of the way. We utilize cutting-edge technology combined with proven management practices and office systems to provide the highest attention to quality control. We anticipate and resolve conflicts before they become insurmountable impacts to cost and time.



City of West Palm Beach, Building Department

**POST CONSTRUCTION AND OCCUPANCY**

Although not commonly practiced by most firms, we believe that providing a post-occupancy evaluation at 1 year and 5 years is vital for the long term success of your projects. This practice is part of our commitment to achieving excellence through a superior understanding of how a design functions long-term.

**SCHEDULE:**

The time line schedule for each phase varies based on the complexity of the project assignment. All projects can be expedited to meet owner goals.

From the project kick-off meeting... to the ground-breaking through the ribbon cutting... and long into the building's future, the Song + Associates Design Team will support and partner with the Town of Davie. Our team is ready to answer your questions and demonstrate how we can address your needs. We look forward to an interview opportunity.

**SCHEDULE CONTROL**

Schedule conformance is maintained by establishing a master schedule at the project inception. Buy-in for the schedule will be established in the first stakeholder meeting. The design team will review the schedule weekly to ensure that schedule goals are being met. We have the ability to assign additional manpower if needed to meet all deadlines.

During construction, the Song + Associates team helps the contractor and owner maintain the project schedule. When questions or unforeseen issues arise, our collaborative approach brings together all project participants to quickly gain understanding and consensus for the path forward. We seek to provide comprehensive data for informed decision-making. This includes looking not only at initial construction and installation cost and time, but also evaluating the life-cycle, maintenance, and energy impacts of potential changes.

Our design philosophy can be summed up in one simple phrase – **“We listen.”** When all parties share a clear definition of the goals, the schedule can be pursued with the highest efficiency.



St. Cloud City Hall

**COST CONTROL**

Song + Associates’ Design Team is well organized to deliver high quality finished products on time and within budget. We strive to provide seamless service from award to warranty. We ask questions early, proactively manage development and engage and manage open communication with the owner, end users, the community and all involved within the project.

We engage in the practice of “value engineering’, but not with mere cost cutting. Our understanding of value is far more sophisticated. We identify opportunities to remove unnecessary costs while assuring that the quality, reliability, performance, and other critical factors meet the owner’s expectations. This “value enhancement” is particularly important to carry out after the conceptual design phase, prior to the detailed design, but is continued throughout the design process. We pursue the best value. We take into the consideration; versatility, expandability, functionality and life cycle.

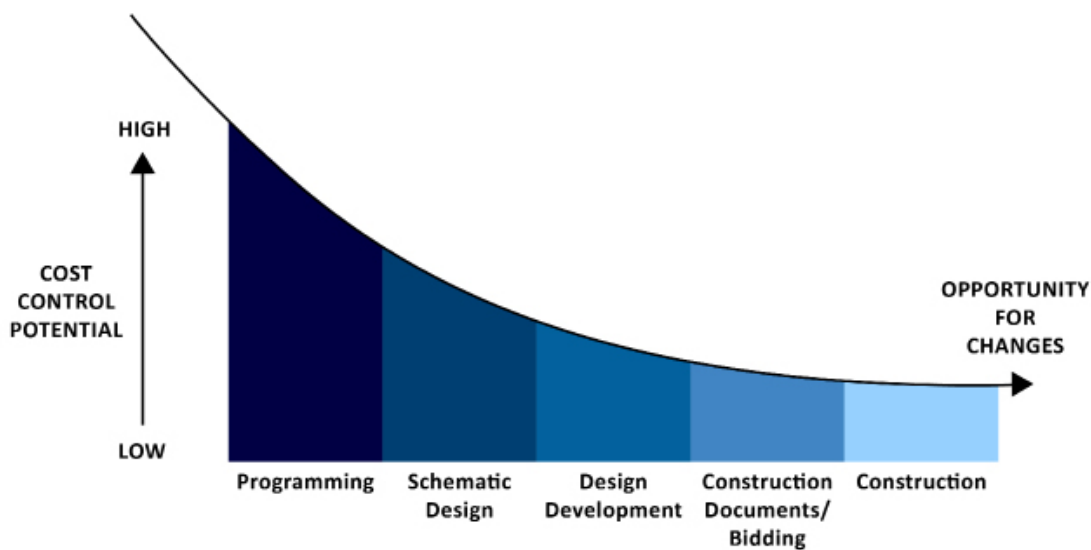
Design reviews and in-house cost estimating reviews begin immediately at the conceptual design phase and occur again at the completion of the design development phase and the construction document phase. Estimates are performed at:

- Completion of the Advanced Schematic Design Phase
- Completion of 50% Construction Documents
- Completion of 95% Construction Documents

As illustrated in the chart below, the opportunity for changes to a project diminishes and cost escalates the later in the process a change is needed. Cost control requires close collaboration with stakeholders throughout the process. The owner is included in all design reviews and a consensus is formed in order to satisfy the approved project program, budget and schedule. The schedule has built in time to provide all members of the team adequate time to respond with comprehensive and correct information.

We work with the Contractor to review material selections and construction alternatives. The process allows for the implementation of alternative types of construction and materials in order to achieve the desired and essential function of the owner’s program at the lowest life cycle cost consistent with required and necessary performance, reliability, quality and safety without affecting aesthetics, environment or function.

Our balanced cost-conscious approach to our projects does not end with the ribbon-cutting but continues into the project’s life cycle. Our services include follow up at the first year, fifth year and beyond revisiting the project to study its performance and seek improvement as technologies advance and needs change.



<b>Owner:</b>	<b>West Palm Beach CRA</b>
<b>Address:</b>	401 Clematis St. West Palm Beach, FL 33401
<b>Contact:</b>	Jade Green   561-822-1483   JAGreene@wpb.org
<b>Description:</b>	Song + Associates is engaged on continuing annual contracts for both the City of West Palm Beach and the CRA. For the CRA varied project types have included renovation and new construction centered around achieving the goals of the CRA master plan of each district. Studies have included market analysis, conceptual design and facility evaluation to determine the best and highest use of existing real estate. Recent projects included renovations to the Historic Sunset Lounge, and a new mixed use building in the Northwest Neighborhood District.
<b>Contract Amount:</b>	Varies, projects up to \$7,500,000 in construction cost.
<b>Dates of Contract Services:</b>	Jan 2022- Dec 2027
<b>Owner:</b>	<b>Town of Jupiter</b>
<b>Address:</b>	210 Military Trail, Jupiter, FL 33458
<b>Contact:</b>	Amanda Barnes   561-741-2537   amandab@jupiter.fl.us
<b>Description:</b>	Song + Associates developed a design solution that maximizes the Town's goal of serving the public. The master plan was approved by council in 2017 and included the new Police Department, new Town Hall, and expansion of the existing Community Center to add approximately 50,000 SF of gymnasiums and multi-purpose space to the campus. In addition, Song + Associates has served the Town of Jupiter Utilities Department as an Architect under Kimley-Horn's Continuing Services Contract for multiple terms dating back to 2006. Projects have included remodeling, renovation, and new construction.
<b>Contract Amount:</b>	\$72,000 (Master Planning assignment)
<b>Dates of Contract Services:</b>	2006 - Current (Continuing Services)
<b>Owner:</b>	<b>Palm Beach County</b>
<b>Address:</b>	2633 Vista Parkway, West Palm Beach, FL 33411
<b>Contact:</b>	Rich Carlton   949-275-0446   V-RCarlton@pbc.gov
<b>Description:</b>	Our Continuing Services Contract with Palm Beach County has included needs analysis, planning, renovation and repair, resilience and sustainability studies as well as new construction.
<b>Contract Amount:</b>	Varies, under \$7,500,000 Construction Cost
<b>Dates of Contract Services:</b>	Dec. 2019- Jan. 2030

#### PRIOR PROJECTS WITH CITY OF POMPANO BEACH

Song + Associates, Inc. was previously on Continuing Annual Contract for Architectural Services. We provided on-call services for programming and needs analysis studies for use of City-owned real estate including a master plan for the Public Works Complex and for potential City Charter School.

Through an RFQ-awarded project, we provided services for the space needs analysis, programming, and planning for remodeling and expansion of the City Hall. The project scope changed to provide programming and needs analysis for the proposed new City Hall.

**COMPLETE THE PROJECT TEAM FORM ON THE ATTACHMENTS TAB IN THE EBID SYSTEM. PROPOSERS ARE TO COMPLETE FORM IN ITS ENTIRITY AND INCLUDE THE FORM IN YOUR PROPOSAL THAT MUST BE UPLOADED TO THE RESPONSE ATTACHMENTS TAB FOR THE RLI IN THE EBID SYSTEM.**

**PROJECT TEAM**

RLI NUMBER 26-002

Federal I.D.# 65-0848859

**PRIME**

Role	Name of Individual Assigned to Project	Number of Years Experience	Education, Degrees
Principal-In-Charge	<u>Robert Castrovinci</u>	<u>21</u>	<u>B.Arch</u>
Project Manager	<u>Henrique Certad</u>	<u>24</u>	<u>B.Arts in Arch</u>
Asst. Project Manager	<u>JoNae Cromartie</u>	<u>3</u>	<u>M.Arts in Arch</u>
Other Key Member	<u>Project Architect - Perry Douglass</u>	<u>32</u>	<u>B.Arch</u>
Other Key Member	<u>Planning/Programming - Jill Lanigan</u>	<u>34</u>	<u>B.Arch</u>

**SUB-CONSULTANT**

Role	Company Name and Address of Office Handling This Project	Name of Individual Assigned to the Project
Surveying	<u>TBD As Needed</u>	<u></u>
Landscaping	<u>KEITH</u> <u>301 East Atlantic Boulevard Pompano Beach, FL 33060</u>	<u>Kelli Schueler</u>
Engineering	<u>MEP - CMTA</u> <u>4 Harvard Cir., Suite 600 West Palm Beach, FL 33409</u>	<u>Sudharma Wijegunawardana</u>
Other Key Member	<u>Civil Engineering - KEITH</u> <u>301 East Atlantic Boulevard Pompano Beach, FL 33060</u>	<u>Tom Donahue</u>
Other Key Member	<u>Structural Engineering - Jezerinac Group</u> <u>1615 Forum PI Suite 3A West Palm Beach, FL 33401</u>	<u>Ronald Jezerinac</u>
Other Key Member	<u></u>	<u></u>
Other Key Member	<u></u>	<u></u>

(use attachments if necessary)

**ARCHITECTURE • PLANNING • INTERIOR DESIGN**

SONG + ASSOCIATES, INC.

**Robert Castrovinci, AIA, NCARB**  
Principal-in-Charge

Jill Lanigan  
Principal, Programming/Planning Specialist

Youn Lee, LEED AP  
Principal, Director of Design

**Perry Douglass, RA**  
Senior Project Manager/Architect

**Henrique Certad, LEED AP**  
Project Manager

**JoNae Cromartie**  
Assistant Project Manager

Laura Sandoval  
Interior Designer

Leila Rouady, RA, CGC, LEED AP  
QA/QC, Construction Administrator

**MEP ENGINEERING**

CMTA

Sudharma Wijegunawardana, PE, LEED AP, LC  
Partner, Senior Electrical Engineer

Jason Smith, PE, LEED AP BD+C, CEM  
Partner, Senior Mechanical Engineer

Kaz Kazemina  
Partner, Plumbing & Fire Protection

**CIVIL ENGINEERING + LANDSCAPE ARCHITECTURE**

KEITH

Tom Donahue, PE  
Senior Director of Civil Engineering

Niles Warrick, PE, CFM, ENV SP  
Civil Engineer

Kelli Schueler, PLA, LEED AP  
Director of Landscape Architecture

Chris Phillips, PLA, ASLA  
Senior Landscape Architect

Jon Weymouth, PE  
Director of Construction Services

**STRUCTURAL ENGINEERING**

JEZERINAC GROUP

Ronald Jezerinac, P.E.  
Structural Engineering

William John Raiola, P.E.  
Project Engineer

Carl Nehme, P.E.  
Project Engineer

**COORDINATION**

Throughout the contract term Robert Castrovinci, AIA NCARB, will serve as Principal-in-Charge and oversee all project efforts. On each project assignment, our designated project manager will serve as a single point of contact for all information and client communications.

At the project kick-off, we will establish a Communication Matrix that will define the points of contact and the protocol for sharing information. The matrix will identify central points of contact and all involved stakeholders establishing what information is shared, to whom it is transmitted, and the frequency of reporting. For example, weekly progress reporting and minor decisions may be shared with a core group of owner team members while issues and decisions with significant impact on the budget or schedule may be shared with a broader group including City leadership. An example of a partial Communication Matrix is shown below.

**Informed Decision-making**

Project assignments will include many decisions regarding material selection, methods of construction, program elements, technology and systems. When options are presented, we provide cost information not only for initial construction cost but including the lifecycle cost, energy impacts, maintenance requirements, and durability. We strive to provide complete data for the Owner’s informed decision-making.

Example Project Communication Matrix:

	Information	Receiver	Frequency	Owner	Mode	Escalation
1	Weekly Status Update	Owner PM, Design Team	Weekly	Arch PM	Email, Project FTP site	Facilities Director
2	Action Items	Owner PM, Relevant Participants	Weekly	Arch PM	Email, Meetings	Facilities Director
3	Document Submittals	Owner PM, End Users	As needed: 80% CD, 50% CD, 95% CD	Arch PM + PC	Upload Link	N/A
4	Budget	Owner PM, Facilities Director	As needed	Arch PM, GC PM	Email, Project FTP site	Facilities Director, Procurement, Finance
5	Risk Review	Owner PM, Facilities Director	As needed and at milestones	Arch PM, Arch PIC	Meeting	Facilities Director, Legal, Compliance



**SONG + ASSOCIATES, INC.**

Song + Associates is an award-winning architectural, planning and interior design firm headquartered for over 37 years in West Palm Beach. Established in 1988, Song + Associates is a minority-owned, State-certified MBE. We have a dedicated and talented staff of 35 employees. Our senior leadership team averages over 12 years working together at the firm.

The firm has extensive experience and nationally recognized expertise in completed public projects. Through our history in designing public buildings, we have earned a reputation for innovation in design, financial responsibility and timely delivery. We dedicate ourselves to the needs of our clients and have successfully served a broad base of public entities in the governmental, educational, public safety, infrastructure, and recreation sectors.

Song + Associates has been responsible for the planning and design of over two million square feet of civic buildings as well as numerous urban master plans in Florida. Our projects encompass public safety facilities, city halls, libraries, arts, cultural, community centers, education centers, parks and recreational facilities, administration and emergency operations centers, and maintenance complexes. Each site and building is designed for high function, climate conditions, future expansion, long term vision, shared uses, efficient budgets, healthy and inspiring interiors, ease of maintenance, and safety.

Our enthusiasm and experience are critical to the success of your project. Below is a partial listing of our local agency experience. We invite you to reach out to any of our past clients for a recommendation of our Firm.



- |                                      |   |
|--------------------------------------|---|
| City of Pompano Beach                | City of Greenacres                      |
| City of Sunrise                      | Town of Jupiter                         |
| City of Coral Springs                | City of Palm Beach Gardens              |
| City of Boca Raton                   | Village of Palm Springs                 |
| City of West Palm Beach              | City of Port St. Lucie                  |
| School Board of Broward County       | City of St. Cloud                       |
| City of Fort Lauderdale              | Town of Tequesta                        |
| City of Delray Beach                 | Indian River County                     |
| City of Riviera Beach                | Palm Beach County Water Utilities       |
| Palm Beach County                    | Palm Beach County Tax Collector         |
| Village of Wellington                | School District of Indian River County  |
| City of Lake Worth                   | Lee County Schools                      |
| School District of Palm Beach County | Martin County School District           |
| Palm Beach State College             | Miami-Dade Public Schools               |
| Florida Atlantic University          | Orange County Public Schools            |
| Seminole State College               | South Florida Water Management District |
| Florida Power + Light                |   |
| City of Boynton Beach                |   |



Riviera Beach Community Garden + Linear Park  
South Florida Business Journal  
Community Impact Award, 2016



Neighborhood residents have fun getting their hands dirty on Planting Day



Riviera Beach Marina Village  
Re-development and Event Center

## Continuing Contract Services

What differentiates Song + Associates from other firms is the range and depth of our experience through continuing contract for public sector clients. We have served more than 30 organizations through annual contract including counties and municipalities, school districts, state, and federal entities in Florida over the past 36 years. We built our practice and our long-term client relationships through annual contract arrangements.

We understand Continuing Contract work and have an extensive range of capabilities. Assignments under these contracts include unique efforts that are critical to supporting the City's goals. Examples of the types of project assignments include:

### INTERIOR REMODELING

We are often called upon through continuing contracts for interior renovations of existing space. Within these projects, is the opportunity to incorporate new trends for improved workplace environments that focus on occupant wellness. At Florida Power & Light's corporate offices, we remodeled the spaces to move the offices to the interior of the building and brought the workstation areas to the windows for natural light throughout the space.

### FACILITY CONDITION ASSESSMENT

Continuing contracts often include evaluation of existing structures and systems. We have recently been providing services for the Dept. of Military Affairs in the State of Florida and included, not only condition assessment but, also performed energy audits.

### SECURITY + SAFETY

In all projects we evaluate and seek to improve life safety features and ADA accessibility however, building security has become critically important for our public buildings today. Recently, our team completed security assessments for 60 school campuses for the School Board of Broward County. This comprehensive study was completed in under 3 months.

### NEIGHBORHOOD REVITALIZATION

Some assignments under annual contract extend beyond buildings to include whole areas of a City. For the City of Riviera Beach CRA, we master planned a revitalization project to improve pedestrian connectivity by incorporating a linear park through the neighborhood. This low budget project was awarded the Community Impact Award by the South Florida Business Journal in 2016.

### INTERIOR DESIGN

Our firm includes full, in-house interior design services from developing color palettes to managing procurement and delivery for a turn-key result. For Palm Beach State College, we developed a college-wide furniture standards document which includes furniture selections that have been evaluated for function, durability, finishes, and negotiated contract pricing.

### SPACE PLANNING + PROGRAMMING

We recently worked with the City Managers and Staff of the City of Pompano Beach to program and analyze space needs for all departments of City Hall. This study considers current needs as well as 10 and 20 year growth projections and will serve as a Master Plan for future planning decisions.



CMTA is a multi-specialty firm that focuses on building systems engineering – designing cost-effective, energy-efficient, high-performance buildings. CMTA works closely with state and local governments to provide modern, innovative, and inviting buildings for their employees and communities. These facilities can range from local libraries to state courthouses, and CMTA is focused on delivering buildings that create safe, healthy environments with a sense of mission while reducing energy costs and carbon footprints. CMTA has designed government and community facilities throughout the nation with a thoughtful and collaborative design process. They are acutely aware of the unforeseen intricacies and design of older systems, and how to bring them back to life without impacting ongoing operations. Their team designs cost-effective, efficient mechanical and electrical systems that reduce energy and carbon impacts on the community while maximizing taxpayer dollars.

The assigned team has been providing Continuing Services to K-12 School Districts, Higher Education Institutions, local Cities and Counties, and numerous Federal agencies for over twenty-five (25) years. CMTA has been fortunate to provide this service as both a Prime Consultant and a Subconsultant to Architectural firms, Design-Build entities, and partnering Civil and Structural engineers.

Collectively, this team has designed more than 600 projects across Florida under Continuing Service contracts for projects under \$7.5 million. These projects range from HVAC retrofits, AHU replacements, lighting upgrades, IT/AV improvements, to plumbing and fire protection renovations. CMTA's portfolio features a wide variety of building types such as classroom buildings, central energy plants, sports and athletic fields, municipalities, airport terminals and hangars, correctional facilities, federal offices, healthcare centers, parking garages, and more.



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. Their 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.



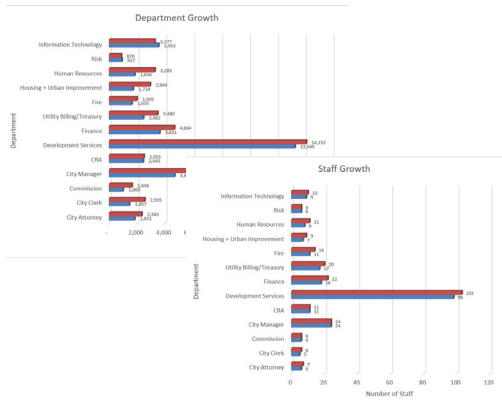
Jezerinac Group is a structural engineering firm that delivers tailored solutions designed to create measurable value for clients. With Jezerinac Group, you get more than engineering, you get a trusted partner committed to thoughtful analysis, responsive collaboration, and measurable results. Jezerinac Group possesses extensive experience in performing structural engineering services on a continuing services basis. Their firm specializes in providing engineering expertise encompassing planning, designing, permitting, bidding, project management, and construction administration services. The structural design choices they make impact the integrity of the building, both in safety and aesthetic.

For over three decades, members of their team have led high-profile, structural engineering design in the public sector, as well as low-profile, smaller scale projects for a wide variety of clients. They have earned trust as the go-to partner for innovative, safe, and sustainable solutions. Their dedication to quality, professionalism, and client satisfaction has earned Jezerinac Group a stellar reputation. They consistently deliver projects on time, within budget, and to the highest standards, earning repeat business and long-standing relationships. Whether its renovations to existing buildings, repurposing of established structures, or the construction of new buildings, Jezerinac Group is dedicated to delivering innovative solutions that stand the test of time.

# CITY OF POMPANO BEACH CITY HALL NEEDS STUDY

## POMPANO BEACH, FL

Department	Existing	Proposed	Existing	Proposed	Existing	Proposed	Notes
	Count	Count	sqft	sqft	sqft	sqft	
City Attorney	5	7	1,616	1,831	2,343		
City Clerk	5	6	1,767	1,807	2,550		
Commission	4	4	1,158	1,600	1,936		
City Manager	24	24	4,247	4,486	4,148		
City Staff	11	11	1,725	2,440	2,201		Need to meet, may move out of city hall
Development Services	96	103	3,764	13,140	44,142		Relocating from existing space into Downtown growth center
Finance	10	22	3,228	3,611	4,684		
Utility Billing/Treasury	17	20	2,400	2,462	3,400		
HR	11	14	1,276	3,630	1,988		
Housing + Urban Improvement	7	7	3,030	1,774	2,944		
Human Resources	8	11	2,284	1,836	2,283		
IT	4	6	500	931	876		
Information Technology	9	10	2,368	3,033	3,277		
<b>Existing City Hall Department Sub Total</b>	<b>200</b>	<b>249</b>	<b>34,289</b>	<b>46,209</b>	<b>49,877</b>		
Engineering + Public Works	12	14	4,866	7,201	8,785		Currently at 1201 NE 5th Avenue (under plan)
<b>Proposed Department Sub Total</b>	<b>212</b>	<b>263</b>	<b>39,154</b>	<b>53,410</b>	<b>58,662</b>		
<b>City Hall Common Areas</b>							
Reception			1,200	1,600	1,675		
Mail Loading			247	400	500		
Printing Room			1,276	1,800	2,820		
Restroom			388	1,200	1,160		
Council Chamber			4,000	4,000	4,000		
Public Hearing/Outlets			728	1,000	2,200		Intending to include in department total
Open-Shop Lobby			1,000	1,000	1,400		
<b>Common Area Sub Total</b>	<b>0</b>	<b>0</b>	<b>13,791</b>	<b>16,000</b>	<b>19,655</b>		
<b>Building Area</b>					<b>7,853</b>		Includes potential mechanical, electrical, and plumbing in public meeting
<b>City Hall Total</b>	<b>212</b>	<b>263</b>	<b>52,944</b>	<b>74,714</b>	<b>86,306</b>		Existing space includes City Hall, Chamber and Public Library
			<b>Existing Area</b>	<b>50,892</b>	<b>66,306</b>		



**OWNER CONTACT:**  
 City of Pompano Beach  
 1201 NE 5th Avenue  
 Pompano Beach, FL  
 Contact:  
 John Sfiropoulos  
 Phone: 954.786.4060

**SERVICES PROVIDED:**  
 Facility Assessment  
 Programming  
 Master Planning  
 Conceptual Design

**CONSTRUCTION COST:**  
 N/A

**CONSTRUCTION COMPLETION:**  
 N/A

**PROJECT SIZE:**  
 The study resulted in over 150,000 sf future space needs

Song + Associates was engaged in early 2017 to evaluate the existing City Hall facilities. Programming efforts at that time identified the need for significant expansion of the City Hall. Further evaluation of the physical condition of the building led the City to a decision to build a new City Hall and for it to serve as a key element within the proposed redevelopment district.

Beginning In 2019, Song + Associates developed a more detailed needs analysis and spatial diagrams of the required City Hall functions. After selection of a Master Developer, the City again engaged Song + Associates to update the programming study and to include the entirety of the City government.

The proposed City Hall for will become the centerpiece of the new Downtown and encompass the City’s vision for the future of the community. Primary goals for the project are to provide:

- Consolidation of all departments of City Hall to a single location.
- A ‘One-Stop’ center for customer service including Building, Planning and Zoning, Utilities, Housing, and other services.
- Accommodating anticipated growth through the next 20 years and beyond.
- Security for staff and visitors through arrangement of functions, separation of public and private zones, and clear wayfinding.
- Multi-purpose, community meeting space.
- A catalyst for development of the New Downtown

Related projects included master planning and needs analysis for the Public Works Complex as well as other real estate utilization studies.

## WEST PALM BEACH CRA CONTINUING SERVICES

### WEST PALM BEACH, FL



**OWNER CONTACT:**  
 West Palm Beach CRA  
 401 Clematis St.  
 West Palm Beach, FL 33401  
 Jade Green  
 561-822-1483  
 JAGreene@wpb.org

**SERVICES PROVIDED:**  
 Feasibility Studies  
 Facility Condition Assessments  
 Master Planning  
 Cost Estimating  
 Conceptual Design  
 Construction Documents  
 Interior Design  
 Construction Administration

**CONSTRUCTION COST:**  
 Varies, under \$7,500,000

**CURRENT CONTRACT:**  
 Start: Jan 2022  
 End: Dec 2027 (Term)

**PROJECT SIZE:**  
 Varies

Song + Associates is engaged on continuing annual contracts for both the City of West Palm Beach and the CRA. For the CRA, varied project types have included renovation and new construction centered around achieving the goals of the CRA master plan of each district. Studies have included market analysis, conceptual design and facility evaluation to determine the best and highest use of existing real estate. Recent projects included:

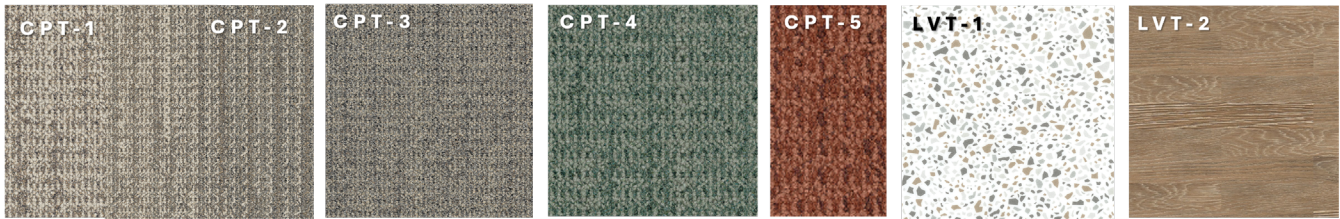
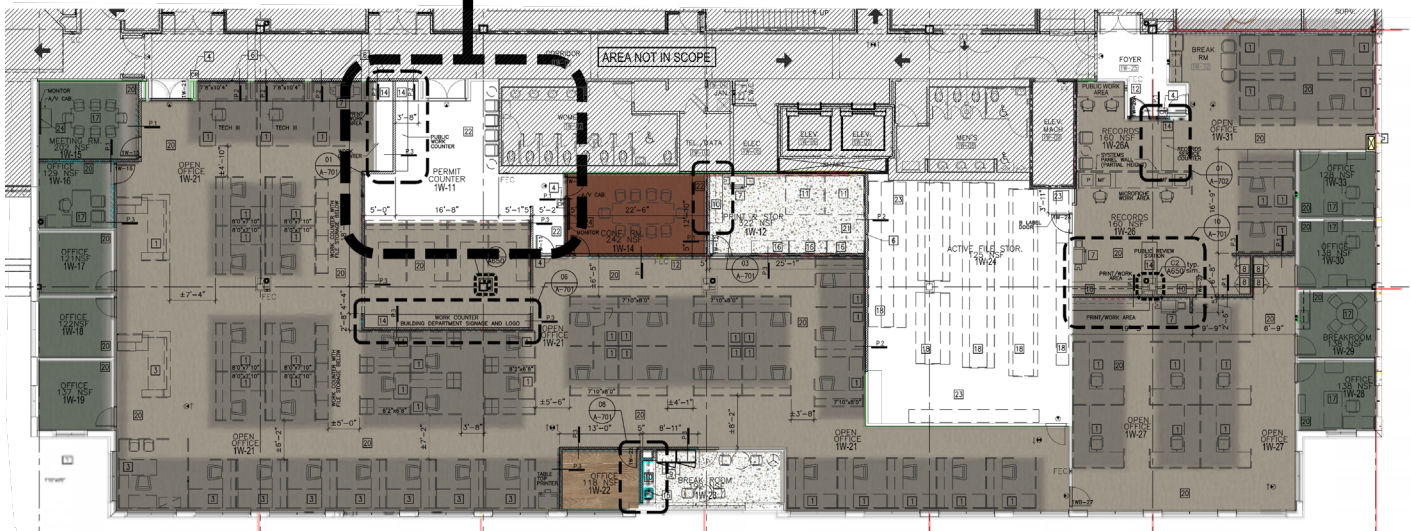
**Historic Sunset Lounge:** The Sunset Lounge is an historic Jazz Club built in the 1920's and known for hosting legendary Jazz performers. The City invested in renovations and expansion of the structure to place it back in service under another architect however the project was left unusable with life safety issues and unfinished areas. Song + Associates was brought in to complete and repair the project. It celebrated its re-opening in November 2025.

**800 Tamarind Mixed Use:** New Construction of a mixed use building in the Northwest Neighborhood District of the CRA. The two story building includes office and retail space on the ground floor and residential micro units on the upper story. The project provides affordability for small businesses and housing opportunity.

**Photographic Museum Adaptive Reuse:** The museum incorporated two floors of the City Center complex (City Hall) fronting Clematis Street in the heart of the downtown. With the museum vacating, Song + Associates prepared conceptual strategies and market analysis for the adaptive reuse opportunities for the space.

# PBC VISTA PERMIT CENTER RENOVATION WEST PALM BEACH, FL

**PERMIT COUNTER**



**OWNER CONTACT:**  
Palm Beach County  
2633 Vista Parkway, West Palm  
Beach, FL 33411  
Rich Carlton  
949-275-0446

Through Continuing Annual Services contract, S+A was engaged to remodel the existing ground floor Permit Center of the Building Division. The project began with interactive meetings with the user group staff and leadership to gain an understanding of the current and future needs of the department. The primary goal of the project focused on an improved customer experience at the service counter and enhanced work space for staff.

**SERVICES PROVIDED:**  
Architecture  
Interior Design  
Programming  
Construction Administration

The Permit Center will relocate into the new construction planned for the Vista Center Campus to be completed in 2027. Knowing the remodeled space would not be a permanent home for the Permit Center, the design team planned for flexibility and adaptability of the space to facilitate another user group to move into the space in the future.

**CONSTRUCTION COST:**  
\$3,100,000

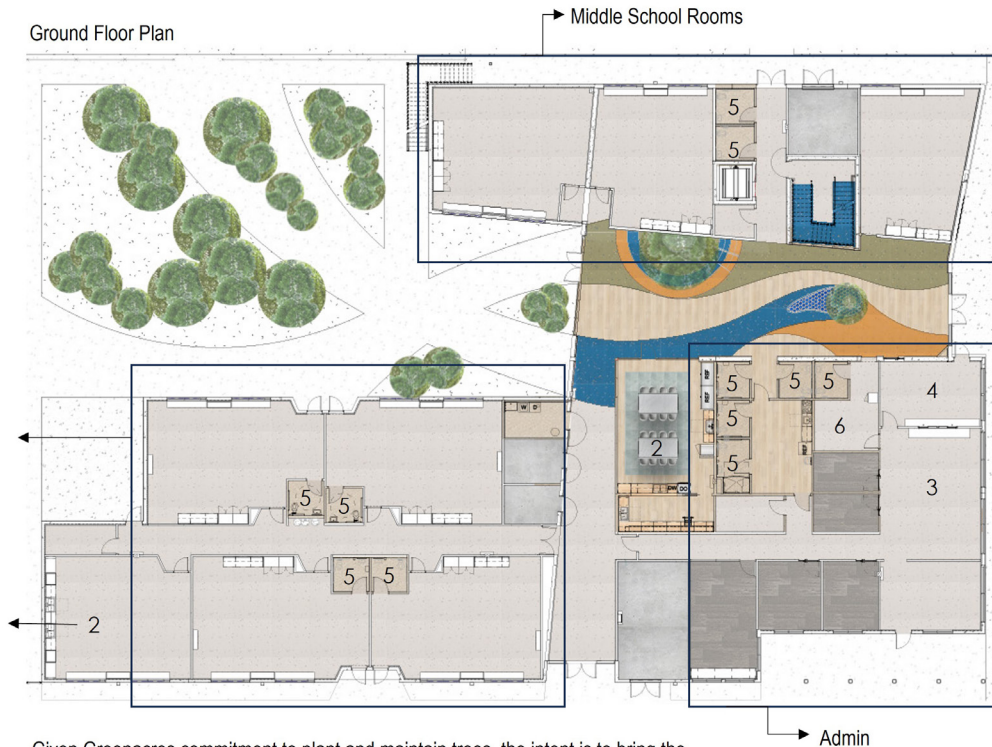
**CONSTRUCTION COMPLETION:**  
April 2025

Following the success of this initial project assigned through our Continuing Contract, Song + Associates was selected for the larger Vista Center Expansion project.

**PROJECT SIZE:**  
17,000 SF

Song + Associates served as prime architect, providing programming, architectural and interior design, engineering (sub-consultants), and construction administration.

## GREENACRES YOUTH CENTER GREENACRES, FL



Given Greenacres commitment to plant and maintain trees, the intent is to bring the outdoors inside and create a fun transitions between the 2 spaces using color, pattern, and material.

### OWNER CONTACT:

City of Greenacres  
5800 Melaleuca Ln.,  
Greenacres, FL 33463  
Andrea McCue, City Manager  
561-642-2017  
AMcCue@greenacresfl.gov

### SERVICES PROVIDED:

Architecture  
Interior Design  
Site Development + Approval  
Programming  
Construction Administration

FINAL CONSTRUCTION COST:  
\$10,207,000

CONSTRUCTION COMPLETION:  
February 2026 (est.)

PROJECT SIZE:  
17,000 SF

The City of Greenacres provides youth programs throughout the year for after-school care as well as summer camps bringing enrichment programs to the young people of the community. Ages range from kindergarten to high school with engaging programs for all age groups. These include the arts, computer technology and culinary activities. The Youth Center sits within the existing Community Center campus and integrates with the other facilities including indoor and outdoor recreation. The youth center includes a 'Center of Gravity', multipurpose gathering space opening to a light-filled courtyard space.

The project is in construction and recently received \$1 million in federal grant funds.

Song + Associates is serving as prime architect, providing programming, site master planning, architectural and interior design, engineering (sub-consultants), and construction administration.

## PORT ST. LUCIE LIBRARY

### PORT ST. LUCIE, FL



#### OWNER CONTACT:

St Lucie County  
 Robyn Saint-Paen  
 Library Director  
 772-462-2185  
 saintr@stlucieco.org

#### SERVICES PROVIDED:

Programming/Master Planning  
 Architectural + Interior Design  
 Engineering (sub-consultants)  
 Construction Administration

#### CONSTRUCTION COST:

\$7,686,000

#### CONSTRUCTION COMPLETION:

February 2027 (est.)

#### PROJECT SIZE:

10,000 SF

The Port St Lucie Library has served as the heart of a residential neighborhood since the 1970's. The County's Library System's vision for the location is to update and expand this facility into a leading edge library environment supporting today's technology and media services.

Song + Associates teamed with nationally-recognized library design firm, Studio Shea to bring this vision into reality with an innovative, signature design. The design team began by carrying out a comprehensive programming and conceptual design process working with the Library stakeholders through a series of interactive workshops. Concurrently, the team performed a physical assessment of the existing library and ultimately revealed that new construction would be more cost effective than renovation due to significant structural and building envelop concerns.

The design is inspired by the bindings of books creating an arched facade. The form of the building and interior space follows the fold of a turning page.

Song + Associates is serving as prime architect, providing programming, site master planning, architectural and interior design, engineering (sub-consultants), and construction administration.



*Facade Inspiration*

## PALM BEACH CO. TAX COLLECTOR SERVICE CENTERS VARIOUS LOCATIONS, FL



### OWNER CONTACT:

Palm Beach County Tax Collector  
301 N Olive Ave  
West Palm Beach, FL 33401  
Anne Gannon  
561-355-2805

Based on our extensive experience in programming and design of similar government projects, Song + Associates was hired to design the new 37,000 GSF facility to replace the existing Lake Worth and Lantana locations while including the Department of Motor Vehicles, completed in 2016. Song + Associates designed a front façade with a curving wall with 20' high glass windows, taking advantage of the zoning requirements of the site in an Urban Infill Overlay District.

### SERVICES PROVIDED:

Architecture  
Interior Design  
Site Development + Approval  
Programming  
Construction Administration

Following our success of the Lake Worth location, Song + Associates has adapted the concept for two additional locations; Palm Beach Gardens completed in 2024 (pictured) and Westlake completed in 2022. Both locations consist of a new 23,735 SF one-story building and driving test course. The adapted design eliminates the partial second floor level, but maintains tall ceiling space for the customer lobby as well as the reconfiguration of points of service and office/workspace arrangement. The modern architectural design is appropriate to the context of the areas. Front façades with glass windows on all locations allow natural light to filter into the interior spaces.

### CONSTRUCTION COST:

\$15,360,000- Palm Beach Gardens

### CONSTRUCTION COMPLETION:

Jan. 2024 (Palm Beach Gardens)

### PROJECT SIZE:

37,000 GSF- Lake Worth  
23,735 GSF- Westlake  
23,735 GSF- Palm Beach Gardens

During the programming phase of each project, Song + Associates' mission was to design innovative work space layouts, separate public service areas from private meeting spaces, and provide logical circulation patterns to create a highly efficient environment for both visitors and employees.

Song + Associates served as prime architect, providing programming, site master planning, architectural and interior design, engineering (sub-consultants), and construction administration.

## VILLAGE OF PALM SPRINGS POLICE EXPANSION PALM SPRINGS, FL



### OWNER CONTACT:

Village of Palm Springs  
226 Cypress Lane  
Palm Springs, FL 33461  
Greg Siefker, Owner Representation  
561-350-7699  
gregsiefker@gmail.com

Song + Associates was engaged by the Village of Palm Springs for an expansion and renovation of the existing Police Department Building. One of the primary goals of this project was to re-organize the department groups to improve efficiency of functions and to accommodate future growth and adaptability. The project includes a 5,000 SF one-story addition, a two-story, 9,000 SF addition, as well as approximately 6,200 SF of remodeling of the existing Police Department space.

### SERVICES PROVIDED:

Architecture  
Interior Design  
Engineering (Sub-Consultants)  
Construction Documents  
Construction Management

When completed the Police Building will have approximately 24,000 SF of new and renovated spaces, including Police Department Administration and support space and a multi-purpose training/meeting room.

### CONSTRUCTION COST:

\$13,908,000

Song + Associates served as prime architect, providing programming, site master planning, architectural and interior design, engineering (sub-consultants), and construction administration.

### CONSTRUCTION COMPLETION:

December 2025

### PROJECT SIZE:

14,000 SF New Construction  
12,000 SF Renovation

## TOWN OF JUPITER PROGRAMMING + MASTER PLAN

### JUPITER, FL



#### OWNER CONTACT:

Town of Jupiter  
210 Military Trail  
Jupiter, FL 33458  
Amanda Barnes  
Town of Jupiter  
561-741-2537  
amandab@jupiter.fl.us

The Town of Jupiter commissioned Song + Associates to develop a design solution that maximizes the Town's goal of serving the public. Our team created a master plan that unifies facilities on the existing site, including the community center. Throughout the programming process, all departments participated in establishing their individual needs for the future. Given the Town's growth rate and its need for a cost-effective solution, Song + Associates incorporated flexibility, functionality and attention to cost in the planning process.

#### SERVICES PROVIDED:

Programming + Master Planning  
Architectural Design  
Engineering (sub-consultants)  
Interior Design  
Construction Administration

Working with Kimley Horn engineers, the planning process began with assessing the physical condition of the existing buildings and investigating the space and growth needs of the departments. The physical condition of the buildings brought to light the high cost that remodeling or renovation would require. Recognizing the severity of the issues and the need to improve access to services, the Town staff directed the design team to develop a master plan for replacement of the Town Hall and Police Department. The master plan creates a Town Center unifying the architecture to provide a strong civic appearance to the buildings that is both dignified and integrated into the context.

#### CONSTRUCTION COST:

Town Hall: \$15.4M

The master plan was approved by council in 2017 and included the new Police Department (completed by S+A in 2020), new Town Hall (completed by S+A in 2024) and a future project to expand the existing Community Center.

#### CONSTRUCTION COMPLETION:

Town Hall: January 2024

#### PROJECT SIZE:

Town Hall: \$15.4M

S+A has also served the needs of the Town's Water Utility for over 20 years through continuing contracts partnered with Kimley Horn and Hazen + Sawyer. Our team has also designed two new fire stations for the Town which are under construction currently.

We value the lasting relationships we have built with Town of Jupiter and all our municipal clients and are proud of our 90% repeat client rate.

## SCHOOL BOARD OF BROWARD COUNTY CONTINUING SERVICES BROWARD COUNTY, FL

**OWNER CONTACT:**

School Board of Broward County  
2301 NW 26th Street  
Fort Lauderdale, Florida 33311  
Shelley N. Meloni  
754-321-1515

**SERVICES PROVIDED:**

Architectural Design  
Engineering (sub-consultants)  
Interior Design  
Construction Administration

**CONSTRUCTION COST:**

Varies, under \$4M

**CURRENT CONTRACT:**

Start: 2020  
End: 2025

**PROJECT SIZE:**

Varies

Song + Associates, Inc. has been providing Continuing Contract services to Broward schools since 2008. These services include a variety of project types from assessment studies to renovations, additions, and new construction. We recently provided security assessments for more than 60 schools in Broward County. Services have also included long range facility master planning for 138 elementary schools, 38 middle schools, 28 high schools, and 19 alternative and full service centers. Recent projects have included:

**MCFATTER TECHNICAL HIGH SCHOOL:** Architectural and engineering design services for the reconfiguration, relocation, and renovation of twelve (12) existing concrete modular buildings at the McFatter Technical High School Campus. The existing Royal Concrete Modular were inspected and renovated to meet current codes and configured to create a linear building with classrooms and administrative spaces off a central corridor. The work included new MEP systems, added parking, and new roof and exterior connecting canopies

**ROCK ISLAND ELEMENTARY SCHOOL:** Renovation and repair project including building envelope repair and re-roofing as well as HVAC system replacement. Additional work included life safety, accessibility and security enhancements.

**PINEWOOD ELEMENTARY SCHOOL:** Renovations and repair to an existing, occupied campus including re-roofing and HVAC replacements, and media center renovations.

**SINGLE POINT OF ENTRY:** Song + Associates worked with the School Board of Broward County to help ensure the safety and security of their campuses through retrofitting over 20 schools to a Single Point of Entry.



## ROBERT CASTROVINCI, AIA

### PRINCIPAL-IN-CHARGE

Robert Castrovinci has over twenty years of experience in architectural design, project management, and construction. He joined Song + Associates in 2005 and became a partner in the firm in 2021. Throughout his time with Song + Associates, Rob has been an integral part of the company, leading major efforts such as the West Palm Beach City Center, City Hall and Public Library. With a focus in civic design, he has been a project manager and architect for a variety of public buildings and urban development.

As a graduate of both Palm Beach State College and Florida Atlantic University, Rob believes in giving back to the community. He is a graduate of Leadership West Palm Beach Class of 2016 and has served on the City's Sustainability Board. He is an active member of the local American Institute of Architects. He serves as a Board Member of the Chamber of Commerce of the Palm Beaches.

#### SELECTED PROJECT EXPERIENCE AS PRINCIPAL-IN-CHARGE:

##### Continuing Annual Contract for the Following Public Entities:

- Palm Beach County
- City of Oakland Park
- City of Lake Worth Beach
- City of Greenacres
- City of West Palm Beach
- City of Riviera Beach
- City of Palm Beach Gardens
- Palm Beach State College

#### EDUCATION:

Bachelor of Architecture, Florida Atlantic University, 2004  
Associate in Arts, Architecture, Palm Beach Community College, 1999

#### TIME WITH SONG + ASSOCIATES :

20 years

#### TOTAL YEARS OF EXPERIENCE:

21 Years

#### CERTIFICATIONS / REGISTRATIONS:

Florida No. AR98054

#### PROFESSIONAL AFFILIATIONS:

Leadership West Palm Beach, Class of 2016  
Board Member, West Palm Beach Sustainability Board  
Board Member, Chamber of Commerce of the Palm Beaches

**Palm Beach County Sheriff's Office District 1 Substation and Marine Unit, Palm Beach County, FL:** A new one-story office building to serve as the operations center for the Palm Beach County Sheriff's District 1 division. This hardened facility also includes the Marine Unit Vessel Maintenance facility annex and office space. The 4,500 SF work bay is equipped with an overhead crane. 27,000 SF | \$11.3M (est.)

**Palm Beach County Tax Collector's Office, Lake Worth, FL:** A new facility to replace the existing Lake Worth and Lantana locations while including the Department of Motor Vehicles. 37,000 SF | \$11,000,000

**Village of Palm Springs Police Building Renovation, Palm Springs, FL:** Expansion and renovation of the existing Police Department Building to re-organize the departments to improve efficiency of functions and accommodate future growth and adaptability. The project includes a 5,000 SF one-story addition, a two-story, 9,000 SF addition, as well as approximately 6,200 SF of remodeling of the existing space. New- 14,000 SF; Renovation- 12,000 SF | \$6.5M (est.)

**Town of Jupiter Police Department, Jupiter, FL:** The new facility includes the Police Department, Emergency Operations Center and also houses the central Information Technology Data Center for the Police and Town Hall. This hardened facility is designed for continuous operations through storm events and allows Police and Town staff to occupy the building during and after a storm. 38,000 SF | \$14M



## JILL LANIGAN

### PRINCIPAL, PROGRAMMING + PLANNING SPECIALIST

Ms. Lanigan’s diverse experience includes all phases of project development from conceptual site design through construction. Over 30 years of experience in the South Florida area working with all regulatory agencies enables her to efficiently map and manage the complex regulatory and compliance issues of today’s projects. She has served as client liaison for the major capital improvement/facilities departments of a number of public organizations. Jill is dedicated to finding opportunities within the challenges of each unique project for improved design and cost efficiency. Her approach to enhanced project management is informed by her experience in architectural design, knowledge of building codes and construction methods and commitment to sustainable design principles.

Ms. Lanigan, a native of South Florida has a strong commitment to the local community and currently serves as a Trustee of the Chamber of Commerce of the Palm Beaches.

**EDUCATION:**

Bachelor of Architecture, Minor in Public Speaking, University of Miami  
1990

**TIME WITH SONG + ASSOCIATES :**

17 years

**TOTAL YEARS OF EXPERIENCE:**

34 Years

**PROFESSIONAL AFFILIATIONS:**

Committee Member, Palm Beach State College Foundation STEAM Initiative  
Committee Member, Women’s Leadership Initiative for the Urban Land Institute  
Trustee, Chamber of Commerce of the Palm Beaches

**SELECTED PROJECT EXPERIENCE AS PROGRAMMER/PLANNER:****Continuing Annual Contract for the Following Public Entities:**

- City of West Palm Beach
- City of Palm Beach Gardens
- City of Greenacres
- City of Delray Beach CRA
- City of Riviera Beach CRA

**City of Pompano Beach Programming/Planning:** The Organizational Needs Analysis for a new City Hall considered the functional and growth objectives of the city government. The analysis outlines the approach to ensure the highest level of services for residents within an estimated 116,000 sf facility and 600 car parking garage. The proposed City Hall will be a key element within the New Downtown and will serve as a catalyst for a new era of growth for this thriving, dynamic community

**City of Boca Raton Master Plan, Boca Raton, FL:** Development of a Master Plan for the government campus to include a new City Hall, Community Center, and Police Department set within a cohesive campus with the existing library and children’s museum.

**Palm Beach County Tax Collector’s Office, Palm Beach Gardens, FL:** New construction of approximately a 23,735 SF one story building and driving test course. The design provides tall ceiling space for the customer lobby, which includes 40 points of service stations and waiting area for 150 customers. 23,735 SF | \$15.4M

Palm Beach County Tax Collector Service Center, Westlake, 23,735 SF | \$15M

Palm Beach County Tax Collector Central Service Center, Lake Worth, 37,000 SF | \$11M (2016)

**City of Sunrise Municipal Complex, Sunrise, FL:** New City Hall, parking garage, site development, outdoor amphitheater, and future water park. The City Hall includes a 200 seat commission chamber, adjacent multi-purpose space, public lobby, and support spaces. 95,000 SF | \$58M



## YOUN LEE, LEED AP PRINCIPAL, DIRECTOR OF DESIGN

Mr. Lee has over 20 years of experience serving in all phases of design and construction. His varied experience includes projects for the governmental, educational, and healthcare sectors as well as luxury condominiums, clubhouses, and office buildings. As lead architectural designer, he is responsible for the coordination of projects from conceptual design, programming, and planning through design development. Youn's talents in computer-generated 3D rendering and Building Information Modeling (BIM) are an invaluable asset to the design process allowing quick decision making by the team and owner's representatives.

Rather than designing in any particular style, Youn believes that designs should reflect the setting, program, function, and vision of the owner and all project stakeholders. His thorough knowledge of construction methods and the latest technology result in aesthetically beautiful, highly-functional projects.

Mr. Lee's project experience includes all aspects of architectural design consisting of facilities varying in size and scope of work, massing studies, signage design, renderings, and graphic presentations to owners, end-users, and communities.

### EDUCATION:

Master in Architecture,  
University of Wisconsin, 2002  
Bachelor in Engineering,  
Kookmin University, 1991

### TIME WITH SONG + ASSOCIATES :

21 years

### TOTAL YEARS OF EXPERIENCE:

22 Years

### CERTIFICATIONS / REGISTRATIONS:

LEED® Accredited Professional, 2007

### PROFESSIONAL AWARDS & HONORS:

AIA Palm Beach Honor Award, City of  
Sunrise City Hall, 2024  
AIA Palm Beach Honor Award, FPL  
Manatee Lagoon Eco-Discovery  
Center  
South Florida Business Journal,  
Community Impact Award, Riviera  
Beach Community Garden and Linear  
Park

### SELECTED PROJECT EXPERIENCE AS DIRECTOR OF DESIGN:

Continuing Annual Contract for the Following Public Entities:

Palm Beach County  
City of West Palm Beach  
City of Palm Beach Gardens  
City of Greenacres  
City of Delray Beach CRA  
City of Riviera Beach CRA

**City of Greenacres Youth Center, Greenacres, FL:** Design of a new building of approximately 15,000 sf to house the Youth Program for the City of Greenacres. The Youth Program provides after-school care and activities as well as summer camp programs for children at all grade levels, elementary, middle, and high school. The project will expand the program capacity for certification of up to 200 children. 15,000 SF | \$7M (est.)

**Palm Beach County Tax Collector's Office, Lake Worth, FL:** A new facility to replace the existing Lake Worth and Lantana locations while including the Department of Motor Vehicles. 37,000 SF | \$11,000,000

**Village of Wellington Community Center, Wellington, FL:** The community center provides a variety of multi-purpose spaces for activities and events, including a 300-seat banquet room, aerobics and fitness rooms, and an internet cafe. 26,000 GSF | \$8M

**Town of Jupiter Town Hall, Jupiter, FL:** A new multi-story Town Hall Building as part of the adopted Town of Jupiter Master Plan. This state-of-the-art complex will allow the Town to provide more effective and efficient services to the community. The new facility is designed to address appropriate hurricane hardening and today's security needs. 41,000 SF | \$15.4M



## PERRY DOUGLASS, RA

### SENIOR PROJECT ARCHITECT

Mr. Douglass has over 30 years as a licensed and NCARB certified architect serving in all phases of design and construction. As a Senior Architect, Mr. Douglass is responsible for the coordination of both the internal production and external engineering project team efforts. Since joining Song + Associates, Mr. Douglass has served as Production Architect for over \$80 million in public infrastructure projects. This work includes projects with the City of Sunrise, the Town of Davie, and Palm Beach County.

#### SELECTED PROJECT EXPERIENCE AS PROJECT ARCHITECT/MANAGER:

##### Continuing Annual Contract for the Following Public Entities:

- Palm Beach State College
- Florida Atlantic University
- School District of Palm Beach County
- School District of Indian River County

#### EDUCATION:

Bachelor of Architecture  
Kent State University, 1992  
BS Business Administration  
Edinboro University PA, 1987

#### TIME WITH SONG + ASSOCIATES :

10 years

#### TOTAL YEARS OF EXPERIENCE:

32 Years

#### CERTIFICATIONS / REGISTRATIONS:

Florida, No. AR97112

#### PROFESSIONAL AFFILIATIONS:

Boardmember, City of West Palm Beach  
Parks and recreation Advisory Board

**Village of Wellington Community Center, Wellington, FL:** The community center provides a variety of multi-purpose spaces for activities and events, including a 300-seat banquet room, aerobics and fitness rooms, and an internet cafe. 26,000 GSF | \$8M

**Palm Beach County Tax Collector's Office, Lake Worth, FL:** A new facility to replace the existing Lake Worth and Lantana locations while including the Department of Motor Vehicles. 37,000 SF | \$11,000,000

**Town of Jupiter Town Hall, Jupiter, FL:** A new multi-story Town Hall Building as part of the adopted Town of Jupiter Master Plan. This state-of-the-art complex will allow the Town to provide more effective and efficient services to the community. The new facility is designed to address appropriate hurricane hardening and today's security needs. 41,000 SF | \$15.4M

**School District of Palm Beach County Media Centers:** The School District has engaged Song + Associates to "re-imagine" the Media Center standard for all high schools to create a collaborative learning commons and "maker" spaces. 8,000-10,000 SF each school | \$500K each school

**City of Sunrise Municipal Complex, Sunrise, FL:** New City Hall, parking garage, site development, outdoor amphitheater, and future water park. The City Hall includes a 200 seat commission chamber, adjacent multi-purpose space, public lobby, and support spaces. 95,000 SF | \$58M (total)

**Palm Beach County Supervisor of Elections, West Palm Beach, FL:** New facility that includes administrative offices, training and multi-purpose spaces, ballot processing areas, equipment storage, secured ballot storage and support spaces. The highly secured facility is designed to protect the retained ballots and equipment. Enhanced technologies provide for a IT communication and call center for election data. 155,000 SF | \$42M



## HENRIQUE CERTAD, LEED AP PROJECT MANAGER

Mr. Certad is a creative design and solution oriented professional with 21 years of international experience in governmental and transportation projects, including public safety, airports, intermodal and mass transit facilities; as well as in industrial and hospitality projects. He has expertise in the full range of schematic design, design development, project coordination, production of construction documents, and construction administration for both private and government owned projects. Mr. Certad is a LEED accredited professional with proven experience on LEED certified projects.

### SELECTED PROJECT EXPERIENCE AS PROJECT ARCHITECT/MANAGER:

**Piatt Place Fire Station, Jupiter, FL:** Song + Associates was selected as part of a Design-Build team to serve as the prime architect for two new fire stations for the Town of Jupiter, Florida. Piatt Place is a two-story fire station is encompassing 13,815 square feet with three apparatus bays. 13,815 SF | \$12,925,355

**Cinquez Park Fire Station, Jupiter, FL:** Song + Associates was selected as part of a Design-Build team to serve as the prime architect for two new fire stations for the Town of Jupiter, Florida. Cinquez Park is a two-story fire station is encompassing 14,631 square feet with three apparatus bays. 14,631 SF | \$12,884,572

**Village of Palm Springs Police Building Renovation, Palm Springs, FL:** Expansion and renovation of the existing Police Department Building to re-organize the departments to improve efficiency of functions and accommodate future growth and adaptability. The project includes a 5,000 SF one-story addition, a two-story, 9,000 SF addition, as well as approximately 6,200 SF of remodeling of the existing space. New- 14,000 SF; Renovation- 12,000 SF | \$13.9M

**City of Oakland Park, Fire Station 87, Oakland Park, FL:** Enhanced wind mitigation protection for Fire Station 87 including a full roof replacement, protection of all building openings, and installation of a new 500kW generator. All new wind mitigation design provided protection against 184 MPH ultimate wind speeds compliant with local codes and the generator was protected against a 500yr. floor event. 7,800 SF | \$1.7M

**City of Coral Springs Municipal Complex, Coral Springs, FL:** A 5.8 acre campus for the Municipal Complex for the City of Coral Springs. The site includes a new City Hall, along with a 300 car parking garage, commission chambers, public meeting rooms, and a civic plaza. 75,000 SF | \$25,000,000

**Town of Jupiter Town Hall, Jupiter, FL:** A new multi-story Town Hall Building as part of the adopted Town of Jupiter Master Plan. This state-of-the-art complex will allow the Town to provide more effective and efficient services to the community. The new facility is designed to address appropriate hurricane hardening and today's security needs. 41,000 SF | \$15.4M

**Fourth District Court of Appeals Renovation, West Palm Beach, FL:** Repairs and renovations of an original 1968 1-story building. Phase 1 included the design and construction to temporarily move the National Guard into the 19,800 SF one-story building. Phase 2 of the project includes interior repairs and renovations needed to support the Chemical Unit Battalion and the 930th Battalion. Phase 1- \$1.3M |

### EDUCATION:

Bachelor of Arts in Architecture  
University of Central Venezuela, 2001

### TIME WITH SONG + ASSOCIATES :

7 years

### TOTAL YEARS OF EXPERIENCE:

24 Years

### CERTIFICATIONS / REGISTRATIONS:

LEED AP



## JONAE CROMARTIE

### ASSISTANT PROJECT MANAGER

JoNae Cromartie is an energetic and knowledgeable architect in training that has shown great leadership initiative since joining Song + Associates. Ms. Cromartie has been engaged in the assistant management and project management of projects of various sizes, including the City of Greenacres Youth Center and the School District of Palm Beach County's West Riviera Elementary School. Her efforts have included direct communication with clients and consultants and work in all phases of projects from programming to construction documentation and administration. Currently, JoNae is part of the BIM management team in charge of developing Revit standards for the firm.

#### SELECTED PROJECT EXPERIENCE

Continuing Services Contracts for the Following Public Entities:  
Palm Beach County

**St. Lucie County Port St. Lucie Library, Port St. Lucie, FL:** Design of a new single-story 10,000 SF Library Branch. The design is inspired by the bindings of books creating an arched facade. The form of the building and interior space follows the fold of a turning page. 10,000 SF | \$4.25M

**West Riviera Elementary School Modernization, School District of Palm Beach County, FL:** A new 68,000 SF building to house classrooms and administration offices, along with art, music, and science labs, and a new covered play area. Two existing buildings will be remodeled to house the school cafeteria and media center. The site is being redesigned to provide increased on-site stacking for parent drop-off, parking for visitors and staff, and a new bus loop. New Construction: 68,000 SF | \$34M

**South Area Intensive Relocation, School District of Palm Beach County, FL:** Renovations and upgrades to the existing South Tech Academy portables and select campus areas to receive the students and staff from South Area Intensive Transition School. | \$600K

**City of Greenacres Youth Center, Greenacres, FL:** Design of a new building of approximately 15,000 sf to house the Youth Program for the City of Greenacres. The Youth Program provides after-school care and activities as well as summer camp programs for children at all grade levels, elementary, middle, and high school. The project will expand the program capacity for certification of up to 200 children. 15,000 SF | \$7M (est.)

**Palm Beach County Supervisor of Elections, West Palm Beach, FL:** New facility that includes administrative offices, training and multi-purpose spaces, ballot processing areas, equipment storage, secured ballot storage and support spaces. The highly secured facility is designed to protect the retained ballots and equipment. Enhanced technologies provide for a IT communication and call center for election data. 155,000 SF | \$42M (est.)

#### EDUCATION:

M.A. in Architecture, Florida  
International University, 2022

#### TIME WITH SONG + ASSOCIATES :

3 years

#### TOTAL YEARS OF EXPERIENCE:

3 years

#### PROFESSIONAL AFFILIATIONS:

Palm Beach County Public Art  
Committee Member



## LAURA SANDOVAL

### INTERIOR DESIGNER

Ms. Sandoval has experience in a wide range of projects including civic, educational, and commercial projects. Skilled in AutoCAD, Revit, and Sketchup, Laura's responsibilities have included preparing and creating design submittals, budget proposals, space plans, conceptual renderings, and construction documents. She has experience in drafting floor plans and elevations, as well as selecting furniture and architectural finishes according to safety, function, aesthetics, budgetary guidelines, accessibility, and code.

#### SELECTED PROJECT EXPERIENCE AS INTERIOR DESIGNER:

##### Continuing Annual Contract for the Following Public Entities:

- Palm Beach County
- School District of Palm Beach County
- City of Greenacres

**Palm Beach County Mosquito Control Division, Lake Worth, FL:** New construction of multiple buildings on a 5.9 acre site including: a chemical storage facility (6,200 SF); workshop and equipment storage (4,800 SF); enclosed vehicle and equipment storage (9,840 SF); an office and light lab building (6,000 SF); and a fuel Island with canopy and control kiosk. 27,000 SF | \$9M (est.)

**Palm Beach County Sheriff's Office District 1 Substation and Marine Unit, Palm Beach County, FL:** A new one-story office building to serve as the operations center for the Palm Beach County Sheriff's District 1 division. This hardened facility also includes the Marine Unit Vessel Maintenance facility annex and office space. The 4,500 SF work bay is equipped with an overhead crane. 27,000 SF | \$11.3M (est.)

**Palm Beach County Tax Collector's Office, Palm Beach Gardens, FL:** New construction of approximately a 23,735 SF one story building and driving test course. The new design eliminates the partial second floor level but maintains tall ceiling space for the customer lobby, and reconfigures points of service and office/workspace arrangement. \$23,735 SF | \$15.4M

**Town of Jupiter Town Hall, Jupiter, FL:** A new multi-story Town Hall Building as part of the adopted Town of Jupiter Master Plan. This state-of-the-art complex will allow the Town to provide more effective and efficient services to the community. The new facility is designed to address appropriate hurricane hardening and today's security needs. 41,000 SF | \$15.4M

**St. Lucie County Port St. Lucie Library, Port St. Lucie, FL:** Design of a new single-story 10,000 SF Library Branch. The design is inspired by the bindings of books creating an arched facade. The form of the building and interior space follows the fold of a turning page. 10,000 SF | \$4.25M

#### EDUCATION:

Associate in Science (A.S.) in Interior Design Technology, Palm Beach State College, 2022

#### TIME WITH SONG + ASSOCIATES :

3 years

#### TOTAL YEARS OF EXPERIENCE:

3 years



## LEILA ROUADY, RA, CGC, LEED AP QA/QC, CONSTRUCTION ADMINISTRATOR

Ms. Rouady has over 15 years of experience overseeing all aspects of architectural design and construction projects in the field. She has performed services for governmental, educational, financial banking, commercial and laboratory facility projects. Her skills include code knowledge, coordination of contractors, review and approval of pay requests.

As a registered architect and a certified general contractor, Ms. Rouady is proficient with change orders, contract review, field reports, shop drawing review, meeting budget and schedule requirements, as well as quality standards. She is a LEED Accredited Professional with extensive knowledge of sustainable design and quality control.

### SELECTED PROJECT EXPERIENCE

Continuing Annual Contract for the Following Public Entities:

- Palm Beach County
- School District of Palm Beach County
- City of Lake Worth Beach
- City of West Palm Beach
- Palm Beach State College

### EDUCATION:

Master of Architecture, University of Miami, 2002,  
Master of Business Administration,  
University of South Florida, 1992  
Bachelor of Arts, University of South Florida, 1990

### TIME WITH SONG + ASSOCIATES :

11 years

### TOTAL YEARS OF EXPERIENCE:

23 Years

### CERTIFICATIONS / REGISTRATIONS:

Registered Architect, FL #AR94061  
Certified General Contractor,  
#CGC1519477

**Palm Beach County Sheriff's Office District 1 Substation and Marine Unit, Palm Beach County, FL:** A new one-story office building to serve as the operations center for the Palm Beach County Sheriff's District 1 division. This hardened facility also includes the Marine Unit Vessel Maintenance facility annex and office space. The 4,500 SF work bay is equipped with an overhead crane. 27,000 SF | \$11.3M (est.)

**Palm Beach County Tax Collector's Office, Lake Worth, FL:** A new facility to replace the existing Lake Worth and Lantana locations while including the Department of Motor Vehicles. 37,000 SF | \$11,000,000

**Town of Jupiter Police Department, Jupiter, FL:** The new facility includes the Police Department, Emergency Operations Center and also houses the central Information Technology Data Center for the Police and Town Hall. This hardened facility is designed for continuous operations through storm events and allows Police and Town staff to occupy the building during and after a storm. 38,000 SF | \$14M

**South Florida Science Center + Aquarium Expansion, West Palm Beach, FL:** Remodeling and expansion of the existing Science Museum to provide space for expanded and new exhibits including an aquarium and exhibit hall for traveling exhibits. The project included design coordination of all exhibits, signage, and displays. The project took the center from 20,000 SF to 32,000 SF. | \$2M

**Distribution Control Center, West Palm Beach, FL:** A two-story expansion of the existing Command Center. As the central monitoring facility for utility distribution, the DCC operates twenty-four hours per day throughout the year with three shifts per day. The addition and existing building were designed to achieve an enhanced resistance to wind loading forces. 71,000 SF | Cost Confidential



# Sudharma Wijegunawardana

PE, LEED AP, LC

Partner, Senior Electrical Engineer

## Profile

### Role

Electrical Engineer of Record

### Bio

Since 2008, Sudharma has led the West Palm Beach region managing clients, projects and a team of 8 engineers. Her principal areas of design experience include interior and exterior lighting, building power distribution, medium voltage power distribution, emergency systems, and fire alarm systems. As a LEED accredited professional, she applies energy saving methods and design principals into conventional and LEED-accredited building design. She is also Lighting Certified (LC).

### Education

M.S., Electrical Engineering, University of South Florida, 2001

### Registrations

Licensed Professional Engineer: FL #63143

### Certification

- LEED® Accredited Professional: Issued October 30, 2006
- NCQLP™ Lighting Certified

21 Years with firm

26 Years experience



## Select Project Examples

### Local Government Continuing Services Contracts – Prime & Subconsultant

City of Palm Beach Gardens  
 City of Port St. Lucie  
 Fort Pierce Utilities Authority  
 Osceola County  
 St. Lucie County  
 Town of Palm Beach  
 Volusia County

### Broward County

Supervisor of Elections, Ft. Lauderdale, FL

### City of Hollywood

Police Headquarters, Hollywood, FL

### City of Deerfield

Constitution Park Community Center, Deerfield Beach, FL

### Palm Beach County

Supervisor of Elections, West Palm Beach, FL  
 Sheriff's Office District 1 & Marine Unit, West Palm Beach, FL  
 Sheriff's Office HQ Annex & EOD Diligence Report, West Palm Beach, FL  
 Mosquito Control Facility Phase I, Lake Worth, FL

### City of Palm Beach Gardens

Emergency Operations Center, Palm Beach, FL  
 Veteran's Plaza, Palm Beach Gardens, FL

### Town of Palm Beach

Police Renovation, Palm Beach, FL

### Town of Jupiter

Municipal Complex, Jupiter FL

### The Village of Palm Springs

New Public Safety Complex, Palm Springs, FL

### Department of Military Affairs

West Palm Beach District Court of Appeal Phase I, West Palm Beach, FL  
 SONG + ASSOCIATES



## Jason Smith

PE, LEED AP BD+C, CEM

Partner, Senior Mechanical Engineer

### Profile

#### Role

Mechanical Engineer of Record

#### Bio

As the Mechanical Engineer of Record (MEOR), Jason plays a critical role in the development of mechanical scopes, conducting meticulous Quality Assurance/Quality Control (QA/QC) of construction documents, and providing innovative design solutions. As a LEED Accredited Professional and Certified Energy Manager, he brings a wealth of expertise, ensuring sustainable and energy-efficient practices in all projects. His diverse portfolio spans across various sectors including K-12 and higher education, local and federal government, healthcare facilities, and commercial structures.

#### Education

B.S., Electrical Engineering, University of Central Florida, 1997

#### Registrations

Licensed Professional Engineer: FL #55743

#### Certification

- LEED® AP: 10197282-AP-BD+C
- Certified Energy Manager®: CEM19073

32 Years with firm

36 Years experience



### Select Project Examples

#### Local Government Continuing Services Contracts – Prime & Subconsultant

Brevard County	Indian River County
City of Bradenton	Manatee County
City of Deland	Osceola County
City of Leesburg	Putnam County
City of North Port	Seminole County
City of Ormond Beach	St. Lucie County
City of Palm Beach Gardens	Sumter County
City of Port St. Lucie	Town of Lady Lake
City of St. Augustine	Town of Longboat Key
City of St. Cloud	Town of Palm Beach
City of Tampa	Volusia County
Fort Pierce Utilities Authority	

#### Broward County

Supervisor of Elections, Ft. Lauderdale, FL

#### City of Hollywood

Police Headquarters, Hollywood, FL

#### City of Deerfield

Constitution Park Community Center, Deerfield Beach, FL

#### City of West Palm Beach

Fire Station 8 Design Criteria Packet, West Palm Beach, FL

Fire Station 5 Peer Review, West Palm Beach, FL

#### Palm Beach County

Supervisor of Elections, West Palm Beach, FL

Sheriff's Office District 1 & Marine Unit, West Palm Beach, FL

Mosquito Control Facility Phase I, Lake Worth, FL

Tax Collectors Office, Lake Worth, FL

#### City of Palm Beach Gardens

Municipal Complex, West Palm Beach, FL

Emergency Operations Center, Palm Beach, FL



## Kaz Kazeminia

### Partner, Plumbing & Fire Protection

#### Profile

##### Role

Plumbing & Fire Protection Designer

##### Bio

Kaz leads the Plumbing and Fire Protection teams and specializes in automatic fire protection suppression systems per NFPA 13, sanitary sewer waste, domestic water distribution, hot water/hot water return, storm system, medical gas, compressed air, and vacuum. In this role, he supports the scope development, and quality control of the design drawings of his department at major milestones.

##### Education

American University, Washington DC

**28 Years with firm**

**28 Years experience**

#### Select Project Examples

##### Local Government Continuing Services Contracts – Prime & Subconsultant

Brevard County	Indian River County
City of Bradenton	Manatee County
City of Deland	Osceola County
City of Leesburg	Putnam County
City of North Port	Seminole County
City of Ormond Beach	St. Lucie County
City of Palm Beach Gardens	Sumter County
City of Port St. Lucie	Town of Lady Lake
City of St. Augustine	Town of Longboat Key
City of St. Cloud	Town of Palm Beach
City of Tampa	Volusia County
Fort Pierce Utilities Authority	

##### Broward County

Supervisor of Elections, Ft. Lauderdale, FL

##### City of Hollywood

Police Headquarters, Hollywood, FL

##### City of Deerfield

Constitution Park Community Center, Deerfield Beach, FL

##### City of West Palm Beach

Fire Station 8 Design Criteria Packet, West Palm Beach, FL  
Fire Station 5 Peer Review, West Palm Beach, FL

##### Palm Beach County

Supervisor of Elections, West Palm Beach, FL  
Sheriff's Office District 1 & Marine Unit, West Palm Beach, FL  
Mosquito Control Facility Phase I, Lake Worth, FL  
Tax Collectors Office, Lake Worth, FL

##### City of Palm Beach Gardens

Municipal Complex, West Palm Beach, FL  
Emergency Operations Center, Palm Beach, FL





**TOM DONAHUE, PE**  
Senior Director of Civil Engineering



**PROFILE**

Thomas Donahue has 47 years of experience in civil engineering projects including 18 years in South Florida. His qualifications include engineering design, quality assurance/quality control management, planning and environmental studies. Tom's comprehensive experience includes residential, commercial and industrial development, site plans, airports, highways, environmental analysis, local, state and federal permitting, right-of-way plans, utility and military designs. His project management experience includes management of professional staff of engineers, landscape architects and CAD personnel, development of project scope of work, contract negotiations, budgets, scheduling, quality control, oversight of resident inspectors and surveyors, review of contractor's pay requests, and client contact.

**RELEVANT PROJECT EXPERIENCE**

**EDUCATION**

1978  
BS, Civil Engineering, Northeastern University

**YEARS OF EXPERIENCE**

Industry: 47  
KEITH: 9

**PROFESSIONAL REGISTRATIONS**

Professional Engineer, 60529, FL, 2003

Professional Engineer, MA, 1994

**PROFESSIONAL AFFILIATIONS**

Institute of Transportation Engineers (ITE) Gold Coast Chapter Member, Member

American Society of Civil Engineering (ASCE), Member

National Association of Industrial and Office Parks (NAIOP), Member

**General Engineering Continuing Services, Coconut Creek, FL:** Project Manager. KEITH has served as the General Engineering Consultant for the City of Coconut Creek for the past 5 years. KEITH is providing on-going continuing services as needed including civil engineering, surveying, planning, landscape architecture, and construction engineering inspections. Some projects provided under this contract include: Coconut Creek Government Center Breezeway, Coconut Creek Fire Station No. 113 Due Diligence, CEI Services for Landscape Improvements for SR 7, Lyons Road Median Enhancements, and Lyons and Cullum Road Improvements.

**Architectural and Engineering Services, Hallandale Beach, FL:** Project Manager. KEITH, as prime consultant, assists the Client with landscape architecture, civil engineering, survey, and general planning services as part of our Continuing Services agreement. KEITH projects under this agreement include Hallandale Beach Boulevard Water Main Improvements, Hallandale Historic Village Site (Curci House), Layne Boulevard Water Main Improvements, and City-wide Vulnerability Assessment.

**Pier Parking Garage, Pompano Beach, FL:** Project Manager. The parking garage includes five stories, 662 parking spaces, and some retail space on the ground level. 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. KEITH services included extensive community and municipal outreach, complete civil design to adequately provide water/fire/sanitary sewer service and stormwater management design/grading, landscape and irrigation design, permitting, and construction inspection and certification services.

**Charlotte Burrie Civic Center, Pompano Beach, FL:** Project Manager. KEITH, under its continuing services contract with the city, 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.

**SRA1A Improvements, Pompano Beach, FL:** Project Manager. Under our continuing services contract for GO Bond Improvements, KEITH assisted the Client in the development of a KEITH Access project. KEITH provided full services to the Client including survey/SUE, civil and transportation engineering, landscape architecture, and construction program management. During coordination it was determined that FDOT had a project overlapping the City's. KEITH coordinated with FDOT to have the funds transferred to the City increasing the construction budget.



## NILES WARRICK, PE, CFM, ENV SP

### Civil Engineer



#### EDUCATION

2018  
BS, Civil Engineering, University of  
Central Florida

#### YEARS OF EXPERIENCE

Industry: 8  
KEITH: 8

#### PROFESSIONAL REGISTRATIONS

CFM, 51464, 2022

ENV SP, 50555, 2022

Professional Engineer, 94320, 2022

Temporary Traffic Control  
Certification, Advanced, 66070,  
2018

#### PROFILE

Niles Warrick is an emerging engineering professional gaining experience in civil design projects including stormwater, water, sewer, and drainage systems as well as County and Statewide permitting experience. Niles has demonstrated his various abilities and qualifications as an engineer including utility design implementation using AutoCAD Civil 3D. Niles has aviation experience as he's worked directly with project management at Fort Lauderdale-Hollywood International Airport as an assistant project manager contracted through KEITH.

#### RELEVANT PROJECT EXPERIENCE

**Pompano Crossings NE 48th Street Roadway Improvements, Pompano Beach, FL:** Task Manager. The project scope included roadway improvements and consisted of roadway widening to accommodate additional turn lanes and bicycle paths, curb and gutter, sidewalk repair, and swale restoration. KEITH's services included due diligence engineering and planning considerations; site plan preparation, coordination, and processing; access management plans; plat preparation, processing, and recordation; ALTA/NSPS land surveying; preliminary and final engineering; tree inventory and appraisal; tree disposition plan; irrigation plans; landscape plans; water distribution and sanitary sewer plans; paving, grading, and drainage plans; stormwater pollution plans; and final construction documents. The project was built in multiple phases.

**Fire Station No. 114 Design/Build, Pompano Beach, FL:** Task Manager. KEITH, as a subconsultant, provided professional services for the new 2-story 13,990-SF facility housing three bays and accommodating as many as eleven firefighters, one city outreach person, and Building Support Functions. KEITH provided services to the Client including surveying, planning, and engineering.

**Hammondville Affordable Housing, Pompano Beach, FL:** Project Manager. KEITH assists in the development of a KEITH Life project, which includes Section 8 Housing. The project is a proposed workforce multi-family development with 117 units in a five-to six-floor building. KEITH is responsible for survey, SUE, planning, civil engineering, and landscape architecture services. KEITH has identified the following agencies that require coordination, submittals, or permitting throughout the project: City of Pompano Beach, Broward County, School Board of Broward County, and Florida Department of Transportation (FDOT).

**Citywide Stormwater Master Plan Contract, Parkland, FL:** Task Manager. KEITH was retained to provide a full range of engineering services in order to develop a comprehensive Stormwater Master Plan (SWMP) for the City. The SWMP involves input from the public, City Officials, and staff. KEITH evaluated the existing stormwater system, updating the GIS database, and evaluating future developments and required improvements. KEITH was responsible for developing an "Existing Conditions Model" and "Proposed Conditions Model" using the public domain United States Environmental Protection Agency, Stormwater Management Model for the Ranches area (652-acres), the Hendrix Farms Area (596-acres), and Pine Tree area (1,987-acres) covering a total of approximately 3,235 acres.

**Youth Sports Complex, Pompano Beach, FL:** Task Manager. KEITH assisted the Client in the development of this KEITH Play project that includes several multi-purpose sports fields, clubhouse, restrooms, storage, offices, landscaped walking paths, preservation of several mature canopy trees, and a 180-space parking lot in the 10-acre complex. KEITH, as prime consultant, provided full services to the Client throughout all design phases including public outreach, planning, design development and site plan approval, and ultimately permitting and construction observation.



**KELLI SCHUELER, PLA, LEED AP**  
**Director of Landscape Architecture**



### PROFILE

An experienced landscape architect and dedicated project manager, Kelli Schueler provides planning, design and project management services for a wide variety of project types through all phases of the development process. Her knowledge of the local environment, innovative technologies and sustainable best practices is combined with a creative approach that is detail oriented, ensuring designs are implemented both efficiently and accurately. Kelli has a wide range of project experience, but is most motivated by the opportunity to create special moments within the urban environment where hardscape and architectural elements are thoughtfully combined with green space to create impactful places of respite and community within the urban core.

### RELEVANT PROJECT EXPERIENCE

#### EDUCATION

2003  
 BS, Landscape Architecture,  
 Oklahoma State University

#### YEARS OF EXPERIENCE

Industry: 22  
 KEITH: 8

#### PROFESSIONAL REGISTRATIONS

LEED AP, NULL

Professional Landscape Architect,  
 LA6667565, FL, 2021

Professional Landscape Architect,  
 2959, TX, 2014

Council of Landscape Architecture  
 Registration Boards (CLARB)  
 Certified, 00192756

LEED AP

**Charlotte Burrie Civic Center, Pompano Beach, FL:** Landscape Architect. KEITH, under its continuing services contract with the city, 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.

**Covered Bridge Park, Parkland, FL:** Landscape Architect. KEITH assisted the Client, under its continuing services contract, in developing a KEITH Play project that includes meandering natural trails with a connection to the iconic Covered Bridge, flexible open space, nature playground, meditation garden, and yoga lawn on a 3-acre site. KEITH provided full services to the Client including survey/SUE, civil engineering, landscape architecture, planning, traffic engineering, and construction observation and management. The KEITH Team assisted the Client, as prime consultant.

**North Pompano Park Improvements, Pompano Beach, FL:** Landscape Architect. KEITH assisted the Client in developing a KEITH Play project that includes several multi-purpose sports fields, concession stands, restrooms, sports and site lighting, walking paths, parking, dog park, and artificial turf and natural sod enhancements at the 20-acre site. KEITH, utilizing a multi-disciplinary team, provided full services to the Client including civil engineering, survey/SUE, landscape architecture, planning, arborist services, tree disposition, and construction management.

**Youth Sports Complex, Pompano Beach, FL:** Landscape Architect. KEITH assisted the Client in the development of this KEITH Play project that includes several multi-purpose sports fields, clubhouse, restrooms, storage, offices, walking paths, preservation of several mature canopy trees, and a 180-space parking lot in the 10-acre complex. KEITH, as prime consultant, provided full services to the Client throughout all design phases including public outreach, planning, design development and site plan approval, and ultimately permitting and construction observation.

**Broward College North Campus Landscape Drainage Project, Coconut Creek, FL:** Landscape Architect. KEITH provided surveying, civil engineering, permitting, landscape architectural, construction management, and construction inspection services to address existing drainage issues. This project is being used as a model for future improvements throughout the campus. The school continues to look for ways to update the existing gathering spaces on campus for outdoor seating. Schematic and construction plans were developed to address the drainage and seating requirements, as well as beautify the area.



## CHRIS PHILLIPS, PLA, ASLA

### Senior Landscape Architect



#### PROFILE

Chris Phillips is motivated by thoughtfully planned and meticulously crafted outdoor environments and is drawn to the intersection where form, function, and nature seamlessly act as one. Inspired by contemporary styling, he subscribes to a less is more philosophy, producing artful projects that not only make a statement, but when implemented, settle into place, take root, and thrive. He cognitively embraces the essence of a place and develops site details that contribute to a cohesive design. Creating spaces that are harmonious with the environment, Chris integrates architectural elements, grading, hardscape, planting, and lighting, resulting in functional, dynamic, and balanced spaces that connect the world of nature with man-made elements and human needs.

#### RELEVANT PROJECT EXPERIENCE

**Covered Bridge Park, Parkland, FL:** Landscape Architect. KEITH assisted the Client, under its continuing services contract, in developing a KEITH Play project that includes meandering natural trails with a connection to the iconic Covered Bridge, flexible open space, nature playground, meditation garden, and yoga lawn on a 3-acre site. KEITH provided full services to the Client including survey/SUE, civil engineering, landscape architecture, planning, traffic engineering, and construction observation and management. The KEITH Team assisted the Client, as prime consultant.

**North Pompano Park Improvements, Pompano Beach, FL:** Landscape Architect. KEITH assisted the Client in developing a KEITH Play project that includes several multi-purpose sports fields, concession stands, restrooms, sports and site lighting, walking paths, parking, dog park, and artificial turf and natural sod enhancements at the 20-acre site. KEITH, utilizing a multi-disciplinary team, provided full services to the Client including civil engineering, survey/SUE, landscape architecture, planning, arborist services, tree disposition, and construction management.

**SR A1A Improvements, Pompano Beach, FL:** Landscape Architect. Under our continuing services contract for GO Bond Improvements, KEITH assisted the Client in the development of a KEITH Access project including streetscape improvements such as landscaped medians, widened sidewalks where Right-of-Way is available, and street lighting. KEITH provided full services to the Client including survey/SUE, civil and transportation engineering, landscape architecture, and construction program management. The During project coordination it was determined that FDOT had a resurfacing project overlapping the City's planned project. KEITH coordinated with FDOT to have the funds transferred to the City increasing the construction budget.

**Fire Station 24, Pompano Beach, FL:** Landscape Architect. The City of Pompano Beach requested the replacement of the existing Fire Station No. 24 with a new two-story, four-bay fire station. The City was so pleased with the previous work done on Fire Station 11 that the design and development was used for Fire Station No. 103 and served as the prototype design for this design/build project. KEITH, as a subconsultant, provided engineering design and permitting, project coordination, surveying, landscape architecture, and construction services. The station was designed to achieve a minimum LEED level of Silver Certification.

**Government Center Breezeway, Coconut Creek, FL:** Project Manager. KEITH assisted the Client, under its continuing services contract with the City, in developing a KEITH Campus project that included conceptual master planning, courtyard, and parking area, as well as schematic level designs for the breezeway. KEITH provided services to the Client including geospatial, civil engineering, landscape architecture, and environmental public art and design.

#### EDUCATION

2011  
BS, Landscape Architecture,  
University of Arkansas

#### YEARS OF EXPERIENCE

Industry: 14  
KEITH: 6

#### PROFESSIONAL REGISTRATIONS

Professional Landscape Architect,  
LA6667361, FL, 2017

ASLA

Council of Landscape Architecture  
Registration Boards (CLARB)  
Certified

#### PROFESSIONAL AFFILIATIONS

American Society of Landscape  
Architects (ASLA), Member



## JON WEYMOUTH, PE

### Director of Construction Services



#### PROFILE

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.

#### RELEVANT 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.

**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.

#### EDUCATION

1990  
BS, Architectural Engineering,  
University of Miami

#### YEARS OF EXPERIENCE

Industry: 36  
KEITH: 15

#### PROFESSIONAL REGISTRATIONS

Professional Engineer, 52802, FL,  
1998

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


**STEVE HIGH**  
 Inspector

**PROFILE**

Steve High has 53 years of experience in land development, project management, roadway and utility construction inspection. He has managed daily construction activities relating to earthwork operations, asphalt paving, utility relocations, concrete placement and drainage pipe installation. His experience includes preparing daily inspection reports on all activities, job progression, personnel and equipment, as well as interfacing with contractors on behalf of clients and accountability for job site coordination. His current capacity of Senior Construction Inspector requires monitoring and inspection of all phases of construction work, as well as coordination with clients, contractors, public agencies, utilities, and affected property owners. Steve's experience includes project management and field engineering inspection experience for both public and private projects.

**EDUCATION**

1972  
 Courses Completed, Broward  
 College

Courses Completed, Palm Beach  
 College

**YEARS OF EXPERIENCE**

Industry: 53  
 KEITH: 18

**PROFESSIONAL  
 REGISTRATIONS**

Asphalt Paving L1

Concrete Field Inspector Spec

Final Estimates L1

Nuclear Radiation Safety

A3 ACI Concrete Field Technician -  
 Grade 1

SFRTA Contractor Safety Training

Temporary Traffic Control  
 Certification, Advanced

OSHA 40-Hour Safety Training

Earthwork Construction L1

**RELEVANT PROJECT EXPERIENCE**

**Water Service Material Validation, Pompano Beach, FL:** Inspector. 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 existing 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 to verify service line materials, documented findings, and supported data-driven decision-making. The project also involved the use of Trinnex's LeadCAST software to enhance predictive modeling capabilities.

**Fire Station No. 52 Design-Build, Pompano Beach, FL:** Inspector. KEITH, under our continuing services agreement with the City, assisted the Client, as subconsultant, in developing a KEITH Facility project including 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.

**Charlotte Burrie Civic Center, Pompano Beach, FL:** Inspector. KEITH, under its continuing services contract with the city, 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.

**Chiller Plant, Pompano Beach, FL:** Inspector. The project included a 750-SF chiller plant building and cooling tower yard for Pompano Beach City Hall. The new plant will provide energy efficient air-conditioning to City Hall and the Commission Chambers while reducing energy costs. KEITH provided planning, civil, survey, SUE, and construction program management services including layout and processing of the site plan, utilities design, inspections, and permitting through all agencies having jurisdiction.

**CEI Services For SR 7 Median Enhancement, Coconut Creek, FL:** Inspector. Under our continuing services contract with the city, and under an FDOT LAP awarded grant, the KEITH Team was retained to provide CEI services for a median restoration project, approximately one mile in length. The construction contract duration is scheduled for six (6) months. KEITH is a prequalified CEI provider by FDOT.



## RONALD M. JEZERINAC, PE, SE

### PRINCIPAL-IN-CHARGE

Ron is an accomplished structural engineer with over thirty years of experience specializing in the design, diagnosis, re-purposing, and rehabilitation of building structures. As the Founder and President of Jezerinac Group, Ron has successfully led some of the most challenging and demanding projects across the United States and the Caribbean. His portfolio ranges from modest architectural statements to iconic sports and entertainment facilities and expansive commercial mixed-use developments. In his early career, Ron developed his talent and dedication in structural analysis and design, site representation, project management, and leadership, contributing to the success of many large, complex projects. Under Ron's leadership, he leads projects with cutting-edge technology including parametric and generative modeling, integrated modeling services, downstream model delivery, and forensic information modeling. Ron's extensive experience, authenticity, and innovative approach make him a leader in the field of structural engineering, delivering exceptional results on projects of all scales and complexities.

#### REGISTRATIONS

Registered Special Inspector:

- Florida #1174

Professional Engineer:

- Florida #53859
- Iowa #26484
- Illinois #081006292
- Kansas #28170
- Kentucky #35032
- Missouri #2003008799
- North Carolina #033076
- New Jersey #24GE04774200
- New York #084329
- Nebraska #18567
- Ohio #84305
- Pennsylvania #055897E
- South Carolina #27276
- Texas #133324
- USVI #0633471B

#### TIME IN INDUSTRY

33 years

#### TIME WITH FIRM

11 years

Ron founded Jezerinac Group in 2014

#### EDUCATION

Bachelor of Science, Civil Engineering,  
Case Western Reserve University

Graduate Studies in Civil Engineering  
Structural Curriculum, The Ohio State  
University

#### AWARDS

Building Design and Construction Magazine

#### REPRESENTATIVE EXPERIENCE

##### CITY OF POMPANO BEACH- MITCHELL MOORE CONCESSION BUILDING\*

Pompano Beach, FL

Ronald provided structural design and special inspection services for the City of Pompano Beach's Mitchell Moore Concession Building, a one-story, 740 SF CMU load-bearing structure with a pre-engineered wood truss roof framing system.

##### EL PRADO PARK

Lauderdale By The Sea, FL

Jezerinac Group is providing structural engineering design services for El Prado Park in Lauderdale-by-the-Sea, Florida. Our scope of services includes the structural design of a shade structure and foundations, as well as structural support and foundations for the signature lettered park signage. Services also include reinforcing recommendations for concrete planter walls and benches. This project is currently underway with our client, Hitchcock Design Group.

##### FIRE STATION #87

Oakland Park, FL

Jezerinac Group provided structural engineering services for the wind hardening of the 10,000 SF Fire Station 87 in Oakland Park, Florida, designed to resist wind speeds up to 184mph. scope included full roof replacement, protection of all openings, and reinforcement of the existing structure. Completed design under architect Song + Associates, using federal grant funding for enhanced wind mitigation.

##### PALM BEACH COUNTY SUPERVISOR OF ELECTIONS

West Palm Beach, FL

Jezerinac Group provided the structural design for the Supervisor of Elections building, a two-story, approximately 135,000 SF in West Palm Beach, FL. The facility houses all Palm Beach County election-related functions including ballot sorting and reading machine space, storage space, and office space. The southeast entrance is a large glass-clad structure highlighted by structural steel roof framing in the shape of a large checkmark which will provide a truly signature architectural element. The building is framed with concrete tilt-wall panels, composite structural steel elevated floors, and steel joist and joist girder roofs. The building is founded on a shallow foundation system. In addition, there is a 500-car parking garage which is an independent multi-level precast concrete structure. The project has been completed with our client, Song + Associates, Inc.



## WILLIAM "BILLY" RAIOLA, PE, SE

PROJECT MANAGER/STRUCTURAL ENGINEER

As a Partner, Billy drives our engineers to deliver and exceed client expectations through economical design, efficacy of constructability, and on-time deliverables. He has worked extensively in the Southeast United States and the Caribbean across numerous sectors. He performs analysis, design, and investigations on many projects encompassing sports facilities, commercial, residential, and municipal work. Most of his projects are located in coastal areas, subject to high-velocity hurricanes and/or damaging seismic events. On every project, Billy applies his extensive knowledge of the Building Code and material properties to produce an excellent design for the client. He is an established Professional Engineer with over a decade of experience in the analysis, design, and constructability of complex buildings, condition assessments, and remediation of existing buildings, along with expertise in the management of design and construction administration.

### REPRESENTATIVE EXPERIENCE

#### REGISTRATIONS

Professional Engineer:

- Florida #80234
- Georgia #038615
- New York #111304
- North Carolina #052958
- Arizona #70782

Structural Engineer:

- Georgia #SE000009

#### TIME IN INDUSTRY

17 years

#### TIME WITH FIRM

10 years

#### EDUCATION

Bachelor of Science Civil Engineering,  
University of Florida

Master of Engineering Structural Engineering,  
University of Florida

#### PROFESSIONAL ASSOCIATIONS

- American Society of Civil Engineers
- ASCE Order of the Engineer

#### COPANS TRANSIT OPERATIONS FACILITY

Pompano Beach, FL

Jezerinac Group is providing structural design services for a new two-story, 18,800 SF training and control center at the West Copans Maintenance and Operations Facility in Pompano Beach, FL. Our scope includes a core and shell package. The core and shell design incorporates essential facility requirements to support uninterrupted operations during emergencies, including natural disasters, criminal activity, and potential attacks. The building structure is comprised of structural steel, reinforced concrete, and/or masonry, founded on shallow foundations. This project is currently underway with our client, Arcadis.

#### KEATING PARK FEASIBILITY STUDY

Hollywood, FL

Jezerinac Group will provide structural engineering services under a continuing services contract with the City of Hollywood. The initial work order includes a feasibility study of an existing municipal building that has been closed due to structural concerns. The scope involves evaluating existing conditions, identifying structural deficiencies, and outlining potential corrective measures to support the safe reopening of the facility. This project is currently underway and ongoing with our client, Song + Associates, Inc.

#### TOWN OF DAVIE TOWN HALL

Davie, FL

Jezerinac Group is providing structural design and Special (Threshold) Inspections for a four-story, 85,000 SF new Town Hall in Davie, Florida. The new Town Hall facility will include office space, Council chambers, parking improvements, roadway improvements, landscape improvements, among other amenities for this \$48M project. We are currently in the design phase with our client, Song + Associates, Inc.

#### PALM BEACH COUNTY SUPERVISOR OF ELECTIONS BUILDING

West Palm Beach, FL

Jezerinac Group provided structural design for a two-story, approximately 135,000 SF facility that houses all Palm Beach County election-related functions including ballot sorting and reading machine space, storage space, and office space. The southeast entrance is a large glass-clad structure highlighted by structural steel roof framing in the shape of a large checkmark which will provide a truly signature architectural element. The building is framed with concrete tilt-wall panels, composite structural steel elevated floors, and steel joist and joist girder roofs. The building is founded on a shallow foundation system.

**CARL NEHME, PE**

PROJECT ENGINEER

Carl is a structural engineer with a formidable combination of educational and practical experience. He holds both a Bachelor's and a Master's degree in Structural Engineering, providing him with a deep theoretical foundation in the principles of design and analysis. His academic prowess is matched by a rich vein of on-site experience garnered from working on a multi-billion dollar megaproject, which afforded him a comprehensive understanding of the construction process and large-scale project management. Carl's professional profile is rounded out by his adept use of cutting-edge tools like Building Information Modeling (BIM) and his meticulous approach to building reliable structural analysis models. His trajectory from on-site rigor to the precision of the design office illustrates a professional who is not only well-versed in the theoretical aspects of structural engineering but also deeply familiar with the nuances of its practice. This blend of education and hands-on experience makes Carl's profile not just impressive, but compelling to those who understand the value of such comprehensive expertise in the engineering sector.

**REPRESENTATIVE EXPERIENCE****REGISTRATIONS**

Professional Engineer:  
 • Florida #101103

**TIME IN INDUSTRY**

9 years

**TIME WITH FIRM**

3 years

**EDUCATION**

Master of Structural & Geotechnical  
 Engineering, Saint-Joseph University,  
 Lebanon

Bachelor of Civil Engineering, Saint-Joseph  
 University, Lebanon

**CERTIFICATIONS**

- ACI Concrete Construction Special Inspector
- ACI Concrete Flatwork Associate
- ACI Concrete Field-Testing Technician - Grade 1

**THE ERA**

Fort Lauderdale, FL

Jezerinac Group is acting as the Engineer of Record, providing structural design services for the 8-story, 420,000 SF residential/affordable/workforce housing/mixed-use project in Fort Lauderdale, Florida. Building structures consists of tunnel-formed concrete floors and walls with local transfer conditions, including beams and columns at retail and commercial spaces at the ground level. The adjacent precast parking garage is supported by shallow foundations on improved soil. Jezerinac Group has teamed with Rinka and Affiliated Development on this project, currently in the design phase.

**The Cove**

Fort Lauderdale, FL

Jezerinac Group is providing structural engineering services for The Cove, a new 379-unit apartment development in Fort Lauderdale, Florida. The project consists of an 8-story residential building with ground-level retail, amenity, and support spaces, and an adjacent 8-story parking garage. The total gross interior area is approximately 558,000 square feet, including a 170,000 square foot parking structure. The primary building is designed using tunnel-formed concrete walls and one-way slab construction, with transfer beams at the first elevated level to accommodate open spaces at the ground floor where residential walls above are discontinuous. These transfer beams are supported by columns located strategically within the retail and amenity zones. The project is underway with our client, Rinka.

**F3 MARINA**

Fort Lauderdale, FL

Jezerinac Group served as the replacement Engineer of Record for the 50,000 SF F3 Marina project in Fort Lauderdale, providing structural engineering services through several value engineering iterations. Our scope included foundation design and permitting, structural steel member and connection design, co-authoring the mill order model to procure 1,800 tons of steel in under six weeks, and construction support through fabrication and erection. The hot-dipped galvanized structural frame, measuring 150' wide by 375' long by 130' tall, provides dry-stack storage for up to 250 boats and was designed to resist South Florida's high wind and impact conditions.

**FIRE STATION #87**

Oakland Park, FL

Jezerinac group provided structural engineering services for the wind hardening of the 10,000 SF Fire Station 87 in Oakland Park, designed to resist wind speeds up to 184mph. Scope included full roof replacement, protection of all openings, and reinforcement of the existing structure. Completed design with Song + Associates, Inc.



**SONG + ASSOCIATES, INC.**

1545 Centrepark Drive North  
West Palm Beach, FL 33401

Professional Staff	24
Administration	3

**CMTA**

4 Harvard Cir., Suite 600  
West Palm Beach, FL 33409

Professional Staff	8
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600 S. Orlando Avenue  
Maitland, FL 32751

Professional Staff	40
Administration	9

**KEITH**

301 East Atlantic Boulevard  
Pompano Beach, FL 33060

Professional Staff	100
Administration	18

**JEZERINAC GROUP**

1615 Forum Pl Suite 3A  
West Palm Beach, FL 33401

6301 NW 5th Way, Suite 2600  
Fort Lauderdale, FL 33309

Professional Staff	30
Administration	5

**COMPLETE THE PROPOSER INFORMATION FORM ON THE ATTACHMENTS TAB IN THE EBID SYSTEM. PROPOSERS ARE TO COMPLETE FORM IN ITS ENTIRETY AND INCLUDE THE FORM IN YOUR PROPOSAL THAT MUST BE UPLOADED TO THE RESPONSE ATTACHMENTS TAB FOR THE RFP IN THE EBID SYSTEM.**

**PROPOSER INFORMATION PAGE**

**RFP** RLI 26-002, CONTINUING CONTRACT FOR ARCHITECTURAL SERVICES (CCNA)  
 (number) (RFP name)

To: The City of Pompano Beach, Florida

The below named company hereby agrees to furnish the proposed services under the terms stated subject to all instructions, terms, conditions, specifications, addenda, legal advertisement, and conditions contained in the RFP. I have read the RFP and all attachments, including the specifications, and fully understand what is required. By submitting this proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this proposal.

Proposal submitted by:

Name (printed) Jill Lanigan Title Principal

Company (Legal Registered) Song + Associates, Inc.

Federal Tax Identification Number 65-048859

Address 1545 Centrepark Drive North

City/State/Zip West Palm Beach, FL 33401

Telephone No. 561-655-2423 Fax No. 561-655-1482

Email Address jlanigan@songandassociates.com

Bidder Company Name Song + Associates, Inc.**Qualifications Of Bidders**

To demonstrate qualifications to perform the work, and to be considered for award, each bidder shall submit at least three (3) business customer references. Provide information for business customers for whom you have performed work of this nature which you list as references, excluding the City of Pompano Beach. (Use an attachment if necessary.)

1. Name and address of customer: West Palm Beach CRA  
401 Clematis St. West Palm Beach, FL 33401

Contact person name, telephone number and email address: \_\_\_\_\_  
Jade Green | 561-822-1483 | JAGreene@wpb.org

Description of services provided and date(s) of service: Continuing Contract for the WPB CRA has included  
renovation and new construction. Studies have included market analysis, conceptual design and facility evaluation.  
2022-2027

2. Name and address of customer: Town of Jupiter  
210 Military Trail, Jupiter, FL 33458

Contact person name, telephone number and email address: \_\_\_\_\_  
Amanda Barnes | 561-741-2537 | amandab@jupiter.fl.us

Description of services provided and date(s) of service: Continuing Contract as an Architect under Kimley-Horn's  
Continuing Services Contract for multiple terms. Projects have included remodeling, renovation, and new construction.  
2006-Current

3. Name and address of customer: Palm Beach County  
2633 Vista Parkway, West Palm Beach, FL 33411

Contact person name, telephone number and email address: \_\_\_\_\_  
Rich Carlton | 949-275-0446 | V-RCarlton@pbc.gov

Description of services provided and date(s) of service: Continuing Services Contract with Palm Beach County  
has included needs analysis, planning, renovation and repair, resilience and sustainability studies as well as new construction.  
2019-2030

**TIER 1/TIER 2 COMPLIANCE FORM**

**IN ORDER FOR YOUR FIRM TO COMPLY WITH THE CITY'S LOCAL BUSINESS PROGRAM AS A TIER 1 OR TIER 2 VENDOR, BIDDERS MUST COMPLETE THE INFORMATION BELOW AND UPLOAD THE FORM TO THE RESPONSE ATTACHMENTS TAB IN THE EBID SYSTEM.**

**TIER 1 LOCAL VENDOR**

\_\_\_\_\_ My firm has maintained a permanent place of business within the city limits and maintains a staffing level, within this local office, of at least 10 % who are residents of the City of Pompano Beach.

And/Or

\_\_\_\_\_ My firm has maintained a permanent place of business within the city limits and my submittal includes subcontracting commitments to Local Vendors Subcontractors for at least 10 % of the contract value.

Or

My firm does not qualify as a Tier 1 Vendor.

**TIER 2 LOCAL VENDOR**

\_\_\_\_\_ My firm has maintained a permanent place of business within Broward County and maintains a staffing level, within this local office, of at least 15% who are residents of the City of Pompano Beach

And/Or

\_\_\_\_\_ My firm has maintained a permanent place of business within Broward County and my submittal includes subcontracting commitments to Local Vendors Subcontractors for at least 20% of the contract value.

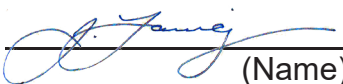
Or

My firm does not qualify as a Tier 2 Vendor.

**I certify that the above information is true to the best of my knowledge.**

12/17/25  
(Date)

Song + Associates, Inc.  
(Name of Firm)

BY:  Jill Lanigan  
(Name)

LOCAL BUSINESS EXHIBIT "A"  
 CITY OF POMPANO BEACH, FLORIDA  
 LOCAL BUSINESS PARTICIPATION FORM

Solicitation Number & Title: RLI 26-002 CONTINUING CONTRACT FOR ARCHITECTURAL SERVICES (CCNA) Prime Contractor's Name: Song + Associates, Inc.

Name of Firm, Address	Contact Person, Telephone Number	Type of Work to be Performed/Material to be Purchased	Contract Amount or %
KEITH, 301 E.. Atlantic Boulevard, Pompano Beach, FL 33060	Tom Donahue, (954) 788-3400	Civil Engineering, Landscape Architecture, CEI	TBD - est. 6%

LOCAL BUSINESS EXHIBIT "A"

LOCAL BUSINESS EXHIBIT "B"  
LOCAL BUSINESS  
LETTER OF INTENT TO PERFORM AS A LOCAL SUBCONTRACTOR

Solicitation Number RLI 26-002

TO: Song & Associates, Inc.  
(Name of Prime or General Bidder)

The undersigned City of Pompano Beach business intends to perform subcontracting work in connection with the above contract as (check below)

an individual  a corporation  
 a partnership  a joint venture

The undersigned is prepared to perform the following work in connection with the above Contract, as hereafter described in detail:

Civil Engineering, CEI, Landscape Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

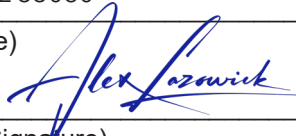
at the following price: TBD

12/10/2025  
(Date)

Keith and Associates, Inc., dba KEITH  
(Print Name of Local Business Contractor)

301 East Atlantic Boulevard  
(Street Address)

Pompano Beach, FL 33060  
(City, State Zip Code)

BY:   
(Signature)

**IMPORTANT NOTE:** Signatures on this form MUST be by an authorized employee of Subcontractor and must be uploaded to the Response Attachment Tab

LOCAL BUSINESS EXHIBIT "B"



**CITY OF POMPANO BEACH  
BUSINESS TAX RECEIPT  
FISCAL YEAR: 2025 - 2026**

**Business Tax Receipt Valid from: October 1, 2025 through September 30, 2026**

4441589  
KEITH AND ASSOCIATES INC  
301 E ATLANTIC BL  
POMPANO BEACH FL 33060

9/11/2025

**THIS IS NOT A BILL**

THIS IS YOUR BUSINESS TAX RECEIPT. PLEASE POST IN A CONSPICUOUS PLACE AT THE BUSINESS LOCATION.

**BUSINESS OWNER:** KEITH AND ASSOCIATES INC  
**BUSINESS LOCATION:** 301 E ATLANTIC BL POMPANO BEACH FL

**RECEIPT NO:** 26-00065569  
**CLASSIFICATION:** PROFESSIONAL OFFICE (SEE REQUIREMENTS)

**NOTICE:** A NEW APPLICATION MUST BE FILED IF THE BUSINESS NAME, OWNERSHIP OR ADDRESS IS CHANGED. THE ISSUANCE OF A BUSINESS TAX RECEIPT SHALL NOT BE DEEMED A WAIVER OF ANY PROVISION OF THE CITY CODE NOR SHALL THE ISSUANCE OF A BUSINESS TAX RECEIPT BE CONSTRUED TO BE A JUDGEMENT OF THE CITY AS TO THE COMPETENCE OF THE APPLICANT TO TRANSACT BUSINESS. **THIS DOCUMENT CANNOT BE ALTERED.**

**BUSINESS TAX RECEIPTS EXPIRE SEPTEMBER 30<sup>TH</sup> OF EACH YEAR**

The requested financial statements from Song + Associates have uploaded and labeled “Confidential Materials.”

As a closely held privately owned firm, Song + Associates does not perform audited financial reports. We believe it is in our client’s best interest that we use that cost to invest in technology and training – tangible client benefits.

In lieu of audited financial information, we have provided the requested items. This will show that the firm has been profitable and well managed, while increasing in staff, projects, and personnel. Additionally, our 37 year award winning track record, which includes delivering of individual major projects of over \$100,000,000 in size, speaks for itself. (Financial statements are provided in a sealed envelope.)

Our financial metrics compare favorably with firms of our size and ownership type. We believe that we have demonstrated significant financial stability and longevity. Our track record, as well as our recent financial performance, clearly demonstrates our capability and financial strength to successfully deliver a multi-million dollar project portfolio, year after year, with no risk to our clients.

#### **BUSINESS INFORMATION**

Song + Associates, Inc. is financially stable and has the necessary resources, human and financial, to provide the services at the level required by the City of Pompano Beach.

All financial and contractual matters are handled by:

Lisa Centeno, Finance/Business Matter  
1545 Centrepark Drive North  
West Palm Beach, FL 33401  
561-655-2423  
lcenteno@songandassociates.com

**State of Florida  
Department of State**

I certify from the records of this office that SONG & ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on July 10, 1998.

The document number of this corporation is P98000061362.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 7, 2025, and that its status is active.

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

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




**Secretary of State**

Tracking Number: 9244392206CC

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

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

1/16/25, 9:34 AM

Related License Information

Print

Licensee

Name: **SONG & ASSOCIATES, INC.** License Number:  
 Rank: **Architect Business Information** License Expiration Date:  
 Primary Status: **Current** Original License Date: **01/05/2023**

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
AR98054	Current, Active	CASTROVINCI, ROBERT M	Responsible Supervisor	01/03/2023	Architect	02/28/2027
AR98054	Current, Active	CASTROVINCI, ROBERT M	Qualifying Architect	01/03/2023	Architect	02/28/2027

[https://www.myfloridalicense.com/relation\\_list.asp?record\\_cnr=2&licid=8674046&licname=&datefrom=&licnum=&dateof=&fname=&category=](https://www.myfloridalicense.com/relation_list.asp?record_cnr=2&licid=8674046&licname=&datefrom=&licnum=&dateof=&fname=&category=)

*State of Florida*

**Minority Business  
Certification**

Song & Associates Inc

Is certified under the provisions of  
287 and 295.187, Florida Statutes, for a period from:  
09/10/2025 to 09/10/2027



Pedro Allende  
Florida Department of Management Services



Office of Supplier Development  
4050 Esplanade Way, Suite 300  
Tallahassee, Florida 32399  
850-487-0915  
www.dms.myflorida.com/isd

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF ARCHITECTURE & INTERIOR DESIGN**

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

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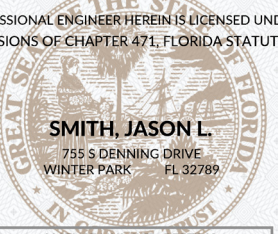
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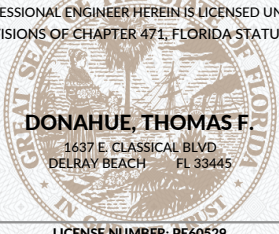
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